



# Woodford Neighbourhood Forum

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

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**Reference:** DC/080608

**Proposal:** Provision of an additional storey above the original roof increasing the height by 3m.

**Location:** 21 Bridle Road, Woodford, Stockport, SK7 1QH

## 1. General comments and concerns

- 1.1 We are concerned at the gradual loss of single storey accommodation in Woodford, which is regarded in the community as a valuable component of the housing mix because it is suitable for elderly and infirm residents, but we realise that there are no planning reasons for refusal on this basis.
- 1.2 A two storey dwelling will look out of character in the current row of bungalows and will be visible for residents on Chester Road as well as Bridle Road. (see Appendix 1-3)
- 1.3 A two storey dwelling will result in loss of residential amenity and loss of privacy for the immediate neighbours.
- 1.4 We have concerns about the design. See 3.2.
- 1.5 We see no special circumstances which would outweigh any harm to the Green Belt. It is close to the Redrow development, which provides an abundance of two-storey accommodation. Responses to consultation for the Woodford Neighbourhood Plan indicated a need for small, two-bedroomed dwellings.

## 2. Policies relevant to the application

We believe that policies relevant to this application include:

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

## 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**

As the site lies in a line of other bungalows, the proposal to add an additional storey would not be in keeping with the host property and its immediate surroundings and, therefore, does not comply with this policy. See Appendix 1-3.

### **3.2 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**

We believe that the proposal does not achieve a high standard of design. We believe this proposal has disadvantages compared with the proposal submitted previously (DC/079242). Placing the upstairs accommodation at the front of the house makes it more dominant and less in keeping with the local surroundings. In the previous layout, the bathroom would have been above the downstairs plumbing, allowing the soil ventilation pipe for the ensuite to go outside. The garage is too small to be used as such. The proposed new plan does not match the elevation with regard to the bay windows, and the glazed central section is not drawn correctly on the ground floor plan.

## **4. NPPF**

The following policies seem relevant to this application:

- 4.1 **NPPF Paragraph 133** confirms that the essential characteristics of the Green Belt are its openness and its permanence.
- 4.2 **NPPF Paragraph 143**, which seeks to prevent harm to the Green Belt.
- 4.3 **NPPF 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.
- 4.4 **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

#### **Assessment**

We believe that the proposal to increase the size of the building and raise the roof height by 3 metres raises questions about whether this would represent disproportionate additions over

and above the size of the original building. We also have concerns as to whether it would result in harm to the Green Belt due to reduction of openness in this location. We see no special circumstances that would justify any harm to the Green Belt. Therefore, it needs to be assessed against the relevant NPPF policies, including those listed above.

#### **5. Stockport Unitary Development Plan (UDP)**

We believe that the following are relevant:

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

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

**5.3 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.

**5.4 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.

#### **Assessment**

We believe that the proposal is in conflict with GBA 1.5 because the scale and appearance of the property would be significantly changed.

#### **6. Stockport Core Strategy**

**6.1 Policy SIE1** advises of the need to provide, maintain and where suitable, enhance the levels of privacy and amenity for neighbouring residents.

#### **Assessment**

We believe that the proposal is in conflict with SIE1 because it would result in loss of privacy for neighbouring residents due to neighbouring gardens being overlooked.

#### **Summary**

We believe that the proposal is in conflict with policies DEV3 and DEV4 in the Woodford Neighbourhood Plan, policy GBA 1.5 in the Stockport Development Plan and policy SIE1 in the Stockport Core Strategy.

Yours sincerely,



Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee

**Appendix**

1. 21 Bridle Road satellite image



2. Photograph of 21 Bridle Road



3. Photograph of Bridle Road showing street character

