



Woodford Neighbourhood Forum

c/o Woodford Community Centre, Chester Road, Woodford, Stockport, Cheshire, SK7 1PS

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

20th March 2020

Dear Ms Chase

Reference: DC/076003

Proposal: Conversion of restaurant (A1/A3 use) to a single family home (C3a), with new cladding and landscape works.

Location: 547 Chester Road, Woodford, Stockport, SK7 1PR

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

In our response to the previous planning application on this site (DC/074866) we raised a number of issues and concerns. Some of these have since been resolved in the revised planning application and we welcome the reduction from two dwellings to one. Conservation of as much as possible of the original building would also be a sustainable approach to both the building and the site. However, some concerns remain, particularly relating to the proposed design and impact on the setting of heritage assets.

Issues and Concerns

- The site of the application occupies a very prominent position in a semi-rural part of the village. Therefore the revised proposals have a high potential to affect its character.
- The site is within the setting of the heritage assets which are the Woodford Church and the Lychgate, which are Grade II listed buildings, and to the Davenport Arms, which is a building that adds to the character of the village. Any proposal should not have an adverse impact on these key features or affect their setting.
- The proposed design is not in keeping with the character of these surroundings.

Woodford Neighbourhood Plan

We have assessed the proposals against the relevant policies in the Woodford Neighbourhood Plan and have the following comments:

WNP DEV4: Design of new development

All new development in Woodford Neighbourhood Area should achieve a high standard of design. New residential development proposals should demonstrate how they respect and respond to the Neighbourhood Area's rural character, to its ecology and to its landscape.

Where appropriate and viable, the development of sustainable drainage systems, the retention and enhancement of landscape, wildlife and ecological networks and the achievement of high environmental and energy standards will be supported.

Assessment: The proposal does not comply with policy WNP DEV4.

- Too many varied materials are introduced in the proposal, which will produce an unattractive building.
- The proposal does not seem to use much of the existing materials, resulting in little cost saving.
- We believe that a building on the site which is more sympathetic in character and appearance with the surrounding buildings and their settings can only be achieved by demolition of the whole structure. We would recommend replacement with a house of traditional design with a brick exterior, a pitched roof and with an energy efficient internal space.

In summary, the proposal does not comply with WNP. A new building on this site, built to the highest standards in terms of design and sustainability, respecting its context in terms of materials and heritage setting would be more appropriate to the rural character of this area.

Yours sincerely,

A handwritten signature in black ink that reads "E. M. Frearson". The signature is written in a cursive style with a small flourish at the end.

Evelyn Frearson

On behalf of Woodford Neighbourhood Forum Management Committee