



Woodford Neighbourhood Forum

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Planning Services
Stockport Metropolitan Borough Council
Town Hall, Edward Street
Stockport
SK1 3XE

30th December 2020

To: Planning Officer

Reference: DC/078974

Proposal: Rear and side extensions

Location: 443 Chester Road, Woodford, Stockport, SK7 1QP

1. General comments

- 1.1. We did not find a Planning Statement among the documents posted for this application on the Stockport Council Planning website.
- 1.2. There is no reference to planning policies in the documents submitted with the application.
- 1.3. This is a large extension, which will be visible from Chester Road and the Redrow development, so the appearance and impact on the character of the dwelling and the street scene needs to be assessed.
- 1.4. At the site location, the original village meets the new Redrow development, which complicates decisions about character because the Redrow development is a completely different style to the original village. See Appendix Figures 1-4.
- 1.5. We believe that the principles of good design should be upheld where possible.

2. Policies relevant to the application

We believe that policies relevant to this application are contained within the following:

- **Stockport Development Plan:**
 - Woodford Neighbourhood Plan 2019
 - Saved UDP 2011
 - Core Strategy 2011
- **NPPF 2019**

3. Woodford Neighbourhood Plan

We believe the following WNP policies are relevant:

3.1. 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.”

Assessment

The existing house is at the end of a line of houses on Chester Road, with the Redrow development behind it. Therefore, the extension would not reduce a gap between properties. An assessment will need to be made about whether the proposed extension is in keeping with the original house and with its surroundings, which represent a junction between the houses along Chester Road in one style and the Redrow development in a different style. The master plan for the Redrow development shows an extra-care facility located behind 443 Chester Road. The site of the proposal is adjacent to one of the entrance roads into the Redrow development, with commercial premises located on the opposite side of the road on the masterplan. See Appendix Figure 4.

3.2 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.”

Assessment

We have concerns that the design of the proposal may be poor and not aesthetically pleasing when viewed from Chester Road and the Redrow development. This needs to be assessed.

4. SMBC Core Strategy

We believe that the following policy is relevant to this proposal:

4.1. GBA 1.5

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

- alterations and extensions where the scale, character and appearance of the property are not significantly changed”

Assessment

This is a large extension with a potentially poor design in a prominent position in the village. Therefore, we believe that the impact of this proposal on the scale, character and appearance will need to be carefully assessed.

5. NPPF

The following policies seem relevant to this application:

5.1. NPPF Paragraph 127 sets out the requirements for good design.

Assessment

We are keen for any new development in the village to be well-designed. We believe that this proposal should be checked for compliance with the requirements set out in NPPF paragraph 127 and those set out in the [National Design Guide published in 2019](#).

5.2. 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;”

Assessment

As for SMBC Core Strategy GBA 1.5, we believe that the proposal would represent a large increase in size, including around 30% increase of the existing floorspace and over 40% of the original footprint. It is estimated that it would double the existing volume from 451 cubic metres to 917 cubic metres, as shown on the volume plans for the application. However, we believe that volumes are not relevant if the side extension roof height is less than 4m and the extension at the rear is not more than 8m long, which are permitted under Permitted Development. An assessment will be needed as to whether or not this represents a disproportionate addition to the original building and is in conflict with this policy.

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

Assessment

The proposal is a single storey extension on a house which now has the Redrow development behind it, which will include an extra-care facility behind this dwelling and commercial premises on the other side of the access road. It would replace an existing conservatory on the back of the house. Although it represents a greater volume than existing structures, we believe that it would not cause any further harm to the Green Belt with respect to reducing the openness in this particular location.

Yours sincerely,



Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee

Appendix

Figure 1: 443 Chester Road, front view of site from Chester Road



Figure 2: 443 Chester Road side view, including access road into Redrow Estate



Figure 3: Chester Road housing line



Figure 4. Location in relation to the Redrow development masterplan

