



Woodford Neighbourhood Forum

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

22 November 2022

To: Planning Officer

Reference: DC/086940

Proposal: Two storey front extension, two storey side/rear extension, external alterations including Juliette balconies and render with stone to the front gables

Location: 1 Moor Lane, Woodford, Stockport, Stockport, SK7 1PW

1. Background

- We responded on 21 July 2021 with comments on a previous application on this site, reference DC/080679.
- We were pleased to note that our comments were addressed in the officer's report, which was published on the SMBC website on 24 March 2022.
- We were notified that amended plans had been published on the SMBC website in March 2022 and made no comments.
- We note that the amended plans were granted permission on 24 March 2022.

2. Comments

- We believe that the current application, reference DC/086940, is a new application, which differs from the permitted amended plans.
- The design of the new proposals should be carefully assessed against the criteria in relevant policies.
- We have noted that the new proposals represent an increase in the footprint and volume of the dwelling when compared with the permitted amended plans. In order to visualise this, we have prepared the images shown figures 1 and 2 in the appendix, which place drawings of the existing dwelling, permitted amended plans and the new proposal side by side for comparison.
- The new proposal extends significantly further at the side towards dwellings on Chester Road at ground floor and first floor levels, compared with the permitted amended plans.
- This raises issues for compliance with planning policies, including residential amenity for neighbours on Chester Road, as well as Moor Lane. Please see satellite images in figures 3 and 4 in the appendix.

3. 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

We believe that the proposals should be assessed against the following policies in particular:

4. Woodford Neighbourhood Plan

We believe the following WNP policies are relevant:

4.1. 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.”

The proposals should be assessed on whether the extensions will be in keeping with the host property and its surroundings.

4.2. 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.”

The site is in ribbon development backing on to fields in a semi-rural location. It is not clear how this proposal responds to the Neighbourhood Area’s rural character, to its ecology and to its landscape.

5. Stockport Unitary Development Plan (UDP)

We believe that the following are relevant:

5.1. 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.

The scale and appearance of the property would be significantly changed by these proposals, which need to be assessed against this policy.

5.2. Saved UDP Policy CDH 1.8: Residential Extensions, which includes the requirement that an extension:

- (i) complements the existing dwelling in terms of design, scale and materials and does not adversely affect the character of the street scene;
- (ii) does not cause damage to the amenity of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, or loss of privacy and does not unduly deprive the property to be extended of private garden / amenity space including parking areas;
- (iii) does not prejudice similar development by the occupants of neighbouring properties.

Paragraphs (i) and (ii) are particularly relevant in this case. The proposals should be assessed against paragraph (ii) because the development would be much closer than the existing dwelling to dwellings on Chester Road at ground and first floor levels.

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.

This is relevant because, compared with the permitted amended plans, the proposal extends further towards properties on Chester Road, such as 454 Chester Road. It needs to be assessed whether privacy and amenity for these neighbours would be maintained.

7. NPPF 2021

Section 12, Paragraph 130

Planning policies and decisions should ensure that developments:

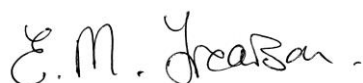
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, 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.

The proposals should be assessed against these criteria and especially against paragraphs b) and c).

Summary

We refer the planning team to the policies outlined above and trust that the proposals will be assessed against them to achieve a good outcome. Please refer to the images in the appendix below, which help to illustrate the increase in footprint (and volume) of the new proposals compared with permitted amended plans.

Yours sincerely,



Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee

Appendix

Fig 1: Comparison of ground floor plans for existing, permitted amended and new proposals

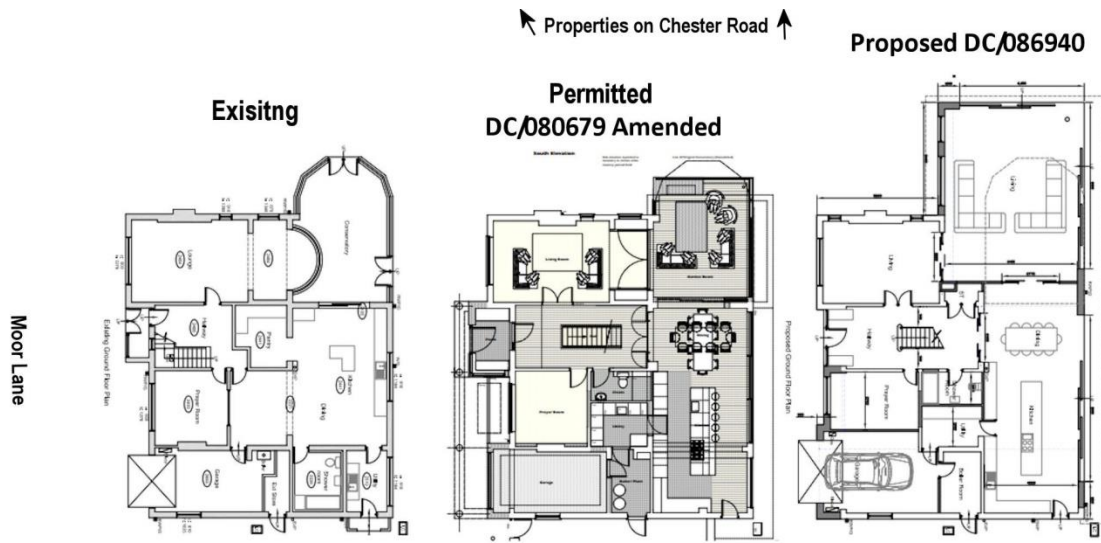


Fig 2: Comparison of first floor plans for existing, permitted amended and new proposals

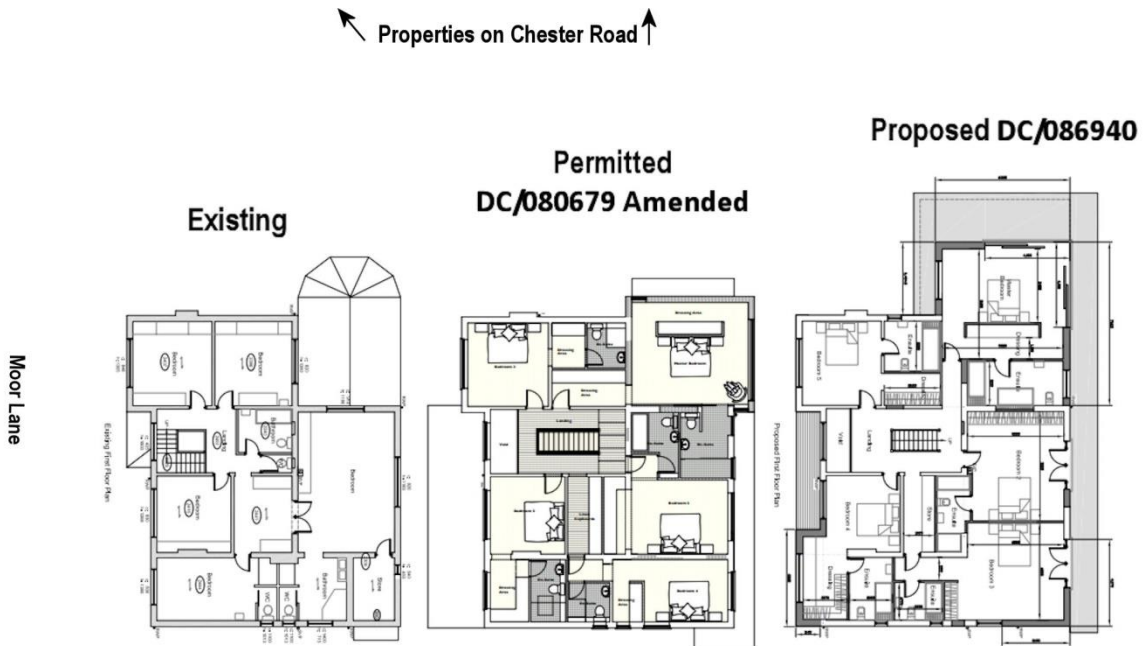


Fig 3: Satellite image of 1 Moor Lane looking from the East



Fig 4: Satellite image of 1 Moor Lane looking from the South West

