



Woodford Neighbourhood Forum

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

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To: Planning Officer

Reference: DC/079649

Proposal: Proposed Garden room 10m x 4m, sunken patio 7mx2.5m near stream, proposed sunken patio 5mx4.3m & proposed greenhouse 3.2m x 2.8m

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

1. General comments and concerns

- The footprint of the proposed Garden Room is 10m x 40m, and it is 2.5m in height to give volume of 100m³. This is very large building to be located in a garden in a rural area subject to Green Belt planning policies and close to other properties and their respective gardens (See Appendix 1 and 2).
- The extended garden at 130 Moor Lane lies behind properties on Jenny Lane, which will be adversely impacted by this proposal, as also will those on Moor Lane.
- The proposal would cause the loss of residential amenity for residents in Moor Lane and Jenny Lane because:
 - a. It would be visible from adjacent properties on Moor Lane and Jenny Lane, resulting in visual intrusion.
 - b. The proposed location is very close to the boundary with neighbouring gardens, resulting in a loss of privacy.
 - c. The close proximity to neighbouring gardens and dwellings will result in noise disturbance for residents particularly during the spring and summer months.
 - d. The arrangement of the garden room and sunken patios suggests the intention may be to use it for entertaining outdoors, which could cause significant disturbance if the music and voices were loud and lighting was intrusive.
- Planning permission was recently granted for a two storey side extension and single storey rear extensions and demolition of existing garage at 130 Moor Lane (DC/077949). The garden room proposal in addition to these extensions would constitute considerable development at this site, which lies in Green Belt.

2. Policies relevant to the application

We believe that policies relevant to this application include:

- **Stockport Development Plan:**
 - Woodford Neighbourhood Plan 2019
 - Saved UDP 2011
 - Core Strategy 2011
- **Stockport Extensions and Alterations SPD**

- **NPPF 2019**

We note that, in the absence of specific policies in the Stockport Development Plan for garden rooms and outbuildings, applications for such structures have been assessed against the criteria for extensions.

3. Woodford Neighbourhood Plan (WNP)

We are pleased to note that the Planning Statement submitted with the application refers to the Woodford Neighbourhood Plan. It refers to WNP DEV3, but WNP DEV4, which is also relevant, is not mentioned.

We have assessed the proposal against policies in the Woodford Neighbourhood Plan.

2.1. WNP policy 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 garden room would be behind the housing line, so terracing is not relevant here. However, the very large size of the garden room and the sunken patios are urban in style and would not be in keeping with the rural surroundings. Moor Lane is a semi-rural location and, in common with much of the housing in Woodford, the gardens back on to agricultural fields. See satellite image in Appendix 1.

2.2. 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 garden room and sunken patios would not be in keeping with the Neighbourhood Area’s rural character, to its ecology and to its landscape. The site is in a semi-rural location backing on to fields as described above. The structures would cover areas of ground with concrete, thereby reducing the permeability of the ground to surface water and reducing areas for plant growth.

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

Section 13 of the NPPF is entitled Protecting Green Belt land and the accompanying paragraphs confirm this approach to any development in the Green Belt.

The application site is in Green Belt and therefore subject to Green Belt policies in the NPPF. The NPPF states that the construction of new buildings should be regarded as inappropriate in Green Belt except in very special circumstances. We believe that the following paragraphs are relevant and that the proposal does not comply with the following paragraphs in the NPPF:

3.1. Paragraph 133, which is the first paragraph of section 13 NPPF and states that the essential characteristics of the Green Belt are their openness and permanence. Neither of these two criteria would be met by the proposed development.

Assessment

The development fails to meet the requirements of paragraph 133 NPPF.

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

Assessment

The extended garden contributes to the openness of the Green Belt, which would be impaired due to the scale of development being proposed.

3.3. Paragraph 144, which advises Planning Authorities to give substantial weight to any harm caused to the Green Belt and notes that special circumstances only exist where any harm is outweighed by other circumstances.

Assessment

There are no special circumstances that would justify the harm caused to the Green Belt by this proposal.

3.4. Paragraph 145 c) which does not exclude 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

Planning permission was recently granted for a two storey side extension & single storey rear extensions & demolition of existing garage at 130 Moor Lane (DC/077949). The garden room proposal in addition to these extensions would constitute considerable development at this site, which could be regarded as disproportionate over and above the original size of the building.

4. Stockport Council Policies, including Unitary Development Plan (UDP), Core Strategy and Extensions and Alterations SPD

There are no policies in the Stockport UDP or Core Strategy which cover outbuildings specifically. However, we believe that the following are relevant:

4.1. Saved UDP Policy GBA1.1, which includes Woodford in the extent of the Green Belt

4.2. Saved UDP Policy GBA1.2, which list criteria for the control of development within Green Belt.

4.3. Saved UDP Policy GBA1.5, which states that alterations and extensions may be permitted in Green Belt where the scale, character and appearance of the property are not significantly changed.

4.4. Saved UDP Policy LCR1.1, which does not permit development in the countryside unless it protects or enhances the quality and character of the rural area.

4.5. Saved UDP Policy CDH 1.8: Residential Extensions, which states that:

Subject to the overall requirements of Policy CDH1.1, the Council will grant permission for an extension to a residential property in the Predominantly Residential Area provided that the proposal:

- (i) complements the existing dwelling in terms of design, scale and materials and does not adversely affect the character of the street scene;
- (ii) does not cause damage to the amenity of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, or loss of privacy and does not unduly deprive the property to be extended of private garden / amenity space including parking areas;
- (iii) does not prejudice similar development by the occupants of neighbouring properties.

4.6. Stockport Core Strategy Policy SIE1 advises of the need to provide, maintain and where suitable, enhance the levels of privacy and amenity for neighbouring residents.

4.7. Extensions and Alterations SPD states that outbuildings can have a similar effect on the amenities of neighbours as other extensions. Where planning permission is required for this form of development, detached buildings should in general:

- Be sited as so as not to affect neighbouring amenity and
- Be of an appropriate scale and appear clearly subordinate in relation to the main house.

Assessment

We believe that the proposal does not comply with the relevant Stockport policies shown above because:

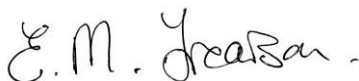
- Due the scale of the proposal, it will impair the openness and permanence of the Green Belt and the character of the property and the surroundings (See Appendix 1).
- Due to proximity to other properties and gardens, it will impair residential amenity for neighbours through loss of privacy, visual intrusion and potential for noise intrusion and light intrusion (See appendix 2).

5. Summary

We believe that planning permission should be refused because the proposal does not comply with the following policies: WNP DEV3, WNP DEV4, NPPF paragraphs 143, 144 and 145, Stockport UDP GBA1.2, GBA1.5, LCR1.1 and CDH 1.8, Stockport Core Strategy SIE1, or the Stockport Extensions and Alterations SPD.

In the event that the proposals are permitted, we request that conditions are imposed to limit the hours of use and maximum noise and lighting.

Yours sincerely,



Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee

Appendix

1. Satellite images show semi-rural location of 130 Moor Lane....



2. Proximity of the proposal to other properties and their gardens

