



Woodford Neighbourhood Forum

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

26 June 2025

To: Planning Officer

Reference: DC/095585

Proposal: Erection of one detached dwelling

Location: Land Adjacent To 456 Chester Road, Woodford, Stockport, SK7 1QS

1. General comments

- We have not found a planning statement among the documents presented on the website.
- We note the planning history for this site includes the following:
 - 2004: [DC/017112](#) |Outline application for the erection of 1 dwelling| Land Adj To 456 Chester Road Woodford Stockport Cheshire SK7 1QS. Refused
 - 2017: DC/064879|Proposed construction of one detached infill dwelling with a detached garage shared between the proposed dwelling and the existing dwelling.|456 Chester Road Woodford Stockport SK7 1QS. Withdrawn
 - 2017: [DC/066616](#)|Proposed construction of one detached infill dwelling with a detached garage shared between the proposed dwelling and the existing dwelling.|456 Chester Road Woodford Stockport SK7 1QS. Refused. Appeal dismissed
 - We note that the in the appeal decision notice relating to DC/066616 , the planning inspector concluded that the proposal constituted inappropriate development in Green Belt and there were no very special circumstances to outweigh the harm.

2. Policies relevant to the application

We believe that planning policies relevant to this application include:

- i. NPPF 2024
- ii. Stockport Development Plan:
 - o Woodford Neighbourhood Plan 2019
 - o Saved UDP 2011
 - o Core Strategy 2011

3. Woodford Neighbourhood Plan

The site lies within the designated Neighbourhood Area for the Woodford Neighbourhood Plan.
We believe that the following policy is relevant:

DEV1: Limited infilling

Limited infilling in the Neighbourhood Area, comprising the development of a relatively small gap between existing dwellings for one or two dwellings, will not be inappropriate development in the

Green Belt, subject to such development respecting local character. Limited infilling should comprise the completion of an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene where the scale of development is compatible in character to that of adjoining properties. Limited infilling should be built along similar building lines as adjoining properties.

Assessment

We believe that the proposal does not comply with this policy because there is not a “continuous and largely uninterrupted built frontage of several dwellings visible within the street scene”. See satellite images below.

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 design does not reflect the character of Woodford is not in keeping with other dwellings in the street scene.

Images

Satellite 1



Satellite 2



Street view



Yours sincerely,

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee