

ITEM 5

Application Reference	DC/088566
Location:	487 Chester Road Woodford Stockport SK7 1PR
PROPOSAL:	Part retrospective application for two storey rear extension and part single storey, part two storey side extension. Additional alterations include the insertion of new windows and a new entrance doorway.
Type Of Application:	Householder
Registration Date:	03/05/2023
Expiry Date:	28/06/2023
Case Officer:	Paul Birt
Applicant:	Mr S Exelby
Agent:	Plans and Planning

COMMITTEE STATUS

Bramhall & Cheadle Hulme South Area Committee. The application should be referred to the Planning & Highways Regulations Committee should the Area Committee be minded to grant permission as the application is located in a Green Belt and relates to a Departure from the Statutory Development Plan.

DESCRIPTION OF DEVELOPMENT

This application is a part retrospective application for the erection of a two storey rear extension and a part single storey, part two storey side extension, insertion of new windows and a new entrance doorway.

The part two storey rear extension is partially complete, with all the walls already built, making this aspect retrospective, The works of this part of the extension began on 01/01/2023. The additions of the windows and doors have not yet commenced and are proposed under this application.

The existing dwelling is designed in an L-shape. Permission is sought for the two storey rear extension which has already been built. It projects 3.35m beyond the main rear wall of the host dwelling and is infilled by 7.47m on the other side. The resultant dwelling also has an L-shape owing to the built rear extension. The rear extension is 6.2m in width and 5.431m in height with a flat roof.

Permission is sought for the proposed part two storey and part single storey side extension which would be located at the south side of the dwelling. The extension would project 2.4m from the existing side elevation and 9.65m in depth, the total width

of the dwelling. This side extension would be part two storey at the front and part single storey at the rear. The gable tiled roof would connect from the host dwelling to the two storey side (5.457m in height). The part single storey flat roof extension (3.263m in height) would be visible from the east elevation.

The front door is now proposed to be relocated to the south elevation with a pitch tiled canopy above it. The original front door on the west (principal) elevation, would be replaced with another door that would be set flush with the main wall of the elevation. The projecting canopy and porch would be removed. The southern elevation is also proposed to have first floor and ground floor windows of mixed sizes inserted.

The four windows on the western elevation would be replaced with new windows of a different type and style which are consistent with each other. The ground floor bay windows would be replaced with flush windows. Two additional windows are proposed to be added to this elevation, one on the first floor and one on the ground floor, giving a total of 6 windows.

Large first floor and ground floor windows are proposed on the east elevation of the already build part of the rear extension. Permission is also sought for a first floor window which has already been inserted to a bathroom on the north elevation.

Should the application be approved the volume of the house would increase from 383.2m³, the original volume, to 717m³, an increase of 87.11%. While the previous 2015 committee report DC/057426 notes the property has been extended in the past with a two storey rear extension, it is not clear whether this refers to a pre or post 1948 extension. The applicant has confirmed that the original volume or the volume as of 1948 is 383.2m³ which includes this two storey rear extension. Since nothing was found to the contrary, it has been accepted that the original volume of the property is 383.2m³.

Amended drawings have been received that removed the suggested permitted development extensions, retained the door on the principal elevation, inserted a window on the first floor of the north elevation, confirmed and listed the original dwelling volume, removed the single storey extension on the original dwelling elevation and depicted the correct size and shape of the existing detached garage.

SITE AND SURROUNDINGS

The subject property is a detached residential dwelling from the inter-war period, located within a spacious garden plot within the Green Belt. The dwelling is primarily composed of brick walls with a gable slate roof and is currently under construction. The property has at least two off street parking spaces. The site also includes a fairly substantial paddock area and a large detached garage.

The surrounding properties are of a similar age to the applicant's property and also broadly similar in character, being relatively large, detached properties. Many of the surrounding properties have also been extended in the past and are a mix between traditional face brick houses and others with render. Some also have more modern architectural features such as large windows and/or doors.

In 2017, a two storey rear extension of similar footprint to that current proposed and built with a flat roof was granted planning permission (DC/066839) along with a single storey rear extension.



(3D image of application property, indicated with the address 487 Chester Rd. Taken from Google Earth).

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”) requires applications/appeals to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

The Development Plan includes-

- Policies set out in the Stockport Unitary Development Plan Review adopted 31st May 2006 (SUDP) which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004:
- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document (CS) adopted 17th March 2011.

Saved policies of the SUDP Review:

LCR1.1: Landscape Character Areas
GBA1.2: Control of Development in the Green Belt
GBA1.5: Residential Development in the Green Belt
CDH 1.8: Residential Extensions

LDF Core Strategy/Development Management policies

SD-2: Making improvements to existing dwellings
SIE-1: Quality Places

Woodford Neighbourhood Plan 2018-2033 (adopted 2019)

WNP DEV3: Extensions to existing dwellings

WNP ENV3: Protecting Woodford's natural features

WNP ENV4: Supporting biodiversity

Supplementary Planning Guidance

Supplementary Planning Guidance does not form part of the Statutory Development Plan; nevertheless, it does provide non-statutory Council approved guidance that is a material consideration when determining planning applications.

'Extensions and Alterations to Dwellings' Supplementary Planning Document (adopted in February 2011) states that the issue of design is a highly important factor when the Council assessed proposals for extensions and alterations to a dwelling. The Council require all development to be designed to a high standard in order that it makes a positive contribution to the provision of an attractive built environment.

National Planning Policy Framework

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) on 20th July 2021 and replaced the previous NPPF (originally issued 2012 & revised 2018 and 2019). The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments' up-to-date planning policy which should be taken into account in dealing with applications. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed. In respect of decision-taking the revised NPPF constitutes a "material consideration".

Para.1 "The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied".

Para.2 "Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise".

Para.7 "The purpose of the planning system is to contribute to the achievement of sustainable development".

Para.11 "Plans and decisions should apply a presumption in favour of sustainable development.

Para.47 "Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing".

Para.126 “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

Para. 130 “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”

Para.134 “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”

Para. 137 “The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

Para. 147 “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”

Para. 148 “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

Para. 149 “A local planning authority should regard the construction of new buildings as

inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds

and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites);

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority”

Para.219 “Existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Planning Practice Guidance

The Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

PLANNING HISTORY

DC/077518: NMA to DC/066839 to change to roof footprint within the overall size of the consent, increase glazing to the South East Side elevation - Granted 28/08/2020

DC/066839: Single storey side and two storey rear extension (Similar in design and scope to an earlier consent - DC/057426) and to extend and remodel a detached house) -Granted 04/12/2017

DC/059040: NMA to DC/057426 to change to existing front porch; Removal of the 1st floor element of the side extension; Change to overall footprint of the ground floor extension; Reduce the impact of the roof; An overall reduction in the size and scope of the proposals. -Withdrawn 15/10/2015

DC/057481: Erection of detached outbuilding. - Withdrawn 26/01/2015

DC/057426: Two storey side extension and two storey rear extension - Granted 01/05/2015

DC/056748: Side and rear extension. - Withdrawn 23/10/2014

DC/046703: Two storey side extension and two storey rear extension. - Granted 15/06/2011

J/44817: Vehicular access. - Granted 28/03/1989

NEIGHBOURS VIEWS

The owners/occupiers of surrounding properties were notified in writing of the application. The application has also been advertised by way of site and press notices. No letters have been received.

CONSULTEES

Woodford Neighbourhood Forum – no comments on the application (no objections)

ANALYSIS

Residential Amenity

The closest property to the extension would be 485 Chester Road, to the north of the application site. A first floor window has already been inserted at the northern elevation of the partially constructed rear extension to accommodate a bathroom. This window is sited directly opposite a first floor window on 485 Chester Road. It is not clear whether this belongs to a habitable window or not but given this first floor window on the applicant property belongs to a bathroom, it should be conditioned to be obscure glazed in perpetuity which will mitigate any adverse impacts by way of overlooking and will sufficiently mitigate any impacts on privacy. Additional ground floor and first floor windows are proposed on the east (rear) elevation. While these would project further from the existing rear elevation and would increase the amount of glazing looking over the neighbouring property's private amenity space, it is assessed that the increase in overlooking is acceptable given the previously approved extensions and the orientation of the windows facing eastwards (rear), not directly onto the adjacent neighbour's rear garden. For the reasons above with regards to the impact on amenity or existing and future occupiers of the adjacent dwelling the development as proposed is assessed as acceptable. There are no other residential dwellings within the immediate rear vicinity and as such there are no other dwellings which will be impacted by the development.

In terms of overshadowing, the partially constructed rear extension is set 1.7m from the boundary and projects 2.2m beyond the rear wall of the adjacent dwelling to the north. It would therefore not result in significant overshadowing or loss of light to this property in line with the parameters required by the "Extensions and Alterations to Dwellings" SPD. There are no residential properties immediately to the south or the east which would be significantly impacted.

It is considered that the proposed extensions would not unduly impact on the residential privacy or amenity of any surrounding property, as such the development is assessed as in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

Design

The two storey rear extension has been partially constructed with a flat roof which matches the flat roof of the existing two storey rear which has been incorporated into the development. It is sited to the rear of the dwelling, is not prominently visible to the street scene and, given its limited visibility, does not cause significant harm to the character and appearance of the area.

The proposed single storey side extension is also proposed to have a flat roof that would be located at the rear of the two storey side extension proposed. As such, it would have limited visibility when viewed from the street. In addition, there are a number of flat roof side and rear extensions in the locality. The addition of the proposed flat roof to the applicant property would remain within the pattern of development, would not harm the character and appearance of the street or area and is therefore assessed as acceptable in this instance.

The two storey side extension would have a pitched, tiled roof, would be a continuous ridge from the host dwelling, giving the impression of a cohesive principal (west) elevation. The Extensions and Alterations to Dwellings” SPD does note that two storey side extensions should ideally be subservient to the host dwelling with a ridge line set below the ridge line of the dwelling. The continuous ridge line in this case offers the impression of a cohesive principal elevation that would be more in keeping with the character and appearance of the area and is assessed as acceptable. There would be no risk of terracing, as the two storey side extension would be sited a significant distance from the party boundary, and in line with the 1m required by the “Extensions and Alterations to Dwellings” SPD. As such, no set back is required. While a new front door is proposed on the south elevation, a different type of door, without the porch canopy is proposed to remain on the west (principal elevation). Since most of the other houses in the street have their front doors located on the principal elevation, the retention of a door on this west (principal) elevation would ensure the proposed changes remain within the pattern of current development and it would not harm the character and appearance of the street.

The parts of the extensions that are proposed and those that have already been constructed have used materials to match the existing property and would broadly respect the architecture of the existing dwellinghouse with brick and slate walls and a gable tiled roof. The broader design of the property is proposed to be changed from the traditional dwelling, to a more modernised property, with the addition of the glazing through the large bifold doors and windows proposed. While these modern features would affect the character of the dwelling it would be located on the east and south elevations, not visible to the street scene. In addition, the bifold doors and large first floor and ground floor windows and/or doors proposed, and the more modern architectural features on the new dwelling are similar to those existing at property 481 Chester Road, which is located two houses north, and a number of other dwellings in the immediate street vicinity. Taking this into account, the new proposed extension’s design would fit within the pattern of development of the immediate street scene and would not harm the character and appearance of the area. Furthermore, the west, principal elevation, would maintain the traditional face brick and slate façade, with

smaller traditional windows that are present on the existing dwelling. Therefore, the existing appearance of the dwelling and the street scene would not be significantly harmed.

The extensions would increase the size of the existing property which would also impact on the character. However, it would not be to an unacceptable degree as there are many examples of houses significantly larger in size than the proposed dwelling. As such, the house would remain within the pattern of development, where the extensions would not be an incongruous addition to the street scene and would not harm the character and appearance of the street or area.

In view of the above, it is assessed on balance that the proposal would respect the design, scale, materials, character, appearance and proportions of the existing dwelling and surrounding area and would not result in harm to the character of the street scene or the appearance of the area in accordance with UDP policy CDH1.8, Core Strategy policy SIE-1 as well as DEV3 of the Woodford Neighbourhood Plan.

Green Belt/ Landscape Character Area

Saved UDP Policy GBA1.2 states that there is a presumption against the construction of new buildings within the Green Belt unless it is for certain purposes, including limited extensions and alterations to existing dwellings. Saved UDP policy GBA1.5 states that proposals relating to existing residential uses may be permitted in certain cases, including alterations and extensions where the scale, character and appearance of the property would not be significantly changed. The interpretation of significant change will vary according to the character of the property but as a general guideline, extensions which increase the volume of the original dwelling by more than approximately one third (33.33%) are unlikely to be acceptable.

Paragraph 147 of the NPPF notes that inappropriate development is by definition harmful to the Green Belt and should not be approved except in 'very special circumstances'. 'Very special circumstances' will not exist unless the potential to harm the Green Belt by reason of inappropriateness is outweighed by other considerations. Paragraph 149 of the NPPF regards that the construction of new buildings is inappropriate in the green belt. Exceptions to this include the extension of a building, provided that it does not result in a disproportionate addition over and above the size of the original building.

The original property has a volume of 383.2m³ and is proposed to be increased to 717m³, an increase of 87.11%. In view of this percentage increase, it is considered that the proposal would represent inappropriate development within the Green Belt by virtue of a disproportionate addition and is therefore by definition, harmful to the Green Belt.

However, it is considered that this case exhibits 'very special circumstances' that would warrant an approval of the application (NPPF, para 147).

The applicant submitted a letter outlining the reasons that they believe special circumstances are met in this case. The argument in favour of very special circumstances is as follows:

- A similarly large extension was approved in 2017 for the same extension with no changes to the relevant planning policy.
- The application is located in a ribbon of development in Chester Road and is far smaller than the houses surrounding it.
- Number 481 Chester Road (property to the north) has significantly increased in size as a result of large extensions.
- Number 501 Chester Road (property to the south) has significantly increased in size as a result of large extensions.

The previously approved application for this property (DC/066839) for a two storey rear and single storey side extension with a proposed volume of 768m³ was higher than the volume being applied for in this application (717 m³). However, this application was granted permission on 04/12/2017, and has since expired with no works being carried out until 01/01/2023. As such, the argument that this proposed volume would be less than a previously approved is no longer a viable fallback, and this 87.11% increase in volume will be assessed on its own merit.

The application site is located in a ribbon of development in Chester Road which is relatively suburban in character and consists of a number of large detached properties many of which have been extended with two storey and single storeys in the past, such as number 435, 356 and 467 which have been extended more recently.

While number 481 Chester Road (property to the north) has not been increased by 342% as stated by the applicant, the dwelling was approved to increase by 97% from its original volume as per the approved application DC/068518 decided 29.03.2018, higher than that being requested for under this application. While the applicant's later applied to change this proposal to works that had a smaller percentage increase, the initial proposal was approved with special circumstances such as the property being located within a ribbon of development, surrounded by large houses of varying sizes, the fact that the proposal would not encroach any further into the undeveloped areas of the green belt, that it would not significantly change the scale, character and appearance of the dwelling and that a portion of the property would be underground, with little impact on the green belt. In addition, this property, as it stands today, is significantly larger in width and depth, and extends further into the open, undeveloped area of the Green Belt than the application property would.

Number 501 Chester Road (property to the south) has not been increased by 327% as stated by the applicant. Notwithstanding this, assessing whether or not an extension is disproportionate to the original dwelling is not solely based on an assessment of volume. Regard should also be paid to the character of the locality. The extensions proposed under this application are located within the ribbon of development in Chester Road where there are houses of varying sizes including many large houses, much larger than that proposed under this application, including that at 481 and 501 Chester Road among others. Overall, the resulting dwelling would be of a smaller size and scale to other existing development, in the immediate street scene and would not project any further into the open, undeveloped areas of the Green Belt than adjacent developments, including that at number 499 which is set and extends much further back. The design and appearance of the house (as assessed above)

would not harm the character and appearance of the street and would fit within the pattern of development. The proposal is considered to be respectful in terms of design, the works would not be an inappropriate or incongruous addition to the street scene, nor would the extensions proposed unduly impact the openness of the Green Belt.

For these reasons it is considered that 'very special circumstances' can be demonstrated. In addition, while the previously approved extensions are no longer extant, the extension now proposed is similar to that previously considered and approved as a departure to the Development Plan and would have a similar impact. Having regard to the site's background, the reasons stated above and the lack of change in Green Belt policy since the determination of the earlier approvals, it is considered that the development is acceptable in terms of its impact on the Green Belt.

Given the percentage increase sought from the original dwelling and the need to protect the openness of the Green Belt, it is considered that any approval should be subject to a condition removing permitted development rights. The impact of such a condition would mean that the Local Planning Authority would be in a position to control any further development at the site. Without such a condition, the applicant could implement this permission and erode the openness of the Green Belt further still by the erection of extensions and outbuildings allowed under permitted development.

The site is located in the Woodford Landscape Character Area and thus needs to comply with UDP Review Policy LCR1.1 relevant to householders.

The proposed extensions would be sensitively sited within the plot of Number 487 Chester Road, not extending beyond the other properties in the immediate street scene. The size of the plot and central siting of the dwellinghouse within it would retain the spacious character of the area. The extensions proposed are relatively small in size compared to other extensions within the street, such as those mentioned above, and as such would not have an adverse impact on the landscape quality. The extensions would be constructed of brick and slate to match the existing dwelling and would remain appropriate within the street scene and surrounding area. A flat roof is proposed on the rear extension and on the rear of the side extension. Both of these would not be visible to the street scene and would not impact the landscape quality. In addition, there are a number of flat roof rear extensions in the immediate street scene and this flat roof would remain within the pattern of current development and would not have an adverse effect on the landscape quality and character of the Woodford area. The density of the proposed development is considered acceptable within a Green Belt location and is reflective of the density of surrounding properties.

In view of the above, it is considered that the proposed development would accord with UDP Review Policy LCR1.1 as it would be sensitively sited, designed and constructed of materials appropriate to the locality, would not have an adverse impact on the landscape quality and character of the area.

Energy Checklist

The application has been supported with an Energy Checklist. Therefore, it complies with the Core Strategy policies SD-2 Making Improvements to Existing Dwellings, which requires all Applicants to complete a checklist which identifies which measures are appropriate to their home.

Possibly Contaminated Land

Environmental Health has been consulted and has no objections subject to informative as attached.

Highways/Parking

The proposal would result in negligible impact upon parking. Sufficient off street parking facilities would remain on-site in the existing garage and to the front of the main dwelling thereby complying with Stockport Parking Standards.

SUMMARY

The proposal would not unduly impact on the residential amenity of the surrounding properties or prejudice a similar development by a neighbour, in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

The general design of the proposed development is considered acceptable with regards to the existing dwelling, the character of the street scene and the visual amenity of the area in accordance with UDP policy CDH1.8, LCR1.1 and Core Strategy policy SIE-1.

Other material considerations such as the Extensions and Alterations to Dwellings SPD and the NPPF have also been considered and it is judged the proposal also complies with the content of these documents.

Whilst the proposal constitutes inappropriate development it is considered that the case for very special circumstances is sufficient to outweigh harm by reason of inappropriateness. The proposal amounts to Sustainable Development, and the requirements set out in the NPPF paragraph 11, consequently it is recommended that permission be granted subject to appropriate planning conditions.

RECOMMENDATION

Grant. Subject to conditions.