



Woodford Neighbourhood Forum

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

21 July 2021

To: Planning Officer

DC/080679 Proposal: Single storey front, and two-storey rear extensions with associated renovation work to existing property Location: 1 Moor Lane, Woodford, Stockport, SK7 1PW

1. General Comments

- There was no planning statement among the documents posted on the website, so this response is based on the plans.

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

The artist’s impressions in the document showing the roof plans and elevations indicate that the appearance of the dwelling will be very different following the alterations. The proposals for a rendered exterior to the whole dwelling and copper cladding on the first floor extension will impair the street scene. It needs to be assessed whether the first floor extension would be visible from neighbouring gardens and the Community Centre field and impair residential amenity.

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 respond to the Neighbourhood Area’s rural character, to its ecology and to its landscape. This is ribbon development backing on to fields and the proposed style is not sympathetic to this semi-rural location.

4. Stockport Unitary Development Plan (UDP)

We believe that the following are relevant:

4.1. 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.

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.

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.

Yours sincerely,



Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee