

ITEM 6

Application Reference	DC/089696
Location:	527 Chester Road Woodford Stockport SK8 1PR
PROPOSAL:	Proposed front porch extension to create a covered area, remove and make good external stone window heads, re-render all elevations and re-tile roof along with the enlargement of the existing driveway
Type Of Application:	Householder
Registration Date:	08/09/2023
Expiry Date:	21/12/2023
Case Officer:	Paul Birt
Applicant:	Mr & Mrs Derek Barnett
Agent:	Knight Pyatt Ltd.

DELEGATION/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 seeks to create a covered, open porch space on the front elevation of the dwelling facing northwards towards the public highway. The proposal would not increase the internal floorspace of the building but would add 15m³ of volume and create a forward facing gable in the place of the existing dormer window. The front door is to be replaced with new glazed panels either side of a double door. The application also seeks to re-render all external walls with a new smooth render finish, replace all roof tiles with new graphite roof tiles and remove stone headers from all windows. The agent has confirmed that the external walls and roofing would be treated with materials and colours to match the existing dwelling. The application also proposes to replace the existing driveway/hardstanding area to the front of the property with new blocks to be Marshalls Drivesys Argent, of a similar appearance to the existing driveway. The new driveway area will be larger than the existing but a large area of lawn will remain.

SITE AND SURROUNDINGS

The application site consists of a relatively large, detached dwelling to the south of Chester Road in the Woodford area, bound by similarly sized detached dwellings on

either side, fronting onto the public highway to the northwest and a field to the rear. The dwelling itself is set back from the road behind a spacious front yard including a driveway and parking area, with some screening in the form of hedges and trees along the boundary with the road.

The dwelling itself is a dormer bungalow with a forward facing gable at the eastern side of its front elevation which houses a garage. There are also three front dormers in the roof plane, with the middle one being slightly larger and set further forward than the other two. The rear elevation is comprised of four gable extensions with windows at first floor level and sliding doors at ground floor level on each. The external walls are finished with white render, with sandy coloured window sills and stone headers on both the windows and above the garage door. The roof of the dwelling consists of black tiles.

There is a ribbon of development running along Chester Road and in this area the southern side is lined with dwellings of varied design and form, with fewer buildings situated to the north of the road.

The site lies within the Green Belt, where saved UDP Policies GBA1.2 and GBA1.5 apply, and within the Woodford Landscape Character Area, where saved Policy LCR1.1 applies.

Permitted development rights have been restricted via a planning condition attached to permission DC/057072, which reads:

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) order 1995 (or any order revoking and re-enacting that order) no development falling within Classes A,B, D & E of Part 1 of Schedule 2 of the Order shall be carried out.

Reason

In view of the size and form of the development hereby granted permission, the local planning authority wishes to assess the appearance and impact of any future proposals against the provisions of with [sic] Policy SIE-1 Quality Places of the Stockport Core Strategy DPD and Saved Policies GBA1.2 Control of Development in the Green Belt, GBA1.5 Residential Development in the Green Belt, CDH1.8 Residential Extensions & CDH1.8, Residential Extensions [sic], of the Stockport Unitary Development Plan Review”

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”) requires that planning applications be determined in accordance with the 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 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 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

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 assesses proposals for extensions and alterations to a dwelling. The Council requires 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 5th September 2023 and replaced the previous NPPF (originally issued 2012 & revised 2018, 2019 and 2021). 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.

RELEVANT PLANNING HISTORY

J/28151: Bedroom extension (retrospective) – Granted 14/07/1983

J/30825: Sun Lounge – Granted 27/04/1984

J/45132: Single storey lounge extension – Granted 18/05/1989

DC/057072: Conversion of bungalow to dormer bungalow with rear extension – Granted 05/05/2015

NEIGHBOUR'S VIEWS

None received.

CONSULTEE RESPONSE

N/A

ANALYSIS

Design

CDH 1.8: Residential Extensions of the UDP Review states that extensions to residential properties are only permissible where they complement the existing dwelling in terms of design, scale and materials and do not adversely affect the character of the street scene.

Policy SIE-1 of the Core Strategy recognises that specific regard should be had to the sites' context in relation to surrounding buildings and spaces.

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. This does not mean that a new development has to exactly replicate the style and character of the existing building or its locality, but it should be harmonious with what is already

there. The character of an area is reflected in the layout, massing, scale, height, style and materials of buildings and the spaces around them.

Any extension or alteration to a property should:-

- Respect the form, shape, symmetry and proportions of the existing dwelling and compliment the character of the surrounding area (DESIGN)
- Generally appear subordinate in relation to the existing dwelling in terms of massing, scale and overall appearance (SCALE)
- Respect the architectural integrity of the existing dwelling. External materials and finishes should be durable and of good quality. They should be visually appropriate for their surroundings and sympathetic in terms of colour, texture and detail in relation to the existing dwelling (MATERIALS).

Special attention should be given to matters such as siting, scale, height, massing, detailed design and appropriate use of materials. The Council wishes to protect the boroughs buildings and residential areas from unsympathetic changes by ensuring that new extensions are designed in context with their surroundings.

Policy DEV3 'Extensions to Existing Dwellings' of the Woodford Neighbourhood Plan states "Residential extensions should be in keeping with the host property and its surroundings."

The Extensions and Alterations to Dwellings SPD states that front extensions should not be obtrusive or prominent features and should respect the size, proportions and architectural features of the dwellinghouse.

The extension aspect of the proposal is considered to represent a very minimal change to the appearance of the dwelling and would respect the scale and design of the building by being incorporated into the dormer gable.

The removal of the stone headers on all windows is also not considered to have a harmful impact and the walls would be made good with smooth render to match the rest of the building in these locations.

The agent has confirmed that external materials would match those in use on the existing dwelling, with Rivendale tiles made by Cedral, in the colour 'cromleigh graphite', a dark colour to match the existing roof. The proposed new smooth render finish to the external walls is to be white to match the existing dwellings.

The immediate area consists of a variety of dwellings with varying designs and forms and very little uniformity.

The application also proposes to replace the existing driveway/hardstanding area to the front of the property with new blocks to be Marshalls Drivesys Argent, of a similar appearance to the existing driveway. The area of hardstanding would be slightly enlarged, however plenty of lawn would be left so the visual impact of this is considered to be minimal.

In view of the above, it is considered that the development 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, the visual amenity of the area in accordance with UDP policy CDH1.8, Core Strategy policy SIE-1 and policy DEV3 of the WNP.

Impact on Residential Amenity

CDH 1.8: Residential Extensions of the saved UDP states that extensions to residential properties are only permissible where they do not adversely cause damage to the amenity of neighbours by reason of overlooking, overshadowing, visual intrusion or loss of privacy. Extensions which cause an unacceptable loss of privacy or outlook to neighbouring properties, or look out of keeping with the character of the street, will be refused.

New extensions should not impose an unacceptable loss of privacy on the occupants of neighbouring dwellings. An unreasonable loss of privacy will often occur when windows of habitable room windows look into or overlook a principal window belonging to a habitable room of a neighbouring dwelling. A loss of privacy can also occur when windows look into or overlook private gardens belonging to a neighbouring dwelling.

Considering the nature of the proposal (being a small porch extension and external works, with no new habitable room windows) alongside the orientation of the dwelling in relation to the neighbours, it is not considered that the proposed development would unduly impact the amenity of neighbouring properties by way of overlooking, overshadowing, visual intrusion or loss of privacy in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

Green Belt / Landscape Character Area

The NPPF confirms that inappropriate development is harmful to the Green Belt and should not be approved other than in 'very special circumstances' (para 147). A local planning authority should regard the construction of new buildings as 'inappropriate' in the Green Belt; exceptions to this include amongst others, 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 (para 149c).

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 extension 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 about one third are unlikely to be acceptable. The cumulative effect of any previous extensions will be taken into account.

The following calculations have been provided by the applicant:

Original dwelling = 678m³

Existing dwelling = 1235m³

Proposed extension = 15m³

Proposed dwelling = 1250m³ (original dwelling plus proposed works)

The resultant volume of the dwelling would be 84% greater than that of the original dwellinghouse.

In this respect, since the volume of the existing dwelling is already significantly above the one third threshold as per Policy GBA1.5, the proposal would be considered inappropriate development and contrary to Green Belt policy.

Where development is considered inappropriate, it should only be granted where 'Very Special Circumstances' exist. The material test to the acceptability of proposals within the Green Belt is the impact of the siting, size and scale of the proposal on the character and appearance of the dwelling and on the overall openness of the Green Belt.

It is considered there are 'Very Special Circumstances' to justify the scheme, the conclusions of which are provided below;

- The property is located in an identifiable ribbon of development forming part of the built up residential area of Woodford, with a suburban appearance that cannot be considered open in the same way that other areas of the Green Belt might be.
- The area is characterised by dwellings of a similar size to 527 Chester Road within close proximity to each other, so that the small increase would not appear out of character.
- The proposed extension is a minor addition that integrates into the existing fabric of the dwelling, respecting the existing design and form. The visual impact will therefore be minimal and the character of the dwelling unchanged.
- Due to the scale of the extension, the openness of the Green Belt will not be adversely impacted and in any case the dormer gable is to be brought forward in

line with the principal elevation of the building so it would not encroach further forward.

- The proposed external materials would match the existing dwelling leaving the appearance largely unchanged apart from the removal of the stone headers.

Policy LCR1.1 of the UDP review confirms that development in the countryside will be strictly controlled and will not be permitted unless it protects and enhances the quality and character of the rural area. Development should be sensitively sited, design and constructed of materials appropriate to the locality. For the reasons stated above it is considered that the proposal is in compliance with policy LCR1.1 and will not cause harm to the Landscape Character Area.

Having regard to the above, it is concluded that there would be no impact on the openness of the Green Belt and any visual impact would be very limited and not unacceptable. It is considered that very special circumstances have been demonstrated and whilst the development remains inappropriate in the Green Belt, in accordance with paragraph 148 of the NPPF, the development is recommended for approval.

As the proposal represents a departure from the Development Plan in relation to saved UDP Review policies GBA1.2 and GBA1.5, in the event that Members agree the recommendation to grant planning permission, the application must be referred to the Planning & Highways Committee for a decision.

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.

Trees

There are no protected trees on site or surrounding the site.

Highways

Policy T-2 of the Core Strategy DPD states the following:

‘Developers will need to demonstrate that developments will avoid resulting in inappropriate on-street parking that has a detrimental impact upon the safety of the highway, and that they also avoid impacting negatively upon the availability of public car-parking.’

Policy T-3 states the following:

‘Development which will have an adverse impact on the safety and/or capacity of the highway network will only be permitted if mitigation measures are provided to sufficiently address such issues.’

And

'Developments shall be of a safe and practical design, with safe and well- designed access arrangements, internal layouts, parking and servicing facilities.'

Paragraph 111 of the NPPF states:

'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

The access to the driveway remains unchanged and the proposal is not considered to constitute a highway safety risk. To ensure appropriate drainage, it is considered that a condition should be attached to any subsequent approval which requires no work to take place in respect to the construction of the approved driveway / extended driveway until a detailed drawing of the driveway has been submitted to and approved in writing by the Local Planning Authority. Details shall include how the driveway will be surfaced (which shall be tarmac, block paving or other non-loose material) and drained (which must be to a soakaway / SuDS system)

SUMMARY

The general design of the proposed development is considered acceptable in terms of its relationship to the existing dwelling, the character of the street scene and the visual amenity of the area in accordance with UDP policy CDH1.8, Core Strategy policy SIE-1 and policy DEV 3 of the WNP.

The proposal would not unduly impact on the residential amenity and privacy of the surrounding properties and would comply with UDP policy CDH1.8 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 does comply with the content of these documents.

By definition the proposal constitutes inappropriate development, however, it is considered that the case for very special circumstances is sufficient to outweigh harm by reason of inappropriateness. On balance the proposal amounts to Sustainable Development, consequently it is recommended that permission be granted subject to appropriate planning conditions.

RECOMMENDATION

Grant, subject to conditions.