



Woodford Neighbourhood Forum

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Ms Jane Chase
Planning Officer
Stockport Metropolitan Borough Council
Town Hall, Edward Street
Stockport
SK1 3XE

22nd July 2019

Dear Ms Chase

PLANNING APPLICATION DC/073301

10 Jenny Lane, Woodford, Stockport SK7 1PE. Erection of a two storey side extension to the existing dwelling, erection of a granny flat following removal of existing stables, new vehicle access.

As a consultee, Woodford Neighbourhood Forum would like to make the following comments on the above planning application.

- The proposal is erection of a new dwelling in Green Belt.
- It is the garden of an existing property.
- It is backland development not infill.

It appears to contravene policies in the NPPF, SMBC Saved UDP and policies in the emerging Woodford Neighbourhood Plan. As always, we appreciate that you are the expert on national and local authority policies, but for completeness they are included here:

1. The site is in Green Belt and therefore subject to Green Belt policies in the NPPF. We believe that the proposal does not comply with the following paragraphs in the NPPF:

1.1. **NPPF paragraph 143**, which seeks to prevent harm to the Green Belt.

The proposal has a greater impact on the openness of the Green Belt than the current garden.

1.2. **NPPF paragraph 144**, which advises Planning Authorities to give substantial weight to any harm caused to the Green Belt and notes that special circumstances only exist where any harm is outweighed by other circumstances.

There are no exceptional circumstances which outweigh the harm to the Green Belt in this instance.

1.3. **NPPF paragraph 145**, which provides exceptions to inappropriate development in Green Belt and includes limited infilling in villages.

The proposal cannot be described as infill, because it is behind the housing line along Jenny Lane and situated **in a back garden**. It is backland development.

2. We believe that the proposal does not comply with the following SMBC policies:
 - 2.1. **Saved UDP Policy para GBA1.1**, which includes Woodford in the extent of the Green Belt.
 - 2.2. **Saved UDP Policy paras GBA1.2, GBA1.5, GBA1.6 and GBA1.7**, which list criteria for the control of development within Green Belt.
 - 2.3. **Design of Residential Development SPD paras 8.5 to 8.7**, which outline the potential problems associated with backland development.
3. Woodford Neighbourhood Plan has passed independent Examination and been approved by SMBC to proceed to referendum and therefore carries some weight in planning decisions. We believe that this proposal does not comply with the following policies in the emerging (amended) WNP:

3.1. **WNP policy DEV1**, which states:

“Limited infilling in the Neighbourhood Area, comprising the development of a relatively small gap between existing dwellings for one or two dwellings, will not be inappropriate development in the Green Belt, subject to such development respecting local character. Limited infilling should comprise the completion of an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene where the scale of development is compatible in character to that of adjoining properties. Limited infilling should be built along similar building lines as adjoining properties.”

This proposal does not constitute limited infilling because it does not complete an otherwise continuous and uninterrupted built frontage. In fact, the site represents backland development of a new dwelling in the back garden of an existing property.

In summary, we believe that the proposal does not comply with national, local authority and neighbourhood plan policies.

Yours sincerely,



Evelyn Frearson

On behalf of Woodford Neighbourhood Forum Management Committee