



# Woodford Neighbourhood Forum

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

12 May 2021

**Reference:** DC/080620

**Proposal:** A Single Storey Side & Rear Extension

**Location:** Rose Cottage, 3 Bridle Way, Woodford, Stockport, SK7 1QL

## 1. General comments

- 1.1 The application form states that it is for a single storey side extension. The council website states that the application is for single storey side and rear extensions. However, the plans show that extensions are proposed to the side, the rear and the front of the existing bungalow.
- 1.2 There is no supporting Planning Statement or Design and Access Statement with the application, which means that the layout plans provide the only details available of existing and proposed development.
- 1.3 Using the scale on the layout plans, we estimate that the proposal would represent a significant increase in the size of the property, representing, 2.5 to 3 times the existing area.
- 1.4 Planning history at the site includes a dismissed appeal in 2018 (reference DC/066015) following refusal of planning permission by Stockport Council for an additional dwelling in the garden. We note that the reasons cited by the Inspector for dismissing the appeal include that the proposal would have a harmful effect on the openness of the Green Belt.
- 1.5 We note that the layout plans reference a Lawful Development Certificate for an outbuilding containing a swimming pool. The certificate on the council website was granted in 2014, which we presume has now expired and is not relevant to this new application.
- 1.6 The site is in a rural part of the village that is sensitive to change. See Appendix 1 and 2.

## 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 proposal represents a significant increase in size of development. From the plans, it can be seen that the existing floorplan layout is approximately 13 m side to side and 9 m front to back, thereby providing a total of around 117 sq m of current accommodation on one floor. The proposed layout is estimated to be around 30 m side to side and around 10 m front to back, thereby providing a total of around 300 sq m of proposed floorspace on one floor. The proposed increase in the size of the property is estimated to be around 2.5 to 3 times the land area coverage compared with the existing bungalow. The proposal would fill much more of the plot than the existing dwelling and exceeds the width in Permitted Development Rights. It is not in keeping with the host property, as can be seen in the image in Appendix figure 1 and 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

The site represents the end of ribbon development along Bridle Way, which is a no through road leading to a farm and farm fields. Farmland lies to the side and rear of Rose Cottage, contributing to the rural character of the location. See Appendix 1 and 2. The proposal would substantially reduce the gap between the existing built form of the houses and the open countryside, which lies immediately adjacent to the proposed gable end of the property. This would detract from the open character and appearance of the area.

We see no evidence of how the design of the new proposal aims to meet the criteria set out in DEV3 in this sensitive part of the village.

### 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.

**Assessment**

This development fails to comply with this policy due to the substantial increase in the size of the accommodation.

4.2 **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**

The proposal represents a substantial increase in size compared with the original building. This is regarded as a disproportionate addition to the original size of the building, and therefore non-compliant with this policy.

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

**Assessment**

We believe that the proposal will harm the Green Belt because it represents a significant increase in the amount of development and reduction in openness in a sensitive rural part of the village.

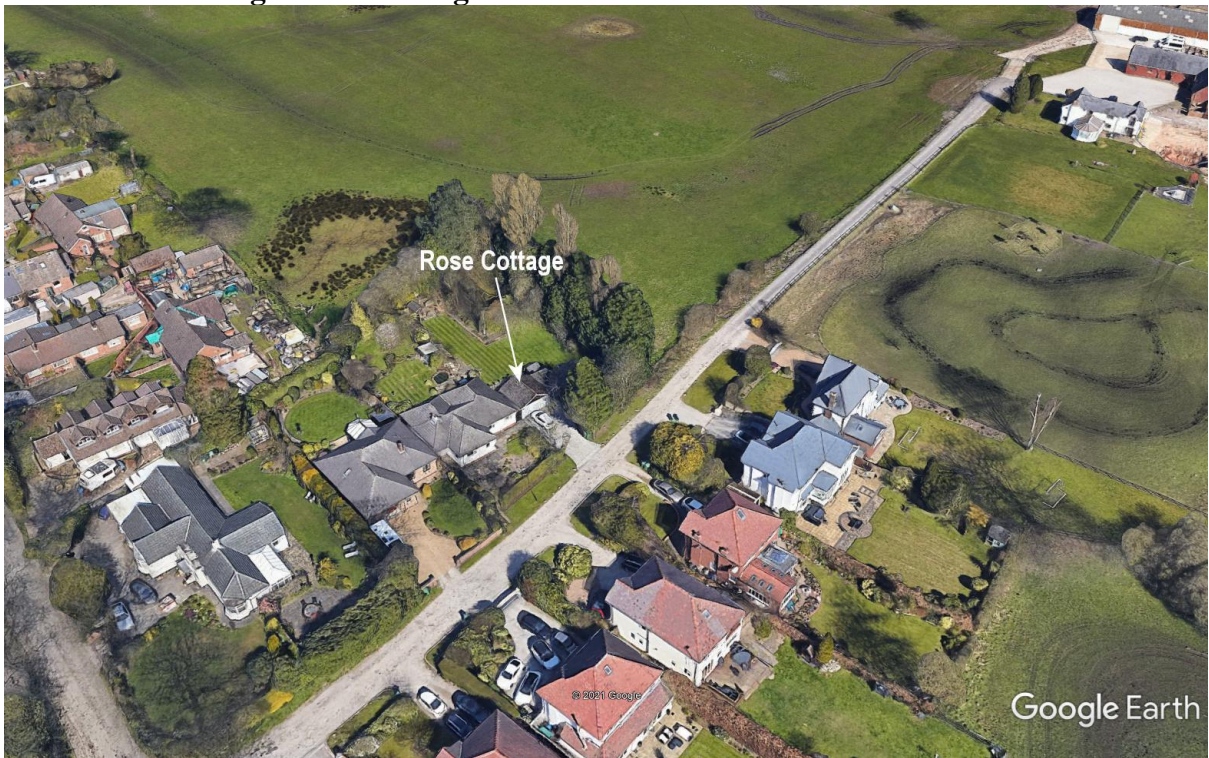
Yours sincerely,



Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee

**Appendix**

**1. Rose Cottage satellite image**



**2. Bridle Way street view just beyond Rose Cottage**



**3. Rose Cottage street view**

