

ITEM

Application Reference	DC/090640
Location:	31 Kings Drive Heaton Moor Stockport SK4 4DZ
PROPOSAL:	Application for the erection of a single storey rear extension and rear dormer loft conversion.
Type Of Application:	Householder
Registration Date:	19 th December 2023
Expiry Date:	6 th March 2024
Case Officer:	Lily Khan
Applicant:	Mr Edward Riley
Agent:	Mrs Stephanie Procter - MAST Architecture

COMMITTEE STATUS

Application referred to the Planning & Highways Regulation Committee due to the application being submitted on behalf of a close relative of a member of the Senior Leadership Team.

DESCRIPTION OF DEVELOPMENT

This application seeks planning permission for the erection of a single storey rear extension and a rear dormer loft conversion. The rear extension would be in a simple rectangular form measuring approximately 6.4m x 3m. The extension would have a pitched roof design with an eaves height of approx. 2.8m. and a maximum ridge height of 4.4m. The extension would be built right up to the shared neighbouring boundary to the east (No. 29 Kings Drive) and sit approx. 1.8m from the neighbouring boundary to the west (33 Kings Drive). The proposed materials for the rear extension would include red brick and grey roof tiles to match the existing dwelling.

The proposed rear box dormer would be positioned to the second floor, looking onto the rear garden. The dormer would have a flat roof, set below the existing ridge line, covering the majority of the rear facing roof slope. The dormer would measure approx. 24 cubic meters. The proposed external materials would include Metal cladding in Anthracite Grey with Fascia and gutters to match the existing dwelling. 2 no. Anthracite Grey uPVC windows are proposed to the rear elevation of the dormer.

SITE AND SURROUNDINGS

The application site comprises a two-storey, semi-detached dwelling. Situated at the end of a cul-de-sac, to the west of King's Drive. The site is located in a predominantly residential area comprising other semi-detached dwellings which appear to be of similar age and design. The site benefits from established vegetation and off-street parking provision to the front boundary.

The application property is constructed from red facing brickwork and off-white render with grey/brown clay roofing tiles and white uPVC windows and doors.

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

- CDH1.8: Residential extensions
UDP policy CDH1.8 states that the Council will grant permission for an extension provided that the proposal, amongst other issues, does not cause damage to the amenity of neighbouring properties by reason of overlooking, overshadowing, visual intrusion or loss of privacy.

LDF Core Strategy/Development Management policies

- SD-2: Making improvements to existing dwellings
This policy requires the applicant to submit an “Energy Efficiency Checklist”. Policy SD-2 requests that applicants undertaking extensions to residential properties should take reasonable steps, where possible and practical, to improve the energy performance of the existing dwelling.
- H-1: Design of residential development
This policy requires the design and build standards of new residential development to be high-quality, inclusive, sustainable and contribute to the creation of successful communities. Proposals should respond to the character of the local area’s distinctive layout, scale, and appearance. Good standards of amenity and privacy should be provided for the occupants of both new and existing housing.
- SIE-1: Quality places
This policy states that specific account should be had of a number of issues, including provision, maintenance, and enhancement of satisfactory levels of privacy and amenity, existing and neighbouring users and residents.

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 assess 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) in December 2023 and replaced the previous NPPF (originally issued 2012 & revised 2018, 2019, 2021 and 2023). 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 represents the government's up-to-date planning policy which should be taken into account in dealing with applications, and focuses on achieving a lasting housing reform, facilitating the delivery of a greater number of homes, ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment. 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".

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

No relevant planning history

NEIGHBOUR'S VIEWS

The owners/occupiers of four surrounding properties were notified in writing of the application. The neighbour notification period expired on the 13th January 2024. One letter of representation was received which comprises of an objection. The neighbour does not object to the proposal in principle but stresses the importance of maintaining/safeguarding the party wall.

CONSULTEE RESPONSES

No consultee comments were received in respect of this application.

ANALYSIS

Residential Amenity

Saved policy CDH 1.8: Residential Extensions offers guidance. This policy advises of the need to ensure that development does not cause damage to the amenity of neighbouring properties by reason of overlooking, overshadowing, visual intrusion or loss of privacy. Core Strategy policy SIE1 also advises of the need to provide,

maintain and where suitable, enhance the levels of privacy and amenity for neighbouring residents.

The Councils 'Extensions and Alterations' SPD states that extensions should:

- Not normally project more than 3 metres along or adjacent to a common boundary close to a window belonging to a habitable room of a neighbouring dwelling (for single storey rear extensions).
- Not allow unrestricted views of neighbouring properties. Any side windows, particularly on conservatories should either be obscure glazed, high level or screened by a fence of appropriate height.

The closest neighbours to the application site are the two adjoining neighbouring properties. The rear single storey extension would not include any side windows and would project 2.9m. from the existing rear elevation which is considered appropriate to avoid any undue loss of light, outlook or general amenity to these neighbouring properties in accordance with the SPD. Timber fencing approx. 2m high is erected on the party boundary with No. 29 and 33 which helps ensure the extension does not have an overbearing impact.

Although the proposed dormer could potentially create some overlooking into some parts of the adjacent neighbours' rear garden (No.29 and 33), Permitted Development Rights (Schedule 2, Part 1, Class B) would allow a structure of the same size and in the same position as that proposed to be erected. These "fall-back" options are a material consideration in the determination of the application and lend support to the proposal. Furthermore, a degree of overlooking is expected in urban areas.

As such, it is considered that the proposal does not unduly impact on the residential privacy or amenity of any surrounding property in accordance with UDP policy CDH1.8, Core Strategy policy SIE-1 and the adopted SPD.

Design

Policy SIE-1: Quality Place 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.

The Councils 'Extensions and Alterations' SPD states that extensions should:

- Use materials that match those of the existing property and respect the shape and form of the existing dwelling with a roof design that complements the existing appearance.

Dormers should:

- Be designed to be in proportion to the roof and set into the roof slope so that they are not a dominant feature, small dormers set below the existing ridge line are likely to be more acceptable.
- Have a pitched roof, flat roof dormers added to pitched roofs look out of place and are generally unacceptable.
- Echo the window design and attempt to align vertically with the fenestration below.
- Be constructed from materials to match the existing roof. i.e clad in tiles / slates matching the colour and texture of the existing roof. Dormers clad in uPVC or board are unlikely to be acceptable.

The proposal is considered acceptable as both elements respect the form and proportions of the existing dwelling. Both elements would sit to the rear and would not be visible from the highway/streetscene. The extension would appear subservient to the host dwelling in terms of massing and scale. The extension has an acceptable design, noting the use of a pitched roof. The proposed external materials of the rear extension are considered to respect the architectural integrity of the existing dwelling.

The rear dormer is considered to be in proportion to the roof and set into the roof slope. Although flat roof dormers are discouraged in the SPD, Permitted Development Rights (Schedule 2, Part 1, Class B) would allow a structure of the same size and in the same position as that proposed to be erected. Whilst the materials do not match the existing dwelling, the cladding is not visible from the streetscene and is not considered unduly harmful to the visual amenities thereof.

In view of the above, it is considered that the proposal respects the design, scale, materials, character, appearance and proportions of the existing dwelling and surrounding area and does not result in harm to the character of the street scene or the visual amenity of the area in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

SUMMARY

The general design of the proposal 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 and Core Strategy policy SIE-1.

The proposal does 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. Permitted Development Rights (Schedule 2, Part 1, Class B) would allow a dormer of the same size and in the same position as that proposed to be erected. These “fall-back” options are a material consideration in the determination of the application and lend support to the proposal.

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.

It is therefore recommended that permission be granted subject to appropriate planning conditions.

RECOMMENDATION

Grant subject to conditions.

HEATONS AND REDDISH AREA COMMITTEE 04.03.2024

The Planning Officer introduced the application and highlighted the pertinent issues of the proposal. It was clarified that this application is required to be determined by Planning & Highways Committee, due to the application being submitted on behalf of a close relative of a member of the Council's Senior Leadership Team. The application was therefore, referred to the Heatons and Reddish Area Committee for comment only.

No questions were asked of the planning officer.

No members of the public spoke to Committee against the application.

The applicant was not present to speak in support of the application.

In terms of debate, Members noted that it is always reassuring to see that planning applications are dealt with very transparently and where there is any potential for conflict or prejudice happening, that they are brought to the highest authority to be determined.

Therefore, it was unanimously agreed to recommend to Planning and Highways Committee to Grant the application.