



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

14 October 2020

Dear Ms Chase

Reference: DC/078365

Proposal: Demolition of the existing house and detached garage. Replacement with 1 No. new dwelling

Location: Dutch House, Wilmslow Road, Woodford, Stockport, SK7 1RH

1. General comments

- The application fails to reference the Woodford Neighbourhood Plan.
- Some policies in the Stockport UDP have been misinterpreted, in our view.
- The new dwelling would be materially larger than the original, which is not compliant with policy.
- However, the proposal is in a line of large, detached houses set well back from the road, so would not be out of character in this location. (See Appendix)
- There is potential for dormer windows in the roof on the third floor at a future stage.
- The proposal would replace a 4-bedroomed dwelling with a 5-bedroomed dwelling.
- We are concerned about a trend towards larger dwellings in Woodford via new build, rebuild and extensions, while the consultation with residents for the Woodford Neighbourhood Plan revealed a need for smaller homes, particularly 2-bedroomed dwellings.
- We welcome the aims for energy efficiency.

2. Woodford Neighbourhood Plan (WNP)

The application does not refer to the Woodford Neighbourhood Plan 2019, or acknowledge that it is the most recent and local part of the development plan for the Woodford area and has substantial weight in terms of the balance of relevant Planning factors in the determination of this application.

We have assessed the proposal against policies in the WNP.

2.1. WNP DEV2: Replacement of existing dwellings

“Development comprising the replacement of a dwelling should not be materially larger than the dwelling that it replaces and must have regard to local character and residential amenity.”

Assessment

The Green Belt Statement states “The proposal represents an increase in volume of approx 33%. The increase takes into account the volume of the existing detached garage to be

demolished.” If the total final volume is materially larger than the existing volume, then the proposal does not comply with this policy.

2.2. WNP ENV3: Protecting Woodford’s natural features

“The protection and/or enhancement of Woodford’s natural features, including those identified in the Table below, will be supported.”

Assessment

An area of mature native woodland (10W2) at the rear of the curtilage, which supports wildlife, should be protected from any ingress or damage during the demolition and construction process. See pages 120 and 123 of the [Woodford Landscape and Environment Study Report](#))

2.3 Flood risk

Given the problems with drainage generally in Woodford, any new development proposal should consider flood risk and drainage, as outlined in the information provided by the Environment Agency provided for the Woodford Neighbourhood Plan.

3. Compliance with National Planning Policy Framework (NPPF 2019)

We noted that relevant national policies include the following:

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:

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces”

Assessment

The Green Belt Statement states “The proposal represents an increase in volume of approx 33%. The increase takes into account the volume of the existing detached garage to be demolished.” If the total final volume is materially larger than the existing volume, then the proposal does not comply with this policy.

3.2 NPPF paragraph 143 “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”

Assessment

The proposal should be assessed for any harm on the openness that would be caused by the increased volume of the dwelling and decreased space between it and the neighbouring dwelling to the north east.

4 Saved policies of the Stockport UDP 2006

We note relevant policies include the following:

4.1 GBA1.5. “Proposals relating to existing residential uses in the Green Belt may be permitted in the following cases:

- rebuilding or replacement of an existing habitable dwelling where the new dwelling is of similar size and would not be more intrusive in the landscape than the one demolished;”

Assessment

The proposal is larger than the one it replaces and closer to the dwelling to the north east. Therefore, an assessment should be made as to whether it is more intrusive in the landscape than the one to be demolished.

4.2 Design of Residential Development SPD paras 8.8 to 8.10

Assessment

The potential for a cramming or terracing effect needs to be assessed.

Summary

In summary, we believe that the proposal does not comply with policies in WNP, Stockport UDP and the NPPF as outlined above. Whether the harm outweighs the benefits needs to be assessed.

Yours sincerely,



Evelyn Frearson

On behalf of Woodford Neighbourhood Forum Management Committee

Appendix



The Dutch House, Wilmslow Road



Wilmslow Road, Woodford