



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

26th October 2020

Dear Ms Chase

Reference: DC/077949

Proposal: Two storey side extension & single storey rear extensions & demolition of existing garage

Location: 130 Moor Lane, Woodford, Stockport, SK7 1PJ

Apologies for submitting this after your deadline. We hope that our comments are in time to be considered.

1. General comments

- 1.1 We note that the applicant has stated that the property has the benefit of permitted development rights under the General Permitted Development Order which could be utilised to provide significant extensions, as a fall-back position. The application includes a plan which demonstrates that the house could be substantially extended to provide similar accommodation without the need for planning permission.
- 1.2 The calculations submitted with the application suggest that the permitted development option would result in a 78% increase in volume.
- 1.3 Planning permission is sought for an extension that would result in a 99% increase in volume.
- 1.4 The applicant considers that the permitted development option is a less desirable option. It includes a two storey rear extension close to the attached property.
- 1.5 We are not consultees on Permitted Development, but as the application has submitted a planning application, we have assessed it against planning policies

2. Woodford Neighbourhood Plan

We are disappointed to note that the Woodford Neighbourhood Plan is not referenced in the application.

We believe the following WNP policies are relevant:

2.1 WNP DEV3: Extensions to existing dwellings

Residential extensions should be in keeping with the host property and its surroundings. Development that would reduce an existing gap between properties should not create an incongruous “terracing” effect.

The proposal represents a significant increase in volume, above and beyond Permitted Development Rights, so it could be argued that it is not in keeping with the host property.

However, other properties along Moor Lane have similar large extensions, so the proposal would not be out of character with the street scene create an incongruous terracing effect.

2.2 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.

3. NPPF

The following policies seem relevant to this application:

3.1 **NPPF Paragraph 145 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;

The 99% volume increase in the proposal could be regarded as a disproportionate addition to the original size of the building, and therefore non-compliant with this policy.

3.2 **NPPF Paragraph 143**, which seeks to prevent harm to the Green Belt.

As the proposal is in a stretch of ribbon development along Moor Lane and there is no view between dwellings to the fields behind the property, we believe that it would not cause harm to the Green Belt.

Yours sincerely,



Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee