



# Woodford Neighbourhood Forum

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

10<sup>th</sup> May 2022

To: Planning Officer

**Reference: DC/084994**

**Proposal: Erection of a front boundary wall**

**Location: 14 Jenny Lane, Woodford, Stockport, SK7 1PE**

## 1. General comments

- The proposed 5ft high front boundary wall will change the character of Jenny Lane. Adjacent properties have very low walls or hedges, which give a sense of openness on the lane. See Appendix Figs 1 to 3.
- The site is on a bend in Jenny Lane and the proposed wall is close to the pavement. The increased height of the wall may reduce visibility of the road and pavements for traffic leaving the property. The implications for the safety of pedestrians and road users should be assessed.

## 2. Policies relevant to the application

We believe that planning policies relevant to this application include:

- NPPF 2021
- Stockport Development Plan:
  - o Woodford Neighbourhood Plan 2019
  - o Saved UDP 2011
  - o Core Strategy 2011

## 3. Woodford Neighbourhood Plan

### **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 high front wall proposed does not comply with this policy because it does not respond to the semi-rural character, or landscape at the location. There are fields behind and in front of the property and nearby properties have low walls or hedges at their front boundary. See Appendix fig 4.

#### **4. Stockport Development Plan**

Policies in the Core Strategy seek to safeguard against climate change (CS8) and protect the natural environment (SIE-3). It is questionable whether replacement of a low wall, which supports growth of plants, with a high brick wall is in the spirit of these aims.

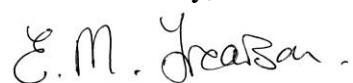
#### **5. NPPF (2021)**

**Paragraph 147** seeks to prevent harm to the Green Belt.

#### **Assessment**

The proposed wall would detract from the current openness of the immediate area and this impact should be assessed

Yours sincerely,



Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee

Appendix

Fig 1 Street scene around 14 Jenny Lane



Fig 2 Street scene around 14 Jenny Lane



Fig 3. 14 Jenny Lane, street view



Fig 4. Satellite image of 14 Jenny Lane



Appendix  
Satellite images of 14 Jenny Lane

