



Woodford Neighbourhood Forum

c/o Woodford Community Centre, Chester Road, Woodford, Stockport, Cheshire, SK7 1PS

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

14th May 2022

To: Planning Officer

Reference: DC/085044

Proposal: Single storey front, side and rear extensions

Location: 368 Chester Road, Woodford, Stockport, SK7 1QG

1. General comments

- The proposal is a very poor design.
- It is questionable whether it would be feasible to build to the proposed design.
- The design is not in keeping with the character of Chester Road or Woodford as a whole. The proposed dark grey metal cladding is particularly out of character with the location.
- Most of the extension is at the back, but the new front porch dominates and is not in keeping with the existing building.
- There is no planning statement among the documents for this proposal, so we cannot assess whether the applicant is aware of planning policies generally and Woodford Neighbourhood Plan in particular.

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 proposed development does not comply with this policy because it does not respond to the character of the Neighbourhood Plan Area. The cottage-like character of the existing dwelling would not be respected in terms of basic design principles, such as the form of layout, scale and design itself. See photographs in the Appendix.

4. Stockport Development Plan

We believe that the proposal should be assessed against the following Core Strategy policies:

- SD-6, with particular regard to solar shading and passive ventilation to reduce the potential for overheating due to climate change.
- H-1, with regard to high quality design and responding to the landscape character of the area.
- CS-8, to assess whether it is high quality design which promotes a sense of place.
- SIE-3, to assess whether use of materials is appropriate to the location.

5. NPPF (2021)

Paragraph 130 states that:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Assessment

The proposed extensions fail to comply with paragraphs a, b, and c of this policy

Yours sincerely,

E.M. Frearson

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee

Appendix

Fig 1. 368 Chester Road



Fig 2. Land adjacent to the dwelling at 368 Chester Road



(photographs taken 13 May 2022)