



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

11th November 2020

Dear Ms Chase

Reference: DC/078167

Proposal: Erection of a detached garage / outbuilding with storage accommodation above -
Retrospective

Location: Orchards, Church Lane, Woodford, Stockport, SK7 1RQ

1. General comments and concerns

- 1.1 We note that this is a retrospective planning application for a garage/outbuilding that is already constructed.
- 1.2 We note the complex history of successive planning applications on this site (formerly named Boldmere), the permission granted for a replacement garage/outbuilding in 2017 and the subsequent enforcement case, which has resulted in the retrospective planning application.
- 1.3 We have assessed this as a new application against policies in the normal way, but leave it to the planning officers to assess whether the new application constitutes a material change of use.
- 1.4 There is a concern to avoid any future potential for conversion of the outbuilding into a separate dwelling, which would be inappropriate development in Green Belt and we suggest a condition as outlined in section 4.

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 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 building appears to be compliant with this policy, as far as we can assess without access. As stated in the planning statement, the log shed to the rear adds to the rural feel and wooden porches similar to the one at the front of this property are to be found elsewhere in the village.

2.2 EMP3: Use of Rural Buildings

“Proposals for the re-use of redundant buildings and the replacement of buildings, provided the new building is in the same use and not materially larger than the one it replaces, will be supported. Such development should not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”

Assessment

We believe that the new building is not materially larger than the one it replaced, nor is it larger than the proposal that was granted planning permission in 2017. It does not have a greater impact on the openness of the Green Belt. However, the outbuilding includes a WC and the applicant refers to other uses in addition to its use as a garage, including current use as a temporary office. We feel that it is beyond the remit of WNF to comment, but leave to the SMBC planning officers to assess whether this constitutes a material change of use.

2.3 Surface water management

The WNP included the following notes:

“Further to consultation with the Environment Agency, the Neighbourhood Forum would like to see new development being designed to maximise the retention of surface water on the development site and measures to minimise runoff; for surface water drainage to be considered in liaison with the Local Lead Flood Agency, the public sewerage undertaker and the Environment Agency; and for surface water to be discharged in the following order of priority:

- An adequate soakaway or some other form of infiltration system.
- An attenuated discharge to watercourse or other water body.
- An attenuated discharge to public surface water sewer.
- An attenuated discharge to public combined sewer”

3. NPPF 2019

The proposal lies within Green Belt, therefore the following policies seem relevant to this application:

3.1 NPPF Paragraph 145

“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- 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;”

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

Assessment

As outlined under section 2.2, we believe that the new building is not materially larger than the one it replaced, nor is it larger than the proposal that was granted permission in 2017. It does not have a greater impact on the openness of the Green Belt. However, the outbuilding includes a WC and the applicant refers to other uses in addition to its use as a garage, including current use as a temporary office. As stated previously, we feel that it is beyond the remit of WNF to comment, but leave to the SMBC planning officers to assess whether this constitutes a material change of use.

4. Suggested condition

Retention as outbuilding to Dwelling

The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Orchards and shall not be independently occupied. The building shall not be occupied as separate self-contained accommodation, or used for primary living accommodation, such as a bedroom, bathroom, or kitchen.

Reason for condition: To ensure that the additional accommodation is not severed from the main dwelling to provide a self-contained dwelling unit, since this would be out of character with the Green Belt and countryside area, and contrary to the provisions of the Council’s adopted Planning policies for the Woodford area.

We apologise for being a little later than the 9th November deadline you gave us, but we hope these comments can be considered as they fall within the 12th November deadline for neighbours comments.

Yours sincerely,



Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee