

WARD: Bowdon

101163/FUL/20

DEPARTURE: No

Change of use and conversion of former medical centre into five dwellings, works to include: erection of single and two storey side and rear extensions plus basement and replacement rear dormers following demolition of existing side extensions and outbuilding; roof alterations; installation of eyelet windows on front façade; and other elevational alterations; as well as erection of car port at rear and associated landscaping works.

St Johns Medical Centre, St Johns Road, Altrincham, WA14 2NW

APPLICANT: Quinta Group

AGENT: Icen Projects

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee as it has received nine objections contrary to Officer Recommendation.

EXECUTIVE SUMMARY

The application relates to the conversion of the former St. John's Medical Centre on St. John's Road in Altrincham to form five dwellings. The building was originally built as St. John's School in the nineteenth century and is a positive contributor within the Downs Conservation Area. The adjacent Church Hall was converted to residential use in the 1980s. The site also lies within the setting of the Church of St. John the Evangelist, Grade II listed, which is sited to the east.

The proposed works would include: demolition of the existing 1990s side extension and an outbuilding; erection of a two storey side extension and single storey rear extension plus basement and replacement rear dormers; roof alterations; installation of eyelet windows on the front façade; and other elevational alterations; as well as the erection of a car port at the rear and associated landscaping works.

The proposed development would comprise of 1 no. 3 / 4 bedroom dwelling and 4 no. 2 / 3 bedroom dwellings. The proposal includes the provision of 10 car parking spaces (8no. covered under the carport) and a cycle store for 6 bicycles. Private amenity space is proposed to the rear of each dwelling plus communal amenity spaces.

The proposal has been amended during the course of the application including the change from a flat roof to a gable roof form on the side extension and the replacement of the originally proposed two storey rear extension with a single storey extension and dormers. Additional historic fabric has also been retained.

There have been a total of 13 representations during the course of the application, comprising of 9 objections, 3 neither objecting nor supporting and 1 in support.

The consideration of the impact on the designated heritage assets is set out in paragraphs 29 to 65 of the report. It is concluded that, due to the loss of historic fabric and the impact of the proposed extensions and alterations, the proposed development would result in moderate (less than substantial) harm to the significance of the Downs Conservation Area. In addition, the proposals would cause negligible (less than substantial) harm to the setting of the Church of St. John Evangelist Grade II listed.

However, In line with paragraph 202 of the NPPF, this harm should be weighed against the public benefits or the proposal. The development would provide 5 no. dwellings in a sustainable location, whilst bringing the building back into a viable use. It is considered that these public benefits would be sufficient to outweigh the harm that would arise to the significance of the designated heritage assets. It is therefore considered that the proposals would comply with the heritage policies of the NPPF.

The proposed design, although clearly contemporary, is considered to sensitively relate to the historic building and its setting and it is considered that the proposal would be acceptable in terms of design and visual amenity, having regard to Policy L7 of the Core Strategy and the NPPF (as detailed in paragraphs 66 to 74).

As the Council does not currently have a five year supply of housing land, and this is an application for housing development, the tilted balance in Paragraph 11d)(ii) is automatically triggered, provided that there are no protective policies in the NPPF which indicate that the development should be refused (Paragraph 11d)(i)). In terms of paragraph 11d)(i), as the proposal is considered to be acceptable in terms of the heritage policies of the NPPF, there would be no clear reason for refusal of permission. The proposal therefore needs to be considered in relation to the test in paragraph 11d)(ii).

All other detailed matters have been assessed including design and visual amenity, residential amenity, parking and highway safety and tree, ecology and drainage impacts. The proposal is considered to be acceptable, subject to appropriate conditions, and complies with the development plan and guidance in the NPPF in relation to these matters. In terms of paragraph 11 d) ii), it is considered that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of granting permission. It is therefore recommended that planning permission should be granted, subject to conditions.

SITE

St Johns Medical Centre was originally built as the St John's School in the 19th century. It was used as a medical centre from around the 1980s until 2019. During this time the building was altered and extended. The building, originally built as a single storey building, now has rooms within the roof space. It is constructed from stone, with stone mullion windows comprising of single glazing, and a slate tiled gable roof. The front gable also includes a timber fretwork detail. The late 20th century extension is built from stone with a mansard roof form. A two storey cross gable is located on the rear on the western elevation. Three gable dormer windows plus a flat roof lift overrun is located on the rear roof slope.

Vehicular and pedestrian access is provided to the west of the building. A stone boundary wall is sited along the frontage. A car park is located to the rear with two small areas of soft landscaping to the corners and a single storey outbuilding is located within the centre. The site also includes eight trees.

The surrounding area, other than the former/vacant church, is predominantly residential in nature with a mixture of house types: including apartments, relatively modern town houses and Victorian Villas. The adjoining former Church Hall was converted to residential use in the late 1980s.

St Johns Medical Centre is located within the Downs Conservation Area and is identified as a positive contributor. The site also lies within the setting of the Church of St John the Evangelist, Grade II listed, built 1865-6 and designed by J. Medland Taylor. In addition, the site is also located within the Altrincham Town Centre Neighbourhood Business Plan area.

PROPOSAL

Planning permission is sought for the change of use and conversion of the former medical centre to create five dwellings. The proposed works would include: demolition of existing side extensions and outbuilding; erection of single and two storey side and rear extensions plus basement and replacement rear dormers; roof alterations; installation of eyelet windows on the front façade; and other elevational alterations; as well as the erection of a car port at rear and associated landscaping works.

The proposed development would comprise of 1 no. 3 or 4 bedroom dwelling and 4 no. 2 or 3 bedroom dwellings (the drawings annotate the basement rooms as games room/bedroom). The proposal includes the provision of 10 car parking spaces (8no. covered under the carport) and a cycle store for 6 bicycles. A bin store for each property and a communal compost area are located to the western boundary. Private amenity space is proposed to the rear of each dwelling plus communal amenity spaces on the retained soft landscaped areas.

The proposed development would demolish the existing extension on the west side elevation. A two storey side extension is proposed in its place, which would measure approximately 15.3m (D) x 5.7m (W). The proposed extension would comprise a gable roof form with an overhang. The gable would be approx. 4.55m wide and the eaves height would measure circa 5.5m, rising to 7.8m at its ridge. A shallow pitched link, measuring 11.45m (D), would link the new extension to the existing building.

In addition the proposed development includes a two storey gable rear extension and single storey flat roof extension plus basements and dormers. The two storey rear extension would project 4.4m from the original rear elevation and would have a width of 5m. The roof pitch would be steeper than the side extension as the eaves would be 4.25m in height, with the roof rising to 8.5m at its apex.

The proposed single storey rear extension would measure 4m (D) x 18.7m (W) and would be built up to the eastern boundary. It would feature four openings, all of which would feature a stone surround. The proposed light wells would measure 1.3m in depth and would stretch across the whole rear elevation. The entrances would be between 1.7m and 2m wide and would bridge across the light wells. Stainless steel railings are proposed to the perimeter of the light wells.

The proposal includes 4 no. dormer windows, which comprise of a steep gable pitch. They each measure approximately 2m wide x 2.8m high with an eaves of 1.2m. The dormers would be fully glazed as the glazing would follow the pitch of the roof.

All of the proposed gable extensions would feature timber louvres and angled glazing at the upper floor, and full height windows or doors at the ground floor. The roof would comprise of a slate roof. It is proposed to salvage and re-use the existing stone where possible and where necessary utilise new to match the existing. The proposed side extension would be built in yellow facing brick. The proposed window and doors would be metal and dark grey.

Landscaping works include an increase of 0.5m to the proposed car park levels, planting of hedges, planting mixes and 10 no. new trees. A new pedestrian access is proposed through the western side of the existing stone wall, with paved walkways to the front of the proposed dwellings. A small area for bin collection is also proposed to the side of the vehicular access near the entrance.

The total floorspace of the proposed development would be 536 m², excluding existing floorspace to be demolished.

Value Added

The proposals have undergone a series of revisions and the amendments comprise of:

- Side extension - change to a gable roof form (from flat roof) with timber brise soleil
- Two storey rear extension reduced to single storey, flat roof rear extension plus 4 no. dormer windows
- Additional historic fabric retained

- Applicant agreed to salvage and re-use stone where possible

DEVELOPMENT PLAN

For the purposes of this application the Development Plan in Trafford comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Altrincham Town Centre Neighbourhood Business Plan (ANBP)**, adopted 29 November 2017. The plan includes a number of policies, a town centre boundary, primary shopping frontages, mixed use areas and 6 allocations.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L1 - Land for New Homes
 L2 - Meeting Housing Needs
 L4 - Sustainable Transport and Accessibility
 L5 – Climate Change
 L7 - Design
 L8 - Planning Obligations
 R1 - Historic Environment

PROPOSALS MAP NOTATION

Altrincham Business Improvement District
 Altrincham Town Centre Neighbourhood Business Plan
 The Downs Conservation Area

PRINCIPAL RELEVANT ANBP POLICIES

H1, H2, & H3 – Town Centre Housing
 D1, D2, & D3 – Design & Quality

OTHER LOCAL POLICY DOCUMENTS

SPD5.5 – The Downs Conservation Area Appraisal
 SPD5.5a – The Downs Conservation Area Management Plan

OTHER RELEVANT LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990

GREATER MANCHESTER SPATIAL FRAMEWORK

The Greater Manchester Spatial Framework (GMSF) was a joint Development Plan Document being produced by the Greater Manchester districts. The first consultation draft of the GMSF was published on 31st October 2016, and a further period of consultation on the revised draft ended on 18th March 2019. The GMSF is now being progressed by nine GM districts as 'Places for Everyone' (PFE) and, once adopted, will be the overarching development plan for these districts, setting the framework for individual district Local Plans. PFE is not yet at Regulation 19 stage and so will normally be given limited weight as a material consideration. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If PFE/GMSF 2020 is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) in July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The National Planning Practice Guidance was first published in March 2014, and it is regularly updated, with the most recent amendments made in June 2021. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

St John's Former Medical Centre

78539/FULL/2012 - Erection of single storey extension to annexe/outbuilding; insertion of 6 no. Rooflights on front elevation of main building.
Approved - 15.06.2012

H/70993 - Penetration in roof space on rear elevation and insertion/erection of lift shaft to provide additional access to first floor level.
Approved - 20.04.2009

H/70694 - Insertion of 1 no. Rooflight in roof slope on front elevation.
Approved - 11.02.2009

H44360 - Conversion of existing part roofspace to form additional administrative offices and staff common room to include the installation of 3 new dormer windows
Approved - 05.08.1997

H41667 - Formation of extension to existing car park to rear of surgery to provide an additional 6 car parking spaces
Approved - 31.01.1996

H32847 - Erection of single-storey side extension to provide office, records space & toilets with extra storage space in roof following demolition of existing open porch
Approved - 27.03.1991

H23279 - Change of use of church hall to provide waiting/reception/toilet & office facilities for adjacent medical centre. Extension of car park at rear to provide six additional spaces.
Approved - 03.07.1986

St John's Church Hall

H/59458 - Removal of existing brick steps to rear of building. Installation of new door and windows at basement level, new balcony at ground floor level and roof windows.
Approved - 05.07.2004

H24676 - Alterations to & change of use of church hall to form 3 dwelling units & formation of new vehicular access to St. Johns Road & provision of car parking facilities for the new dwellings & church
Approved - 12.03.1987

APPLICANT'S SUBMISSION

Bat Survey
Design and Access Statement
Heritage Statement
Planning Statement
Planning Statement Addendum
Photomontage
Surface Water Drainage Plan
Tree Survey/ Arboricultural Statement

CONSULTATIONS

Altrincham Town Centre Business Neighbourhood Plan (Design Forum) – summarised key points as follows (further discussed in report):

- Design of House A improved due to pitched roof, vertical slate also reduces the visual impact
- The eyelet dormers sit comfortably within the existing building proportions
- The proposed use of facing brickwork, stonework, and natural slate is in keeping with the conservation area whilst metal and glass windows and balconies update the building to a contemporary style.
- Overall, the proposal restores and retains a significant architectural contribution to St Johns Road.

Greater Manchester Ecology Unit – No comments received

Lead Local Flood Authority – No objection, subject to a condition in relation to a scheme to improve the surface water disposal in line with one of the two options submitted

Local Highway Authority – No objection, subject to conditions in relation to a Construction Method Statement

Arboriculture Officer – No objection, subject to conditions requiring piling details for the cycle parking, and that the submitted method statement is adhered to.

Heritage Development Officer - The proposed development would result in moderate (less than substantial) harm to the significance of St Johns Medical Centre and adjoining St Johns Mews and the contribution the building makes to the Downs Conservation Area as a whole. The proposals would cause negligible harm to the setting of the Church of St John Evangelist, Grade II Listed.

Pollution and Licensing (Contaminated Land) – No objections

Pollution and Licensing (Nuisance) – No objection, subject to conditions in relation to a Construction Environmental Management Plan, noise levels from plant and equipment and low emission vehicle charging points

Waste Team – No objections, comments discussed further within report

REPRESENTATIONS

Neighbours were re-consulted on this application due to a revised scheme being submitted. There have been a total 13 representations, including Altrincham & Bowdon Civic Society, received in relation to this application: 9 objections, 3 neither objecting nor supporting, and 1 in support.

One of the objection letters was from **Altrincham & Bowdon Civic Society**, their concerns are summarised as follows:

- The design of House A has improved and is more in keeping with the rest of the building.
- Too many dwellings, resulting in cramped development
- Natural light only from front and rear with some roof lights
- Nature of ground may be problematic for basement development
- Car port would make rear area appear smaller
- 20 wheelie bins is a lot, prefer 4 no. commercial bins

The most recent comments from neighbours are summarised as follows:

- Amended design, including side extension and brickwork to rear of fretwork, is much more in keeping with the building
- Reiterate need for noise insulation between Church Hall and former Medical Centre
- Maintenance of grounds and rain water system

- Upper window appears to be out of proportion when compared to window at the opposite end of the building
- 5 units is an over-intensive use of the building
- Natural light is limited due to width of dwellings
- Concern for basement development due to ground and structural issues
- Gardens are small/ green space is minimal
- No mention of electric charging points for cars
- Lack of car parking a concern
- Green space lost for individual entrances

The comments provided during the first consultation are summarised as follows:

In Support

- Welcome the redevelopment of the medical centre to residential

Design and impact to character and appearance of area and harm CA

- Extension not sympathetic to character of the other homes on St John's Road
- Harm to the CA
- Height of carport appears higher than required
- The overall proposed development, by reason of its siting, scale, massing, design and external appearance would result in a visually intrusive, dominant and incongruous form of development that would be out-of-keeping with the scale and proportion of the original dwelling and would result in harming the spacious character of the area.
- Overdevelopment/Too much development, crammed on to one site
- Does not seem practical to place glazing behind Fretwork timber
- Car port is out of character with area
- No details of front or rear access doors to any of the houses
- The extension would interrupt sightlines/views from rear gardens of St John's Road to St John's Church
- Windows should not be allowed to increase in size or be placed higher up on south elevation
- Be a shame if the main structure is defaced or damaged
- The heritage of the town is being further diluted by this proposal.

Amenity

- will adversely impact upon the surrounding area and the amenity of neighbours
- Potential for light pollution to the rear of the property from the parking area
- Loss of privacy - The proposal would result in the significant loss of residential amenity (privacy) with an increase in overlooking of the neighbouring property
- Increased overlooking from upper storey windows
- No natural light to below ground level games rooms.

- Eyelet windows on the front elevation provide little natural light to upper floor bedrooms, there is no mention of roof velux windows for more light either on the front or rear roofs.
- Proposed tree on western boundary would result in loss of light

Parking

- Parking (8 vehicles for the No. 5 x 3bedroom units (notionally 20 persons) to include visitors) is grossly insufficient
- Landscaping
- Green space is minimal
- Existing trees need cutting back

Other

- Deep basement excavation would put risk on adjoining properties – previous experience at Alderbank
- Request noise insulation between properties
- Request suitable construction hours

OBSERVATIONS

POLICY CONTEXT

1. S38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
2. The NPPF is a material consideration in planning decisions as the Government's expression of planning policy and how this should be applied; it should be given significant weight in the decision making process.
3. Paragraph 11 d) of the NPPF indicates that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless:
 - i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
4. As the Council does not currently have a five year supply of housing land, and this is an application for housing development, the tilted balance in Paragraph 11d)(ii) is automatically triggered, provided that there are no protective policies in the NPPF which indicate that the development should be refused (Paragraph 11d)(i)).

PRINCIPLE OF DEVELOPMENT

5. The application site is located within a predominantly residential area in close proximity to Altrincham town centre. It is also located within the Altrincham Town Centre Neighbourhood Business Plan (ANBP) boundary and identified as one of the residential character areas, which are situated on the outskirts of the plan area.
6. All of the ANBP Policies are related to development within the town centre boundary. Objective OB4 states: “Fully reflect and support the approved Conservation Area boundaries, Appraisal and management Plans and associated policies, seeking to protect and enhance the towns heritage assets...” These objectives are supported by policies ANBP Policies H1, H3, D1, D2, D3.
7. The application site is also sited on unallocated land. The development of this land therefore is considered to be of benefit to the wider Plan objectives, particularly SO1.
8. The absence of a continuing supply of housing land has significant consequences in terms of the Council’s ability to contribute towards the government’s aim of boosting significantly the supply of housing. The proposal would see the creation of 5 no. additional dwellings in a sustainable location within an existing residential area, which would make a small contribution towards the Council’s ability to meet its overall housing land target. Additionally there is also likely to be a small economic benefit during the construction phase of the proposal. It is therefore considered that it would satisfy the tests of Policy L1.7 and relevant policies within the NPPF.
9. The site falls within a “hot” market location where Policy L2 of the Core Strategy states that affordable housing will be required on sites of 5 residential units or more. However, the NPPF has since limited affordable housing contributions to sites of more than 10 units and this carries greater weight. As such, there is no requirement for affordable housing.

IMPACT ON DESIGNATED HERITAGE ASSETS

Policy summary

10. Section 66 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
11. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay, “special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area” in the determination of planning applications.

12. A number of paragraphs with the NPPF under section 16 are relevant to this application, the most relevant are outlined below:
13. In determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness. (Para 197)
14. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. (Para 199)
15. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (Para 200)
16. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (Para 202)
17. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (Para. 203)
18. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. (Para 206).
19. Policy R1 of the Core Strategy states that all new development must take account of surrounding building styles, landscapes and historic distinctiveness and that developers must demonstrate how their development will complement and enhance existing features of historic significance including their wider settings, in particular in

relation to conservation areas, listed buildings and other identified heritage assets. This policy does not reflect case law or the tests of 'substantial' and 'less than substantial harm' to the significance of heritage assets in the NPPF.

20. No less weight is to be given to the impact of the development on heritage assets as the statutory duties in the Planning (Listed Buildings and Conservation Areas) Act 1990 are still engaged. Heritage policy in the NPPF can be given significant weight and is the appropriate means of determining the acceptability of the development in heritage terms.

The Significance of the Designated Heritage Assets

21. Significance (for heritage policy) is defined in the NPPF as: The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
22. Setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
23. The application site is located within The Downs Conservation Area. The Downs CA was first designated on 8th February 1973 and has been extended three times since.
24. St Johns Medical Centre is located within Character Zone C: The Downs Southeast Area of the Downs Conservation Area and together with St John's Mews is identified in line with Historic England's criteria as a positive contributor. A positive contributor in a conservation area is considered to be a non-designated heritage asset. The conservation area itself (taken as a whole) is a designated heritage asset. The site lies within the setting of the Church of St John the Evangelist, another designated heritage asset, Grade II listed, built 1865-6 and designed by J. Medland Taylor.
25. The former St John's School was erected in the 1870s, partly funded by the Church. The original building was single storey in height with a double pitched roof terminated by two gables running north to south. The south elevation is asymmetrical in composition; the south western gable is larger and slightly advanced. The building was constructed from a similar snecked sandstone (coursed random squared stones) and ashlar dressings with pitched roofs clad with blue slate. Other architectural details include mullion and transom windows and decorative half-timbered gables with large overhanging eaves. The style reflects in part the early decorated style of the Church including the use of buttresses and pointed arched doorways. The building was extended in the late 19th century to form a hall which added a substantial gable to the south and north elevations each with

a large arched window. This is a dominant feature of the building in views looking east along St Johns Road.

26. The School was converted to the Medical Centre in the early 1990s. This resulted in a new entrance and side extension to the west elevation; the introduction of dormers and a lift overrun to the north elevation. The side extension appears to have reused stonework and mullioned openings as well as a slate roof to help assimilate it into the building. It is not clear when the gable of the west elevation (and part north elevation) was rebuilt in blue engineering brick, however the footprint corresponds with that of the original building. The former girls and boys playgrounds to the rear were converted to a surface car park with a small outbuilding. The curtilage to the south has been landscaped. The adjoining Hall was also converted in the late 20th century to residential. With the exception of the dormers this has been undertaken relatively sensitively. The former School & Hall appear as one unified building; the different uses are not immediately apparent when viewing either the north or south elevations. Whilst it is clear the building has been altered to some degree, its historic form and appearance are clearly legible.
27. The building also contributes to the setting of the Church of St John, Grade II listed. There is a strong historic association between the former School, Hall and Church and this is amplified by the close proximity of the buildings and their visual connection. The omnipresence of the Church in views across the site as well as east and west along St Johns Road is a constant reminder of its presence. Save for boundary walls and a small number of villas, the use of stone in the Conservation Area is predominately reserved for ecclesiastical buildings. It therefore adds a distinctive quality and visual harmony to this group of former public buildings. The building is also significant for its communal value deriving from its former uses.

Conservation Area Policies

28. The Downs Conservation Area Management Plan 2016 has a number of relevant policies to the proposed works, the most relevant being:

Policy 14 - Where original timber doors and windows survive these should be retained. If refurbishment is required this should be done in a like-for-like manner and design and replacing the minimum fabric necessary to make the repair.

Policy 17 - Established architectural detailing and features such as stained glass, fanlights, chimney pots or decorative terracotta and joinery such as brackets, corbels and barge boards are not to be removed or replaced, unless on a like-for-like basis. All replacement features to the front of properties should conform to the original design of the property, as set out in the design guidance above.

Policy 18 - The installation of modern windows or light wells to serve newly converted basements at the front of the property should not be permitted if they harm the

appearance of the Conservation Area. This will include the inappropriate use of materials, the loss of front gardens and boundary treatments or the introduction of hardstanding.

Policy 20 - Roof lights should not to be installed in locations that impact on the aesthetic value of the principal elevation or streetscape and should not be disproportionately large compared to the established fenestration. Conservation roof lights should be installed rather than standard roof lights.

Policy 41 - The low-level stone boundary walls to residential dwellings within Character Zone C, D and E are to be retained.

Policy 43 - Boundary treatments (and front gardens) should not be removed to create additional hardstanding, garaging or parking.

Policy 55 - Two storey extensions to the rear of buildings are unlikely to be permitted. Single storey extensions or the conversion of outbuildings may be acceptable, subject to proposed size, scale, design and materials. Any proposed extensions should be high-quality and in-keeping with the character of the surrounding historic rear elevations. Extensions, to an existing building, should have regard to its established style by respecting the building's established features, form, proportions and materials.

Policy 56 - New extensions to the side of properties are unlikely to be acceptable. Where extensions already exist, any further enlargement of the extension is also unlikely to be permitted. Extensions which alter the form and massing of roofs of residential dwellings will not be permitted. Loft conversions may be permitted only if conservation rooflights are used and are restricted to the rear elevations of properties.

Policy 57 - Basement extensions will be strongly discouraged, particularly in locations where front gardens, boundary treatments and planting is removed to increase access and light to the front of the basement light well. Development concerning the basement of a property should be sensitively designed so that it does not detract from the established architecture of the building and the balance of its exterior is not significantly altered (with the addition of light wells or large, semi-sunken basement extensions, for example).

Policy 61 - Any new development is to take inspiration from the established architectural styles which are well-established within the Conservation Area, such as the simple early-19th century; the mid-Victorian Italianate and late Victorian revival styles. Use of traditional materials and architectural details would ensure new development is appropriate for its setting. Modern design is not prohibited within the Conservation Area but should be sympathetic to its historic context; have regard to appropriate siting; of a high standard; of an appropriate scale and proportions; and use appropriate, high-quality traditional and natural materials.

Policy 62 - The Council will seek to resist the demolition or significant alteration of buildings identified as positive contributors including detached out buildings in the grounds of these buildings. .

Policy 63 - The scale of any new development should mirror the existing building and plot sizes.

Proposal and Impact on Significance of the Designated Heritage Assets

29. The proposal seeks to convert the former medical centre into five dwellings with car parking (10 no. spaces) to the rear. The development would include demolition, extension and alteration of the existing building. It is proposed to erect single and two storey side and rear extensions following demolition of the existing side extension. The works also include a basement extension and replacement dormers on the rear, installation of eyelet dormers on the front elevation, and roof lights.

Conversion to form five dwellings

30. The Heritage Development Officer (HDO) was consulted on this application, including the revisions. No objection was raised with respect to the principle of converting this building to residential use.
31. It is considered that the number of dwellings is not out of keeping with the density of development in the surrounding area. It is also noted that the existing site includes circa 30 parking spaces and, in this respect, the proposed use of the site for 5 dwellings is considered to be less intensive than the Medical Centre use.

Rear extensions and dormer windows

32. The proposed development at the rear of the building has been reduced in scale from the original submission and now mainly comprises a single storey rear extension plus basement with a two storey gable at the western end of the rear elevation. The extension as amended retains additional historic fabric, including the existing roof and eaves.
33. The two storey rear extension would retain a gable form and it is understood that salvaged stonework would be utilised on this extension. The proposed elevation includes large glazed openings at first and ground floors with timber louvres at first floor. Whilst the design is contemporary it is considered the proposed scale and form respects the existing building.
34. The proposed development at the rear includes the removal of the existing stonework, mullion windows and the two storey gable on the rear elevation. It is considered the loss of these features would result in some harm to the appearance of the positive contributor. However, the HDO notes that this harm would be

mitigated to a degree as it is intended to salvage and incorporate stonework into the development. Further details of this would be required via a condition.

35. The HDO does not raise any objection to the loss of the existing dormers and lift overrun as they are later additions. Whilst the HDO has raised some concerns in relation to the amount of glazing in the dormer windows, it is considered the dormers would complement the proposed development as a whole, which is contemporary in style.
36. Overall, the proposals as amended have reduced and simplified the proposed scale and massing of the rear extension. The proposed openings would incorporate stone work to reflect the mullion windows, which would be removed as part of the development. The proposed flat roof form, although not a traditional design, would allow the main roof (including eaves) to remain visible, which is considered to be a positive element. Furthermore the proposed dormer windows would reflect the overall design, thereby presenting a holistic design approach.
37. Views of St Johns Church (Grade II Listed) are possible across the site from within the car park and surrounding residential gardens. The proposed development, given the reduced massing, is considered to have a negligible impact upon the setting of the listed building.
38. The proposed drawings are limited in detail and given the sensitive location, it is recommended that conditions are attached to any permission, which requires further details in relation to materials and fenestration (frame profile and method of opening etc.) to be submitted and approved.

Basement extension and light wells

39. The proposed development includes the creation of light wells and a basement extension. The basement extension would be limited to the rear aspect of the building and would follow the footprint of the extensions above. Each dwelling would have a light well, which would measure the full width of its rear elevation and extend almost 1.2m in depth for Houses C-E, 0.8m for House B and circa 2m for House A. Powder coated metal railings would be erected around the light wells at ground floor.
40. Following concerns being raised by the HDO that the basement extension in conjunction with the single storey rear extension would appear as a two storey extension, the applicant has submitted a landscape scheme that includes a hedge (1m instant Yew hedge) to the front of the railings, which would border the light well. In addition it is proposed to plant a short border of 1.5m tall hornbeam between the dwellings, which would add further verdant screening.
41. These elements, although on the rear elevation, would still be visible from within The Downs Conservation Area and would be visible from neighbouring properties. It is noted that the significance of a heritage asset is not derived purely from views

from public vantage points. Notwithstanding this it is considered the proposed landscaping scheme would screen a large proportion of the light wells and basement extension. A condition in relation to landscaping is therefore recommended.

Subdivision of the curtilage to form five gardens, boundary treatment and the erection of a car port

42. The proposals would include the demolition of the existing outbuilding, a later addition, which was constructed for the former medical use. The proposed rear gardens would be delineated predominantly by hedges and low boundary wall seating. As such they would retain a degree of openness. Furthermore, it is noted that this area currently consists of hardstanding and thus the soft landscaping would improve the current appearance.
43. The proposed car port would measure circa 20m wide and 5m in depth with a height of between 2m and 2.6m. It is proposed that the structure would be constructed from metal fascias, timber panelling and a sedum green roof. The HDO acknowledges this is a significant structure and further details would be required via a condition.
44. The submission does not include elevations of boundary treatment or vehicular gates, however it is considered that a condition requiring these details would be satisfactory.

Demolition and replacement of side extension

45. The existing 1990s side extension is low in height and constructed from natural stone. Although it appears subservient to the historic building, it is acknowledged that the mansard roof is not in keeping. The HDO therefore raises no objection to the principle of its removal and replacement.
46. The proposed development as amended includes a pitched roof form, which is considered to more appropriate within the context of the heritage asset. The side extension would also be sited 2.2m further back than the existing extension and 3m from the historic gable, thereby revealing more of the historic west elevation.
47. The proposed side extension would be two storey in height, however the vertical hanging slate would match the eaves height of the main building. The pitch of the roof would not reflect the design of the existing building but would retain a degree of subservience to the existing gable due to its lower height and set back from the front elevation.
48. The former Medical Centre is seen clearly within the view of St Johns Church approaching from the west. The existing side extension appears subservient. Whilst the proposed side extension would be taller, it would be set further back from the front of the building and the view from the west would be softened by the presence

of existing trees within the neighbouring property. It is therefore considered that this would have a negligible impact on the setting of St. John's Church.

49. The proposed south elevation incorporates large glazed openings with stone surround and timber brise soleil. The proposed materials also include yellow facing brickwork, slate tiles and metal fascia. The use of the brickwork, rather than stone, on the extension is considered to introduce a new element that would be complementary to the stonework rather than copying the old. The palette of materials and overall design is clearly contemporary in style, however it is considered that a number of design aspects have taken cues from existing architectural features of the heritage asset, such as the gable (albeit different pitch), timber fretwork and stonework. The front elevation of the side extension would feature large contemporary openings but would include a stone surround. Furthermore, the proposed landscaping scheme illustrates that English Rose Climbers would be planted to the front elevation of the side extension.

Alterations to the south elevation

50. The proposed development includes the installation of (4 no.) eyelet windows to the front elevation plus alterations to 4 out of the 5 mullion windows. It is proposed that the transoms and the central mullion would be removed, and the cill dropped in order to create 3 no. front doors and a full height window. It is proposed to re-use the natural stone where possible. It is thus recommended that further details are sought via a suitably worded condition.
51. It is recognised that the removal of mullions and transoms to window openings would diminish the architectural interest of the principal elevation and thus the contribution the building makes to the CA and setting of St Johns Church (Grade II). Whilst harm has been identified, it is also acknowledged that the design has been amended to reduce the impact on the existing historic fabric, including the reuse of transoms and mullions to form the openings, however further details would be required by condition.
52. It is proposed to include metal windows, which would not comply with SPD5.5a policies (notably policies 15 & 16). However, it is recognised that the thin frame would provide an appearance more similar to the existing where glazing is inserted directly into stone work. Glazed doors are also illustrated on the proposed front elevation drawings. It is recommended that a condition should be attached requiring further details of the proposed windows and doors, which would need to be high quality in terms of material, profile and appearance.
53. The proposal, as amended, retains brickwork behind the fretwork (half-timbered gable), which is considered acceptable.
54. The proposed introduction of eyelet dormers on the principal elevation would have an impact upon this prominent element of roofscape. An alternative option of

inserting 4 no. roof lights on this elevation was explored at the request of Officers, however it was considered that the eyelet dormers would have less of a visual impact. This is especially true when viewed on the approach (not directly facing) due to the continuation of slate (a non-reflective surface) as demonstrated by the submitted CGI.

55. The proposal also includes roof lights, which would be located on the western elevation, northern elevation (rear) and within the valley extension. The proposed roof lights are not located on principal elevations. It is considered that subject to a condition requiring conservation style roof lights that the proposal would comply with policy 20 of SPD5.5a.

Conclusion

56. The proposed development as amended would result in the loss of historic fabric, including stone mullion windows, historic plan form (rear wall), roof valley and small section of boundary wall and the proposed development, although reduced in scale, would have an impact on the character of the building, by reason of scale, massing, form and design (including proposed material palette).

Consideration of harm

57. For reasons set out above, the proposed development is considered to result in harm to the significance of the Downs Conservation Area and the setting of the Listed Building. The HDO considers the proposed development would cause moderate harm to the significance of St Johns Medical Centre & the adjoining St Johns Mews which equates to less than substantial harm in NPPF terms when assessing the contribution the building makes to the Downs Conservation Area as a whole. In addition, the proposals would cause less than substantial harm (of a negligible scale) to the setting of the Church of St John the Evangelist, Grade II listed.
58. Having regard to paragraph 195, it is acknowledged that the applicant has made a number of welcomed changes to the proposals, however in assessing the loss of historic fabric and the impact of the proposed extensions it is considered the harm is still moderate. The reduction in extensions to the rear has reduced the harm to the setting of St Johns Church, Grade II listed.
59. In line with paragraph 202 of the NPPF, this harm should be weighed against the public benefits or the proposal.

Public benefits

60. The NPPG explains that 'public benefits' may follow from many developments and could be anything that delivers economic, social or environmental objectives as described by the NPPF. Public benefits should flow from the proposed development.

They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit.

61. The proposed development would provide 5 no. family sized dwellings within a predominantly residential and highly sustainable area of Trafford. Furthermore the proposals would provide additional housing on brownfield land by utilising a vacant and redundant building. Substantial weight is attached to providing additional housing, given the Council's identified housing land supply shortfall.
62. NPPF paragraph 197 states local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation when making planning decisions. The proposed development would re-use and refurbish a vacant and redundant heritage asset. As such significant weight is given to bringing the vacant heritage asset back into use with a long term viable use.
63. The proposals would also provide an economic benefit during the construction phase plus additional expenditure into the local economy (from future occupiers) would support existing services in the local area. These are also afforded some weight.

The heritage balance

64. The proposals would directly impact on the architectural significance of the application building, a positive contributor, and would result in less than substantial harm to the designated heritage assets, ranging from a scale of moderate harm (Downs Conservation Area) to negligible harm (setting of St Johns Church, Grade II listed). However they would also provide 5 no. dwellings, whilst bringing the building back into a viable use. It is considered that the public benefits outlined above would be sufficient to outweigh the harm that would arise to the significance of the designated heritage assets. In making this assessment, considerable importance and weight has been given to the desirability of preserving the Downs Conservation Area.
65. It is therefore considered that the proposal would comply with the heritage policies of the NPPF and would not trigger Paragraph 11d)(i) of that document i.e. would not provide a reason for refusal of this application.

DESIGN AND APPEARANCE

66. Paragraphs 126 and 134 of the NPPF state: The creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities... Development that is not well designed should be refused, especially where it fails to reflect local design policies and government

guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

67. Trafford Core Strategy Policy L7 states that “In relation to matters of design, development must: Be appropriate in its context; Make best use of opportunities to improve the character and quality of an area; Enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works, boundary treatment; and, Make appropriate provision for open space, where appropriate, in accordance with Policy R5 of this Plan”.
68. The proposed extensions, as amended, are considered to be proportionate to the existing building, taking account of the existing side extensions and outbuilding. The proposals include gable roof forms, stonework and slate, which would reflect the architectural design of the existing building. The proposed materials, subject to further detail (via condition), would complement the existing building and surrounding area. The proposed landscaping scheme includes a good level of soft landscaping, which is recommended to be secured by condition.
69. The proposed side extension, whilst two storey in scale, would remain subservient to the host building given the 3m set back and lower ridge height. Furthermore, the proposed vertical hanging slate on the side elevation would reduce the visual impact of the extension.
70. The two storey rear extension would, like the front gable, project forward of the side extension with a taller roof and steeper pitch. It is considered the varying projections and overall massing provides depth and interest. The proposed design, although clearly contemporary, is considered to sensitively reflect the historic building and setting with the adjoining former Church Hall and Listed St Johns Church. The proposed steep dormer windows respond to the gables on the existing building and spire of the adjacent church. The single storey rear extension (as amended) would enable the historic form of the building to be discernible as the flat roof would sit under the existing eaves height.
71. The proposed eyelet dormers on the front elevation are considered to be sympathetic and complementary to the existing roofscape. Furthermore the proposed roof lights would not be located on the principal elevation and would not be overly large. A condition requiring them to be conservation style is recommended with any permission.
72. The proposed fenestration and material palette are considered acceptable in principle in relation to the visual impact upon the character and appearance of the building and streetscene, subject to conditions requiring further detail.
73. The proposed car port would be located to the rear of the building and thus would not be visible from the street scene. Notwithstanding this, the proposed car port

would be a relatively open structure with a sedum green roof and therefore its visual impact is considered to have been minimised. Further details are required in relation to the proposed cycle parking and bin stores, however the principle and their siting are considered acceptable in terms of design as they are located towards the rear and adjacent to the site boundary. These aspects are discussed further within the highways section of the report.

74. For the above reasons, it is therefore considered that the proposed development is acceptable in terms of design and visual amenity, having regard to Policy L7 of the Core Strategy and guidance in the NPPF.

RESIDENTIAL AMENITY

75. Policy L7 of the Core Strategy states that in relation to matters of amenity protection development must not prejudice the amenity of future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise or disturbance, odour or in any other way.
76. The adopted SPD New Residential Development recommends that where the development would result in major facing windows, two storey dwellings, including dormers, should retain a minimum distance of 21m across public highways and 27 metres across private gardens.

Impact upon neighbouring properties:

77. The proposed development would be adjacent to the former Church Hall, which now contains 3 dwellings (1 – 3 St Johns Mews). **1 St Johns Mews** is situated adjacent to the common boundary. The entrance of this property is located at the rear of the building and accessed via external steps. The entrance is positioned approximately 0.5m higher than the proposed ground floor level dwellings. Private garden areas for Nos. 1 and 3 are also sited to the rear adjacent to the application site. Parking for the mews and church is present to the rear of these buildings.
78. The proposed development would extend 4m beyond the rear elevation with a height of 3.1m (from the new proposed ground level, approximately 0.5m higher). This would be approximately 2.5m tall when measured from the ground floor of the neighbouring property. The proposed development would be single storey in height with a flat roof form. The closest opening adjacent to the extension is a glazed doorway, which according to planning history records serves a kitchen and is therefore a main habitable room. There is also a window in the basement below this, also serving a main habitable room (shown as a guest bedroom on the planning history). These windows are flanked to the east by the existing 2.5m projection of the gable and it is recognised that the proposed development would further narrow the outlook.

79. The Council's adopted Supplementary Planning Document SPD4: A Guide for Designing House Extensions and Alterations, would normally allow an extension of 3m in depth immediately adjacent to a neighbouring boundary. It is recognised that this guidance is not directly applicable to the current proposal given that it relates to house extensions rather than new residential development, although it is of some relevance in indicating what might normally be considered acceptable for a domestic extension in this position. Notwithstanding this, it is recognised that there is already a high wall adjacent to the basement window and rear amenity space of the dwelling at 1 St. Johns Mews and that the impact of the additional height of the proposed extension above this would be relatively limited. It is also recognised, as noted above, that the ground floor doorway of the neighbouring property is set higher than the floor level of the proposed extension and that the height of the extension above the ground floor level of 1 St. Johns Mews would therefore be relatively limited (2.5m) with the flat roof design further mitigating the impact.
80. It is also noted that the neighbour has submitted a representation, supporting the application proposals in principle, though making comments in relation to the need for sound insulation between the party walls and regarding the maintenance of the building and grounds.
81. Having regard to the above factors and taking account of the public benefits of bringing the heritage asset back into use, it is considered that the proposed extension would not result in an unacceptable overbearing or overshadowing impact on the main habitable room windows or rear amenity space of 1 St. Johns Mews such as to justify the refusal of the application.
82. The proposed development would be approximately 20m from the rear boundary and thus the proposals would not result in an undue loss of privacy to the occupiers of **36 Ashley Road**, sited to the rear of the site. The proposed car port would be 20m wide and 5m in depth with a height of between 2m and 2.6m and would be positioned along the rear boundary. The car port would have a green roof and this would soften its appearance. Given its scale, form and design (timber cladding and green roof), it is considered the proposed car port would not result in an intrusive, overbearing impact and would not result in an undue loss of light or overshadowing to the occupiers of neighbouring properties.
83. **20 St John's Road** is sited to the west of the application site. This property is a 3 storey, modern, terraced town house. The ground rises from east to west and therefore this property is sited on higher ground than the proposed development. The proposed development would include two habitable room roof lights on the west elevation, 5.5m from the site boundary, however these would be sited to the front of the neighbouring property. It is therefore considered that it would not result in an undue loss of privacy or overlooking.
84. The neighbours sited on the south side of St John's Road (Nos. **1 - 6 St John's Court**) are positioned over 27m from the proposed development. As such, the

proposal would not have any undue impact on the occupiers of these properties by reason of overlooking.

Amenity of Future Occupiers

85. The proposed dwellings would be provided with adequate amenity space and each dwelling would comply with the Nationally Described Space Standards. The rooms in the basement would comprise games room / bedroom and would each be provided with a lightwell and small terrace area. Given that these would be third or fourth bedrooms (if used as such), and given the constraints of converting a heritage asset, it is considered that this would provide a satisfactory level of outlook and light overall for the occupiers of the proposed development. It is therefore considered that the proposed development would provide a satisfactory level of amenity for future occupiers.
86. It is therefore considered that the proposed development would not have an unacceptable impact on the residential amenity of neighbouring properties and would provide a satisfactory level of amenity for future occupiers and would comply with Policy L7 of the Core Strategy in this respect.

HIGHWAYS

87. Policy L4 of the Trafford Core Strategy states that “maximum levels of car parking for broad classes of development will be used...to promote sustainable transport choices, reduce the land-take of development, enable schemes to fit into central urban sites, promote linked-trips and access to development for those without use of a car and to tackle congestion.”
88. The Local Highway Authority was consulted on the application and raised no objection, subject to the imposition of a condition in relation to a Construction Method Statement.
89. The proposed development would provide 10 no. car parking spaces and 6 no. communal cycle parking/storage for 5 no. dwellings (1 no. 3/4 bed house, 4 no. 2/3 bed houses). Having regard to SPD3, the required maximum parking standards for such a development is 10 / 11 spaces. The proposed development would therefore either meet or almost meet the maximum requirements, depending on the use of the basement rooms. The LHA has raised no objections in relation to the car parking provision. Furthermore, the communal cycle shelter is acceptable to the LHA.
90. The revised layout includes space for 5 no. bin stores plus a collection area close to the site entrance. The Waste Team and LHA are satisfied with the waste provisions.
91. In relation to vehicle access, it was recommended by the LHA that the existing access should be widened. The proposals have not been amended in this respect, however upon further consideration the LHA note that the proposed residential use

results in a less intensive use, compared to the former medical centre which contained approximately 30 car parking spaces. As such the LHA accepts the current access arrangements.

92. As such, subject to conditions in relation to cycle and bin stores, the proposed development is considered to be acceptable in terms of highway and parking impacts and to be in accordance with Policies L7 and L4 of the Core Strategy and guidance in the NPPF.

DRAINAGE

93. Policy L5 of the Trafford Core Strategy states that “the Council will seek to control development in areas at risk of flooding, having regard to the vulnerability of the proposed use and the level of risk in the specific location”. At the national level, NPPF paragraph 159 has similar aims, seeking to ensure that development in high risk areas of flooding is safe without increasing flood risk elsewhere.
94. A revised Indicative Surface Water Drainage Plan was submitted following receipt of the consultation response from the LLFA. The LLFA has reviewed this plan and is satisfied that subject to condition the proposed development is acceptable with regard to drainage.
95. The proposed development, subject to a compliance condition, is therefore considered acceptable in terms of drainage and in line with NPPF and Policy L5 of the Core Strategy.

TREES

96. Policy R3 of the Core Strategy seeks to protect and enhance the Borough’s green infrastructure network. Policy R5 states that all development will be required to contribute on an appropriate scale to the provision of the green infrastructure network either by way of on-site provision, off-site provision or by way of a financial contribution.
97. The site lies within the Downs Conservation Area so all trees are protected. Only one is proposed to be removed to facilitate the development and the Council’s Arboriculturist has raised no objections to this as it is a low value ‘C’ category tree. The Arboriculturist raises no objections to the proposals and considers that the retained trees will be protected with minimal impact as long as the advice within the report and method statement is followed.
98. The revised scheme locates the cycle parking within the root protection area (RPA) of the Beech tree located on the northwest corner of the site. The applicant has confirmed the bicycle store would be fixed at two points with mini piles, which is the least damaging ‘footing’ and could be moved in the event that roots are present. It is recommended that a condition is attached requiring a working drawing indicating

where the piles are to go and what action would be taken if the developer encounters roots on their insertion, all in compliance with BS5873:2012

ECOLOGY

99. Policy R2 of the Trafford Core Strategy seeks to ensure that all developments protect and enhance the Borough's biodiversity.
100. The application was accompanied by a Bat Survey (Dunelm Ecology, June 2020). The report stated no evidence of bats was recorded but the building was assessed as having moderate potential to support roosting bats owing to the presence of gaps under the eaves, ridge tiles, hanging tiles and lead flashing as well as suitable foraging habitat nearby.
101. The report recommended that further surveys in the form of dusk emergence and/or return to roost surveys were required to give confidence in the initial negative survey result. One dusk emergence survey and one dawn re-entry survey were carried out. No bats were recorded exiting or entering the building although low numbers of common pipistrelle bats were recorded foraging or commuting in the vicinity of the site. The supplementary report therefore concluded that there is no evidence that the building is used by roosting bats though it does support features which are typically favoured by crevice roosting species such as pipistrelle bats. It therefore concluded that, provided suitable precautions are taken (including slates and felt being removed by hand), the proposed development would have no adverse impact on the local bat population or individual bats. The report recommends the instalment of artificial bat roosting features and sparrow terraces. It is therefore recommended that conditions are attached requiring that the development is implemented in accordance with the recommendations of the report and requiring the submission and implementation of biodiversity enhancement measures, in accordance with guidance in the NPPF. It is therefore considered that, subject to appropriate conditions, the proposed development would comply with Policy R2 of the Core Strategy and guidance in the NPPF in terms of ecology.

DEVELOPER CONTRIBUTIONS

102. This proposal is subject to the Community Infrastructure Levy (CIL) and is located in the hot zone for residential development, consequently private market houses will be liable to a CIL charge rate of £80 per square metre in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).
103. No other planning obligations are required.
104. In accordance with Policy L8 of the Trafford Core Strategy and revised SPD1: Planning Obligations (2014) it is necessary to provide an element of specific green infrastructure. In order to secure this, a landscaping condition will be attached to make specific reference to the need to provide additional trees on site as part of the

landscaping proposals.

PLANNING BALANCE AND CONCLUSION

105. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF at Paragraphs 2 and 47 reinforces this requirement and at Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application conflicts with an **up to date** (emphasis added) development plan, permission should not normally be granted. The NPPF is a material consideration in planning decisions, and as the Government's expression of planning policy and how this should be applied, it should be given significant weight in the decision making process. As the Council does not have a five year supply of housing land, the tilted balance in Paragraph 11 of the NPPF is engaged.
106. It is considered that the proposed development would result in 'less than substantial' harm (moderate harm) to the character and appearance and the significance of the Downs Conservation Area and "less than substantial" harm (negligible harm) to the setting of the adjacent Grade II listed St. John's Church. Applying the test in paragraph 202 of the NPPF, it is nevertheless considered that the public benefits associated with the development (comprising bringing the building (a positive contributor) back into a viable use together with the contribution of five dwellings towards the Borough's housing supply and the economic benefit associated with the development) are sufficient to outweigh the identified harm to the significance of the heritage assets. As such, the proposed development would comply with the heritage policies of the NPPF and Policies L7 and R1 of the Core Strategy. In terms of paragraph 11 d) i), there would therefore be no clear reason for refusal of permission. The proposal therefore needs to be considered in relation to the test in paragraph 11 d) ii).
107. All other detailed matters have been assessed, including design and visual amenity, residential amenity, highway safety and tree and ecology impacts. The proposal has been found to be acceptable with, where appropriate, specific mitigation secured by planning condition, and the proposal complies with the development plan and guidance in the NPPF in relation to these matters. In terms of paragraph 11 d) ii), it is considered that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of granting permission. It is therefore recommended that planning permission should be granted, subject to conditions.

RECOMMENDATION: GRANT subject to the following conditions

1. The development must be begun no later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers (PL)001 REV C, (PL)002 REV C, (PL)003 REV C, (PL)005 REV B, (PL)006 REV C, (PL) 007 REV A, (PL)008 REV B, (PL)009 REV B, (PL)010, (PL)011 REV A, (PL)012, (PL)020 REV B, (PL)021, (PL)022, (PL)023 REV A, (PL)101, 2515-PLA-XX-XX-DR-L-2001 Rev P06, 2515-PLA-XX-XX-DR-L-0001 Rev. P08, 2515-PLA-XX-XX-DR-L-1000 Rev. P07, 2515-PLA-XX-XX-DR-L-2000 Rev. P07, (PL)DEM 01 REV C, (PL)DEM 02 REV B, (PL)DEM03 REV B, (PL)DEM04.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

3. No development, including demolition, shall take place until a detailed survey and photographic record in accordance with Level 2 of Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (2016) of the structures to be demolished has been submitted to and approved in writing by the local planning authority. A copy of the report shall also be deposited with the Greater Manchester Historic Environment Record and Trafford Local Studies Library.

Reason: To record and advance understanding of heritage assets impacted on by the proposed development and to make information about the heritage interest publicly accessible, having regard to Policy R1 of the Trafford Core Strategy and guidance in the National Planning Policy Framework. The details are required prior to development, including demolition, taking place on site as any works undertaken beforehand, including preliminary works, could result in an adverse impact on the site's historic features.

4. No development, including demolition, shall take place until a detailed method statement and accompanying plan of demolition including details of how all historic buildings and structures to be retained as part of the development shall be adequately supported and protected for the duration of the development has been submitted to and approved in writing by the Local Planning Authority. All historic buildings and structures to be retained as part of the development hereby approved shall be adequately supported and protected for the duration of the development. Development shall be carried out in accordance with the approved details.

Reason: In order to protect the structural and historic qualities of the retained buildings and in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework. The details are required prior to development, including demolition, taking place on site as any works undertaken beforehand, including preliminary works, could result in an adverse impact on the retained historic structures.

5. No above ground works shall take place until samples of all materials to be used in the repair, restoration, alteration or extension of any external surfaces of the buildings, boundary treatment and hard landscaping within the curtilage have been submitted to and approved in writing by the Local Planning Authority. This should include samples of render; a sample panel of brickwork; a sample panel of stonework, slate tiles, stone window surrounds, leadwork; metal fascias, brise soleil, rainwater goods, materials for dormers, ridge tiles, stone setts and paving stones; conservation style rooflights; lightwells and enclosure; stone setts and paving stones; vehicle shelter and cycle store; bin stores; terraces and patios. Development shall be carried out in complete accordance with the approved details.

Reason: In the interests of visual amenity and design quality, specifically to protect the original design intent of the architect and the quality of the proposed development, having regard to Core Strategy Policy L7 and the National Planning Policy Framework, and the National Design Guide.

6. No above ground works shall take place unless and until a schedule of design intent drawings has first been submitted to and approved in writing by the Local Planning Authority. The schedule shall provide details in the form of 1:20 scale drawings and sections of all window and door reveals and recesses; eaves and verge joints, and flat roof trim details including proposed materials. Development shall proceed in accordance with the approved schedule of design intent.

Reason: In the interests of visual amenity and the character and appearance of the Conservation Area, having regard to Core Strategy Policies L7 and R1 and the National Planning Policy Framework, and the National Design Guide.

7. No above ground construction work in relation to the extensions to the building hereby approved shall take place unless and until a schedule of salvaged stone (detailing where the stone is to be re-used) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved schedule.

Reason: In the interests of the character and appearance of the Conservation Area and visual amenity, having regard to Policies L7 and R1 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.

8. No above ground development shall take place until a method statement and samples of all materials to be used in the repair and replacement of roofs and new roofs including ridges, eaves and verges, roof coverings including coursing and method of affixment, cornice and any associated leadwork have been submitted to and approved in writing by the Local Planning Authority. All roofing works shall be undertaken in complete accordance with the approved roof method statement and the approved materials.

Reason: In the interests of visual amenity and design quality and the character and appearance of the Conservation Area, having regard to Core Strategy Policies L7 and R1 and the National Planning Policy Framework, and the National Design Guide.

9. No above ground works shall take place until a schedule of proposed works providing full details of all new dormer windows including 1:20 scale drawings and sections has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the above schedule. All rooflights shall be of “conservation” style with timber frames fitted flush with the plane of the roof.

Reason: In the interests of visual amenity and the character and appearance of the Conservation Area, having regard to Core Strategy Policies L7 and R1 and the National Planning Policy Framework. And the National Design Guide.

10. No above ground works shall take place until a schedule of proposed works providing full details of any new or replacement windows and doors required to the historic buildings or extensions hereby approved, including 1:5 scale drawings and details of any new/ replacement windows, doors, glazing, headers and sills have been submitted to and approved in writing by the Local Planning Authority. All new windows and doors shall be set back from the face of the building within a reveal by a minimum 100mm. The mouldings, timber sections and method of opening shall be of a traditional design and profile. All joinery shall have a painted finish to an agreed colour scheme. Development shall be carried out in accordance with the approved details. A sample of all proposed window and door materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and design quality and the character and appearance of the Conservation Area, having regard to Core Strategy Policies L7 and R1 and the National Planning Policy Framework, and the National Design Guide.

11. No development involving the use of materials to be used in the driveway, construction of the gates, piers, any repairs/replacement of existing boundary treatment and any new boundary treatment, hereby permitted shall take place until details of the materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory external appearance in the interests of visual amenity, having regard to Policies L7 and R1 of the Trafford Core Strategy and the National Planning Policy Framework.

12. The landscaping works shown on drawing numbers 2515-PLA-XX-XX-DR-L-0001 Rev. P08, 2515-PLA-XX-XX-DR-L-1000 Rev. P07, 2515-PLA-XX-XX-DR-L-2000

Rev. P07, shall be carried out in accordance with the approved scheme within the next planting season following final occupation of the development hereby permitted, whichever is the sooner. (c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location, the nature of the proposed development and having regard to Policies L7 and R2 of the Trafford Core Strategy and the National Planning Policy Framework.

13. No development shall take place, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall address but not be limited to, the following matters:

- i) Suitable hours of construction and pre-construction (including demolition) activity;
- ii) Measures to control the emission of dust and dirt during construction and preconstruction (including demolition) and procedures to be adopted in response to complaints of fugitive dust emissions;
- iii) A scheme for recycling / disposing of waste resulting from demolition and construction works;
- iv) Measures to prevent disturbance to adjacent dwellings from noise and vibration, including any piling activity and plant such as generators;
- v) Information on how asbestos material is to be identified and treated or disposed of in a manner that would not cause undue risk to adjacent receptors;
- vi) The parking of site operatives and visitors;
- vii) Loading and unloading of plant and materials;
- viii) Storage of plant and materials used in constructing the development;
- ix) The erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate;
- x) Wheel washing facilities and any other relevant measures for keeping the highway clean during demolition and construction works;
- xi) Contact details of site manager to be advertised at the site in case of issues arising.

No fires shall be permitted on site during demolition and construction works. The development shall be implemented in accordance with the approved CEMP.

Reason: A pre-commencement condition is required in the interests of highway safety and local amenity, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

14. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary

protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period. The development shall be implemented in accordance with the submitted Arboricultural Statement and Tree Protection Plans (Cheshire Woodlands – 10 November 2020).

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework. The fencing is required prior to development taking place on site as any works undertaken beforehand, including preliminary works can damage the trees.

15. The development hereby permitted shall not be commenced unless and until a scheme to improve the surface water disposal from the site has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be one of the two options listed below and must be in accordance with the drainage hierarchy:

- Dwg No. (PL) 018 Rev. A (Infiltration Drainage Layout)
- Dwg No. (PL) 018 (Attenuated Drainage Layout)

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, having regard to Policy L5 of the Trafford Core Strategy and guidance in the NPPF.

16. The development hereby permitted shall not be occupied unless and until a management and maintenance plan to secure the operation of the sustainable drainage scheme for the lifetime of the development has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. The management and maintenance plan shall be implemented for the lifetime of the development.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures, having regard to Policy L5 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.

17. No above ground works in relation to the vehicle shelter, cycle store and bin store shall take place until drawings demonstrating the full details of the proposed vehicle shelter and green roof, cycle store and bin store, including their detailed external appearance, have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied unless and until the vehicle shelter, cycle store and bin store have been provided in accordance with the approved details. The vehicle store, cycle store and bin store shall be retained thereafter.

Reason: To secure sustainable transport options and in the interests of local visual amenity in accordance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

18. No development shall be carried out in relation to the vehicle shelter and cycle store hereby permitted unless and until an arboricultural method statement relating to these aspects of the development has been submitted to and approved in writing by the local planning authority. The method statement shall take the form of a working drawing indicating where the piling is to take place and what the course of action will be if roots are encountered. The method statement shall be compliant with BS5873:2012. The development shall be implemented in accordance with the approved method statement.

Reason: In order to protect existing trees in the interests of the amenities of the area, having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

19. The development hereby permitted shall not be brought into use until the approved parking spaces have been provided, constructed and surfaced in complete accordance with the plans hereby approved. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) the spaces shall be retained for the parking of vehicles thereafter.

Reason: To ensure that satisfactory provision is made within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

20. The development hereby approved shall not be occupied unless and until a scheme for the installation of electric vehicle charging points, comprising of the provision of electric vehicle (EV) charge points for every new house (minimum 7kWh), has been submitted to and approved in writing by the Local Planning Authority. The approved charging points shall be installed and made available for use prior to the development being brought into use and shall be retained thereafter.

Reason: In the interests of promoting sustainable travel, having regard to Policies L4 and L5 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.

21. The development hereby permitted shall not be occupied unless and until biodiversity enhancement measures have been provided on site in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of biodiversity, having regard to Policy R2 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.

22. The development shall be implemented in accordance with the recommendations in paragraph 4.1.2 of the submitted Supplementary Bat Survey (Dunelm Ecology) (August 2020).

Reason: To safeguard bats, a protected species, having regard to Policy R2 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 1 and 2 (or any equivalent Order following the amendment, re-enactment or revocation thereof)
 - i. No external alterations or extensions shall be carried out to the dwellings;
 - ii. No outbuildings, gates, walls or fences shall be erected within the curtilages of the dwellings;
 - iii. No vehicle standing space or areas of hard surfacing shall be provided within the curtilages of the dwellings

other than those expressly authorised by this permission.

Reason: In the interest of visual and neighbour amenity and the character and appearance of the Conservation Area, having regard to Policies L7 and R1 of the Trafford Core Strategy and the National Planning Policy Framework.

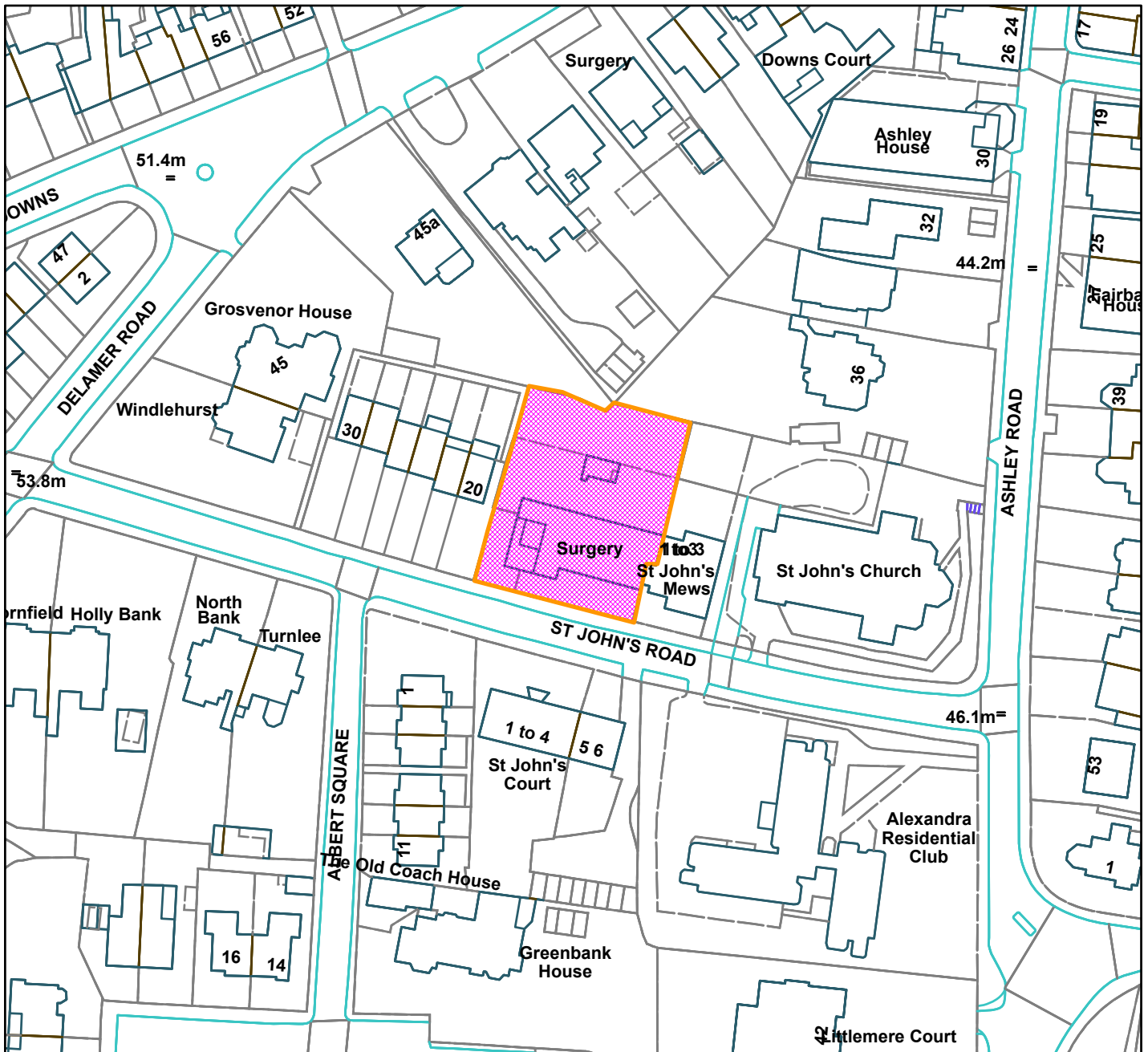
24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or replacing that Order), the flat roof area of the extension hereby approved shall not be used as a balcony, terrace, roof garden or similar amenity area, and no railings, walls, parapets or other means of enclosure shall be provided on that roof unless planning permission has previously granted for such works.

Reason: To protect the privacy and amenity of the occupants of the adjacent dwellinghouses, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

LT



St Johns Medical Centre, St Johns Road, Altrincham (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 12/08/2021
Date	02/08/2021
MSA Number	100023172 (2016)

WARD: Urmston

102109/FUL/20

DEPARTURE: No

Proposed conversion and change of use of detached garage (use class C3) to a hairdressing salon (use class E(c)(ii)), erection of a Juliette balcony to the first floor and provision of parking spaces.

1 Cob Kiln Lane, Urmston, M41 9JT

APPLICANT: Nikki & Co.

AGENT: Butterfield Architecture Ltd

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee due to receiving 7 objections contrary to officer recommendation.

EXECUTIVE SUMMARY

The application relates to a detached garage (which includes a first floor) within the curtilage of 1 Cob Kiln Lane, Urmston and proposes the conversion of the building to a hairdressing salon with ancillary beautician use and the addition of a Juliet balcony at first floor level.

There are residential properties to the north, west and east and the Old Eea Brook to the south, beyond which lies Meadowgate Farm, which is in equestrian use and is within the Green Belt. Letters of objection have been received from 7 properties.

Whilst a hairdressers is a town centre use and the site is not within a designated centre, a Sequential Test has been submitted and the Council's Strategic Planning team has confirmed that it is satisfied that the requirements have been met in line with the NPPF as sites sequentially preferable to the application site have been considered by the applicant and found to be unsuitable (paragraphs 5 to 17).

The Council's Environmental Health team has raised no objections subject to a condition restricting the hours of use to 0900 to 1730 from Monday to Saturday with no opening on Sundays or Bank Holidays. Whilst there is the potential for significant pedestrian and vehicle comings and goings, it is considered that the proposal would not have any unacceptable impact on the residential amenity of neighbouring properties as detailed in paragraphs 18 to 34.

The LHA has raised no objections and it is considered that the proposal would be acceptable in terms of highway and parking impacts (paragraphs 44 to 52). The

proposal is also considered to be acceptable in terms of drainage and ecology impacts.

The proposal complies with the development plan and is recommended for approval.

SITE

The application site for the proposed change of use is the curtilage of the residential bungalow at 1 Cob Kiln Lane.

1 Cob Kiln Lane consists of a residential bungalow, an associated detached outbuilding / garage (which includes a first floor) and three other single storey outbuildings. It is accessed off Meadow Road/Cob Kiln Lane. There is a tarmac access and parking area between the detached garage and the front of the bungalow. To the rear of the bungalow is a garden area.

The north-western boundary adjoins the rear boundary of residential properties (13 – 23 Meadowgate). The rear (eastern) boundary adjoins the allotment and rear garden boundary of the residential property at 22 Leagate. On the opposite side of Cob Kiln Lane, to the south-west of the site, is the rear garden of 22 Meadowgate.

To the south of the site lies the 'Old Eea Brook' (stream) and on the southern side of Old Eea Brook is Meadowgate Farm which includes a tack and feed warehouse and stables and there is a livery on the opposite side of the road.

The site is adjacent to land that is designated as Green Belt.

Meadow Road/Cob Kiln Lane leads to open land at Urmston Meadows through which the River Mersey flows and which accommodates a variety of recreation uses including walking and horse riding.

The applicant owns 1 Cob Kiln Lane, Urmston. This is currently their main residence.

The detached garage was granted retrospective consent in July 2015 ref. 85871/HHA/15. There have been alterations to the original fenestration and the owner has advised that these works were completed more than four years ago, prior to them purchasing the property.

PROPOSAL

Planning consent is sought for:

- the conversion of the existing detached garage to a hairdressing salon which includes an ancillary beautician use (Use Class E (c) (ii) professional services (other than health or medical services)).

- erection of a Juliette balcony to the first floor.

The ground floor is proposed to consist of a hairdressers' salon (open plan), a wc, kitchen and store. The first floor is to consist of a staff/waiting area, a therapy/office room and store under the eaves.

The applicant is the current owner of 1 Cob Kiln Lane and intends to own and operate the proposed hairdressers.

The applicant has advised staff are to include:

2 - 3 full time stylists (herself and her daughter who both live at the property); 1 part-time stylist (4 days a week); a junior stylist (2.5 days a week) and a beautician (4 days a week).

The applicant has advised levels of staff would vary from 2/ 3 staff - 3/4 staff.

It is noted that there are variations to the window and door details from the approved plans granted in relation to 85871/HHA/15. Whilst it is possible that these may be lawful due to having been completed more than four years ago, for the avoidance of doubt the alterations are considered within this assessment. The alterations include:

- the removal of a garage door
- the insertion of full length bi-fold doors to the front (east) elevation;
- the insertion of a window and partial bricking up to the side (south) elevation.

Value Added

A sequential test, supporting statement and amended plans were received during the application process.

The applicant has confirmed amended opening hours of 09:00 - 17:30 from Monday to Saturday, with no opening on a Sunday or bank holiday, as recommended by the Environmental Health Section.

Amended plans received 7 and 14 July 2021 clarified the parking layout, landscaping and provided details of a Juliette balcony.

DEVELOPMENT PLAN

For the purposes of this application the Development Plan in Trafford comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.

- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L1- Land for new homes

L2- Meeting housing needs

L7 – Design

R4: Green Belt, Countryside and Other Protected Open Land

W2 – Town Centres and Retail

PROPOSALS MAP NOTATION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

Not relevant.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

The Greater Manchester Spatial Framework (GMSF) was a joint Development Plan Document being produced by the Greater Manchester districts. The first consultation draft of the GMSF was published on 31st October 2016, and a further period of consultation on the revised draft ended on 18th March 2019. The GMSF is now being progressed by nine GM districts as 'Places for Everyone' (PFE) and, once adopted, will be the overarching development plan for these districts, setting the framework for individual district Local Plans. PFE is not yet at Regulation 19 stage and so will normally be given limited weight as a material consideration. Where it is considered that a different approach should be taken, this will be specifically identified in the response. If PFE / GMSF 2020 is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) on 20 July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The National Planning Practice Guidance was first published in March 2014, and it is regularly updated, with the most recent amendments made in June 2021. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

85871/HHA/15 - Retention of detached double garage with storage accommodation above. Approve with Conditions 22 July 2015

81818/HHA/2013 - Remodelling of existing property to include single storey front extension, two storey rear extensions; increasing the height of existing property to provide first floor accommodation incorporating one dormer window to the rear elevation; increasing the height of existing front gable; and the erection of a detached garage. Approved with conditions 11 September 2014

APPLICANT'S SUBMISSION

Bat Survey (5 October 2020)

Flood Risk Assessment (3 November 2020)

Topographical survey (3 November 2020)

Design and Access Statement (received 3 November 2020)

Sequential test and Supporting Statement (received 31 March 2021)

Drainage Report (received 7 July 2021)

CONSULTATIONS

Strategic Planning – A Sequential Test Assessment has been submitted and reviewed and are satisfied that the requirements have been met in line with what is set out in the NPPF. Sites sequentially preferable to the application site have been considered by the applicant and found to be unsuitable.

Recommended that any planning approval includes a condition which restricts potential use of the units to those considered appropriate for the location and surrounding area. A condition restricting use to Use Class E (c) (financial services, professional services and other appropriate uses within a commercial, business or service locality) and E (g) (i) (offices) only, would support local policy objectives for this area.

Environmental Health – The proposed change of use of the garage to Planning Class E would permit a number of uses that could be detrimental to the local residential amenity such as a gym or day nursery. As such, it is requested that any granted planning permission to this development be subject to a condition that restricts the use of the premises to only those activities that would be permitted under planning use class E(c) (financial services, professional services and other appropriate uses within a commercial, business or service locality). The Design and Access Statement (DAS) confirms the parking capacity for the proposed salon of 6 spaces. The salon would be able to provide hairdressing and beauty services for up to 4 customers simultaneously, with more waiting.

Request that any granted planning approval be subject to the following operating hours: 09:00 - 17:30 from Monday to Saturday, with no opening on a Sunday or bank holiday.

Local Highway Authority – The LHA would have no objection to the provision of 6 spaces for the proposed development. Advise that one of the six should be allocated as an accessible space.

Lead Local Flood Authority – The LLFA has removed its objection (after reviewing the latest submission which includes the CCTV Survey Report by Drainage Consultants Ltd dated 6/7/21.) However the LLFA recommend the pumping station/septic tank is investigated in more detail to ensure it has the capacity for the foul and potential surface water flows.

Environment Agency – A check of the documentation submitted for this application indicates that no clear methodology for foul and surface water drainage has been provided by the applicant / agent for this development proposal. The application form provided indicates that surface water will be drained via the use of a Sustainable Drainage System (SuDs).

Further to the above, the application form provided indicates that foul drainage will be provisioned via septic tank which will not connect into an existing drainage system. We would advise that the applicant/agent refers to the Environment Agency guidance provided regarding foul drainage.

Foul Drainage Assessment Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank Foul drainage should be connected to the main sewer.

Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, in addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit.

Further guidance regarding Environmental Permits and building regulations regarding Surface Water Disposal is recommended to be forwarded to the applicant/agent.

Greater Manchester Ecology Unit – An ecology survey has been submitted and undertaken by an experienced ecologist following best practice guidelines. Reasonable survey effort appears to have been used to demonstrate that no bats are currently

roosting in the building proposed for conversion. Opportunities to enhance the building for wildlife, such as bats should also be considered, in line with national planning guidelines (NPPF) and section 5.2 of the ecology report (which recommends the implementation of bat boxes on the building during modification works).

REPRESENTATIONS

In response to the **notification on the original application**, 7 letters of objection were received from the occupiers of neighbouring residential properties.

The concerns are summarised below:

- Original planning consent (dated 14 Oct 2015 – 85871/HHA/15) for garage states use to be for ‘purposes ancillary’ to the use as a single dwelling’ and no commercial or business use. There is no material change since then, core strategy policies L4 and L7 are in place, original decision should stand.
- It is a fundamental departure from the existing and original nature of area.
- Out of character with the surrounding neighbouring residential properties.
- Green belt area.
- Associated signage would have a negative effect on character of area
- Cob Kiln Lane is a vital community access route and clear gateway to the Meadows marking leaving an urban area to the green belt and river Mersey – it should not be tainted by unnecessary commercial business activity suited to the town centre.
- Residential status of area should be preserved.
- Retention of vibrant Urmston town Centre – locating outside town centre will add to the decline.
- Urmston doesn’t seem to have a shortage of premises.
- Increase in traffic and parking issues.
- Existing public lane generates traffic and there are parking issues in local area, which have been exacerbated since March 2020 and capacity has reached saturation.
- Location of salon would result in additional vehicles coming and going exacerbating existing issues, overload area with parked cars, limited visibility and increase dangers to walkers and horse riders.
- Nature of the junction with Stretford Road at the north end means that vehicles trying to join the main road experience delays at peak times. Pedestrians attempting to cross to Gloucester Road can experience long waits for a safe gap in traffic at almost any time of day. Additional turning movements would exacerbate the problem, and some people may feel forced to dash across before the road can be seen to be clear (the view of traffic heading east from the Church Road lights is very limited).
- The car parking proposed is 3 spaces for existing residential use and 3 spaces for business use. It is not clear from the proposal how 3 spaces would be sufficient for 3 full time staff and their clients.
- If approved provide measures to reduce car-fumes:

- Maintain the leylandii trees to a height where lower growth is encouraged to filter exhaust fumes or another barrier to absorb fumes.
- Sign erected – ‘no engine kept idling’
- The land is bordered by the Old Eea Brook. This water course also borders our own property, which is about 50 yards downstream. We are concerned that any increase in run-off would affect the drainage of the lower part of our garden.
- Drains and sewage – like reassurance nothing goes into the stream.
- Hours of use – concern of disturbance including noise in summer and lighting in winter.
- If Council minded to approve, it should impose stringent restrictions, including use only as a hairdressing salon, and retention of the existing gravel surfacing or some other suitable permeable material, so that the speed of run-off is not increased.

The application **was re-notified for a period of 10days on 8 April 2021** further to receipt of a sequential test.

6 objections were received (from 5 residential properties) following the re-notification and two letters of support were received.

The objections are summarised below:

- Character of the area
 - The sequential statement says the site is surrounded by a mix of residential and businesses sites. It is a residential area. The only nearby non-residential activities are those relating to agriculture and stabling.
 - A hairdressing salon is not within the character of the area.
 - It is also critical to take into account the very sensitive nature of this area. This is a corridor from the town centre, through a residential area providing access for the community to the green space of Urmston Meadows and The River Mersey. It has become an increasingly important community resource over the past 12 months providing many families with the experience of walking through a green corridor unaffected by urban sprawl – which approving this application would lead to.
 - Original planning consent for garage states no commercial or business use.
 - The core strategy L4 and L7 remain in place and therefore this original decision should stand. If this change of use application is approved it is a fundamental departure from the existing and original nature of the area.
- Sequential test
 - The applicant has failed to demonstrate they meet the sequential test.
 - The applicant already has a premises on Flixton Road in Urmston Town Centre which has clearly been a successful business as it has been there for over 20 years. It is not clear from any documentation why this site is no longer suitable.

- Part of the sequential test document has been redacted and I understand from the Planning Officer there is a personal reason why the applicant is applying for a change of use of the existing garage. If this reason is to be considered then the request to provide a sequential test document is superfluous as clearly if the personal reason is considered then no other premises would be suitable.
 - Without an explanation we can only assume it is to reduce overhead cost of the existing operation.
 - The sequential test statement does not explain why the existing network of hairdressing salons is insufficient for the population of Urmston.
 - No explanation of the need for a particular size of premises, or why two separate units could not fulfil the need, or how a double garage at 1 Cob Kiln Lane does in fact meet the business needs.
 - The commercial property market is a dynamic one and there is a constant churn of property. The fall-out from the pandemic is likely to see several businesses fail and release more units to the market.
 - Application has failed to meet sequential test – it is not clear why the existing site is no longer viable
 - It is important to retain the vibrancy, "vitality and viability" of our town centres - especially with the likely knock on of challenges to business survival after the pandemic.
 - Relocating business from the town centre to a residential area is a loss to the town centre. Many small businesses depend on passing trade.
 - There are also some misleading statements in the submission:
 - 1.2 refers to a "low key hairdressing salon" yet later on refers to 3/4 stylists – that is not low key – a sole stylist may be regarded as low key. Stylists require support from other staff.
 - 1.6 states the site is "surrounded by a mix of residential and business uses". This is untrue – there is only 1 business associated with the nearby agricultural usage.
 - 1.7 refers to "a more private location" – the applicants current premises provide more private rooms and not just the open shop front – and hence can already provide more privacy if required.
 - 2.3 refers to the business being able to survive "without significant signage" – any signage would be out of character for this location.
 - Dispute the assertion in Paragraph 6.4 of the applicant's sequential test submission that "the most appropriate location ... is the application site itself." We suggest the most appropriate location is the current applicant's premises on Flixton Road where it has been for many years.
- Flooding
 - The problem of flooding has become more pertinent since we submitted our original objection. On the night of 20th/21st January this year the River Mersey burst its banks just south of Urmston Cemetery and spilled over into the Old Eea Brook. Surveys show the spot height of the road to be generally between 18.13 and 18.15 metres Above Ordnance Datum

(AOD). This suggests that the water level at that stage was 18.43 metres AOD. The flood risk assessment for this application states that "The surveyed threshold level of the existing garage building is 18.40m AOD"

- "Old Eea Brook is a designated 'Main River'. As such any development within 8 metres (from bank top) of this watercourse requires formal written consent from the Environment Agency under the Water Resources Act 1991 and associated Land Drainage Byelaws." Has the Environment Agency consented to this present application?
- Garage is not low profile, only got retrospective permission.
- Storage is questionable as hairdressers use many chemicals which are flammable
- Traffic is increasing.
- Parking around country lane - risk of clashes with children and dogs.
- House values likely to be affected.

The representations of support are summarised as follows:

- Support the proposal.
- The hairdressing business would be a welcome public service.
- The local residents will not be affected negatively in any way by this small family business working from home.
- The proposal has an allocated parking area within the site and would be regulated as clients would be booked in at set times.
- The main problem on the local roads in our area is people visiting the meadows for recreational purposes but also preventing local residents at times from parking outside their own property.
- There is an objection to taking business out of Urmston high street, however it is not the applicant's responsibility and with business rates so high the local high street makes it almost impossible for small businesses to survive, plus this is a wider issue than for one local hairdressers and more the fault of the local authority not changing with the times - ie with human behaviour changing with shopping habits.
- Applicant has spent time and money ensuring she has surveys completed by independent surveyors so that local wildlife will not be affected.

OBSERVATIONS

THE DECISION TAKING FRAMEWORK

1. S38(6) of the Planning and Compensation Act 1991 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
2. Policies relating to retail / town centre uses and the protection of amenity are considered 'most important' in the determination of this planning application; these are policies W2 and L7, respectively. Policies W2 and L7 are consistent with the NPPF and therefore considered 'up-to-date'. The development plan therefore

remains the appropriate basis on which to determine this application and the tilted balance is not engaged.

3. Planning consent is sought for the change of use of the site from a domestic garage to a hairdressers run by the occupier of 1 Cob Kiln Lane. The site is outside of a town centre and is not in an area allocated for town centre uses such as hairdressers. The site is within the residential curtilage of 1 Cob Kiln Lane and adjacent to residential properties to the north. There is a brook adjacent to the site and the site is located within a wildlife corridor. To the south there is Meadowgate Farm which includes a tack and feed warehouse and stables and livery to the opposite side of the road.
4. The key issues are the principle of town centre use outside the town centre, the impact of the proposal on the residential amenity of neighbouring occupiers and the impact of the proposal on parking conditions in the area. Other considerations include drainage and ecology.

PRINCIPLE OF DEVELOPMENT

Town Centre Use outside of a Designated Centre

5. NPPF paragraph 86 states *Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.*
6. NPPF paragraph 87 states *'Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.'*
7. NPPF paragraph 93 states planning decisions should aim *'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.'*
8. Core Strategy 'Policy W2: Town Centres & Retail' highlights a presumption against the development of retail, leisure and other town centre-type uses outside of defined centres, except where it can be demonstrated that they satisfy the tests outlined in current government guidance.

9. Objections have been received regarding the re-location of the hairdressers from its existing location within the town centre and the impact on the town centre.
10. The proposed hairdresser's salon (Use Class E (c) (ii) professional services (other than health or medical services) would provide a local service. However, the use is considered to be a town centre use and the application site is approximately 400m outside the town centre boundary.
11. The applicant previously rented premises on Flixton Road, however the business needs to relocate.
12. The applicant has provided a sequential test which considers various sites within Urmston town Centre and the parade of shops on Church Road and explains why each is unsuitable for this business's use. It is noted further to an objectors comment, it is not the purpose of the sequential test to explain whether the existing network of hairdressers is sufficient or not. The Council's Strategic Planning Team has confirmed that it is satisfied that the assessment submitted meets national and local policy requirements. Sites sequentially preferable to the application site have been considered by the applicant and found to be unsuitable.
13. Furthermore, whilst, the site is outside a town centre, the proposed location is accessible to the urban area of Urmston, in proximity to existing bus corridors and within walking distance to the town centre. In regard to NPPF paragraph 93 the proposal will enable the continuation of a local service/business within the local area of Urmston.
14. The principle of a hairdressers at the site is therefore considered acceptable with regard to Policy W2 of the Core Strategy and relevant national guidance in relation to town centre uses.
15. As the sequential test has assessed whether there are sequentially preferable sites available for this specific use, it is considered that, if permission is granted, it should be limited specifically to a hairdresser's (Including with ancillary beauty treatment room) and no other use in Class E.
16. Whilst an objection has been raised regarding the impact of the proposal on the Green Belt, the site is not within the Green Belt and the proposed change of use would not have any detrimental impact on the Green Belt.
17. The proposal is therefore considered acceptable in terms of town centre policies, subject to compliance with other relevant policies relating to residential amenity, highways issues, drainage and design.

Residential Amenity

18. Paragraph 127 of the NPPF states planning decisions should ensure that developments create places with a high standard of amenity for existing and future users under criterion f).
19. Policy L7 of the Core Strategy states: *In matters of amenity protection, development must be compatible with the surrounding area and not prejudice the amenity of the future occupiers and/or occupants of adjacent properties by reason of overbearing, overshadowing, visual intrusion, noise and/or disturbance, odour or in any other way.*
20. Objections have been received on the basis that the proposed use is not in keeping with the character of the area and would result in disturbance/increase in noise as a result of the activity and hours of use.
21. The application site is within a residential setting as it comprises of the curtilage of the residential bungalow of 1 Cob Kiln Lane and to the north, west and east, the site adjoins/faces gardens of residential properties.

External Alterations

22. The proposed Juliette balcony is to the existing full length first floor window and does not face directly towards any dwellings or alter the existing relationship of the windows to neighbouring properties and as such will not have any undue impact on residential amenity.
23. The insertion and alteration of windows to the ground floor which vary from consent 85871/HHA/15 has no impact on neighbouring residential properties given the siting and existing screening.
24. There is a matter of inter-looking between the existing residential property at 1 Cob Kiln Lane and the proposed hairdressers use at the existing garage and this is discussed within the section below.

Proposed use – Hairdressers Class E (c) (ii)

25. The proposed use is for a Hairdresser's salon with an ancillary beautician use. The supporting statement indicates that it is to accommodate the maximum of 4 staff and up to 3-4 customers (at any given time). The statement advises that the owner and the daughter reside in the main house both of whom are the two full time stylists.
26. The proposal relates to use class E which could permit a number of uses that could be detrimental to the local residential amenity such as a gym or day nursery. The Environmental Health Officer has requested the use of activities to be limited within the use class to E (c) (ii). Notwithstanding this, as set out above, as the sequential test has assessed whether there are sequentially preferable sites

available for this specific use, it is considered that, if permission is granted, it should be limited specifically to a hairdressers (including with ancillary beauty treatment room) and no other use in Class E.

Neighbouring residents

27. There are a number of concerns raised by objectors regarding the proposed use being out of character of the area and creating disturbance.
28. The garage is a detached property, with the closest residential garden boundary being approx. 11m from the building and the closest residential property (23 Meadowgate) being 20m away. Given these distances and the nature of the proposed use, it is considered that activities associated with the proposed use within the building would not result in any disturbance to neighbours.
29. The primary consideration is the potential increase of staff/visitors coming to and going from the site by car and on foot. It is noted the proposed hairdressing and beauty service proposes to provide for up to 4 customers simultaneously and would have potential for further customers waiting.
30. Whilst it is noted that there would be the potential for significant pedestrian and vehicular comings and goings to and from the site, the access to 1 Cob Kiln Lane is not directly adjacent to any residential dwellings and the site has its own off-road parking area. There is an existing outbuilding and mature vegetation adjacent to the rear garden boundaries of properties fronting Meadowgate and the gardens of these adjacent properties are relatively long. The Council's Environmental Health Officers have raised no objections to the proposal subject to conditions to ensure associated comings and goings do not occur at more sensitive times. Conditions are recommended to limit the hours of use of the proposed use to 09:00 - 17:30 from Monday to Saturday, with no opening on a Sunday or bank holiday and associated servicing and deliveries limited to between 08.00 and 19.00 hours. On this basis, it is therefore considered that the proposed use would not have any unacceptable impact on the residential amenity of neighbouring dwellings.

Occupiers/future occupiers of 1 Cob Kiln Lane

31. There is a 15.8m interface distance between the existing garage (site of hairdressers) and the dwelling at 1 Cob Kiln Lane and the proposal indicates the existing dwelling and hairdressers would share the same access off Cob Kiln Lane and parking area.
32. Given the existing occupier of 1 Cob Kiln Lane would be the owner and operator of the proposed hairdressers it is considered the relationship between the existing dwelling and proposed hairdressers is acceptable.

33. However, should the hairdressers be operated or owned by someone independent to the residents of 1 Cob Kiln Lane, there would be amenity concerns given the amenity distances and shared nature of the planning unit. As such a condition is recommended to state the proposed hairdressers use shall only be permitted where it is operated by the occupier/resident of 1 Cob Kiln Lane.

Conclusion - Residential Amenity

34. With the safeguard of recommended conditions restricting the use to a hairdressers, the operation to the owner/occupier of 1 Cob Kiln Lane and the hours of operation and servicing and deliveries, the proposal is not considered to adversely impact upon the amenity of residents or harm the residential character of the area and therefore it is considered that it would be in compliance with Policy L7 of the Core Strategy.

Design and Appearance

35. Paragraph 126 of the NPPF states *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*
36. Paragraph 134 of the NPPF continues *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.'*
37. Policy L7 of the Trafford Core Strategy states: *In relation to matters of design, development must: be appropriate in its context; make best use of opportunities to improve the character and quality of an area; enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works, boundary treatment; and, make appropriate provision for open space, where appropriate, in accordance with Policy R5 of this Plan.*
38. The site's context is characterised by a domestic brick bungalow and other ancillary buildings (including the brick garage building subject to this application). The neighbouring residential properties are in the main semi-detached with substantial gardens. South of the site is a commercial site consisting of equine supplies, which contains a couple of buildings of a functional appearance. Cob Kiln Lane leads to the public access to open space and wildlife corridors.
39. The installation of the Juliette balcony to the existing first floor full length window is a minor alteration and in keeping with the existing design of the building.

40. The insertion and alteration of windows to the ground floor which vary from consent 85871/HHA/1 are considered acceptable. The insertion of the three pane window to the side elevation is smaller and more discreet in appearance than the full length window previously approved under 85871/HHA/15. Furthermore there are limited views of the front elevation from the streetscene and neighbouring open space.
41. The associated alterations are not considered to alter the character and appearance of the existing residential area, access to public rights of way and neighbouring open space.
42. Objections have been received regarding potential impact from advertisements and it is noted that there are separate regulations that control the siting of advertisements.
43. Overall the alterations would integrate with the character and appearance of the existing building and the main dwelling on site. The impact on visual amenity is considered acceptable and the design complies with the provisions of Core Strategy Policy L7 and the provisions of the NPPF.

Parking and Highway Safety

44. Paragraph 111 of the NPPF states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”. Given the more stringent test for the residual cumulative impacts on the road network set by the NPPF, it is considered that Core Strategy Policy L4 should be considered to be out of date for the purposes of decision making.
45. Policy L7 of the Core Strategy is considered to be compliant with the NPPF and therefore up to date as it comprises the local expression of the NPPF’s emphasis on good design. Policy L7 states that ‘In relation to matters of functionality, development must:

Incorporate vehicular access and egress which is satisfactorily located and laid out having regard to the need for highway safety;

Provide sufficient off-street car and cycle parking, manoeuvring and operational space
46. It is noted that objectors have raised concerns regarding the creation of on street parking and increase in congestion with potential detriment to highway safety. It is also noted there are existing concerns of congestion and parking issues associated with people accessing the public footpath at the end of Cob Kiln Lane / Meadow Road to access the public footpaths and open space.

47. The existing access gates (inward opening) are to be utilised and parking on site is to be provided for the existing dwelling and proposed hairdressers.
48. The LHA has been consulted and has no objections in principle on highway grounds to the proposals. The submitted site plan shows seven spaces for both the residential and commercial uses and the LHA considers this to be acceptable.
49. The LHA also acknowledge the location of the proposals being within a short walk from Urmston Town Centre which provides several amenities and transport links.
50. Given that the site provides off street parking and given the accessible location of the site in relation to the existing urban area, public transport and the town centre, the proposed use is not considered to result in an unacceptable highway safety impact or severe adverse impact on the highway network.
51. In association with the proposed use, waste and recycling facilities and cycle parking facilities are required to be provided. Whilst the details have not been provided, the site would have space to accommodate the requirements and relevant conditions are recommended.
52. The development would have an acceptable highway, parking and servicing impact with reference to Core Strategy policies L4 and L7, the Parking Standards and Design SPD, the New Residential Development SPG and the NPPF.

Drainage

53. Policy L5 of the Core Strategy relates to Climate Change and states that new development should mitigate and reduce its impact on climate change factors, including flooding.
54. The applicant has advised the surface area of the existing parking area and access is permeable. The site is located within 5m of a natural stream (Old Eea Brook). Careful consideration of the method of surface and foul water is required to avoid an increased risk of flooding and pollution of the waterways from foul drainage.
55. A Flood Risk Assessment (FRA) and Drainage Report have been submitted.
56. The FRA paragraph 8.2 states *It is understood that the development is for the conversion of the existing garage to create a hairdressing salon. As such, the proposed development could be considered "Less Vulnerable". Paragraph 8.5 continues 'Furthermore, the proposed development is for a change of use of the existing garage and there will be no increase in built footprint post-development. 8.6 Subsequently, any increase in flood water displacement as a result of the development works could be considered to be negligible.'* The change of use

impact on flood risk is not considered to be of concern, however this is subject to suitable drainage.

57. Further to the application form and the submitted drainage report, the Environment Agency and LFFA have advised that there is no clear methodology for foul and surface water drainage. The Environment Agency advised the applicant/agent is advised of relevant EA and building control requirements in regard to foul and surface drainage.
58. Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:
 - a. Connection to the public sewer
 - b. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
 - c. Septic Tank Foul drainage should be connected to the main sewer.
59. Given the uncertainty regarding the foul drainage, proximity of an open waterway (stream) and further to National Government guidance, a condition is recommended to require foul and surface water use separate drainage systems.

Ecology

60. Core Strategy Policy R2 advises that *“To ensure the protection and enhancement of the natural environment of the Borough, developers will be required to demonstrate through a supporting statement how their proposal will:*
 - I. Protect and enhance the landscape character, biodiversity, geodiversity and conservation value of its natural urban and countryside assets having regard not only to its immediate location but its surroundings; and*
 - II. Protect the natural environment throughout the construction process.”*
61. Core Strategy Policy R3 advises that The Council working with local communities, developer and partners will develop an integrated network of high quality and multi-functional green infrastructure (GI) that will:
 - I. protect and connect existing and potential sites of nature conservation value;
 - II. protect and provide appropriate natural space to connect landscapes.
62. Policies R2 and R3 of the Core Strategy are considered to be compliant with the NPPF in terms of their requirement to ensure development conserves and enhances green infrastructure and the natural environment.

63. Opportunities to enhance the building for wildlife, such as bats should also be considered, in line with national planning guidelines (NPPF) and section 5.2 of the ecology report.
64. GMEU have advised reasonable survey effort appears to have been used to demonstrate that no bats are currently roosting in the building proposed for conversion.
65. Paragraph 174 of the NPPF states that the planning system should contribute to and enhance the natural and local environment. GMEU advise that in accordance with the submitted bat report, it recommends the implementation of bat boxes on the building during modification works.
66. Subject to conditions the impact of the development could be adequately mitigated to avoid harm to the natural environment and could provide suitable ecological enhancement measures with reference to Core Strategy policy R2, PG1 New Residential Development and the NPPF.

Equality

67. The public sector equality duty (PSED), contained in the Equalities Act 2010, requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Having due regard for advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these are different from the needs of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.
68. Section 149 – Public sector equality duty (PSED) of the Equality Act 2010 states:
 - i. A public authority must, in the exercise of its functions, have due regard to the need to—
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
69. Disability is a ‘protected characteristic’ under the Equalities Act 2010 and the Act states that meeting different needs involves taking steps to take account of disabled people’s disabilities.
70. The development would provide an accessible car-parking space, the main hairdressing facilities are on the ground floor and it is considered that reasonable

measures could be implemented by the applicant in order to provide appropriate access for any disabled visitors or anyone with a protected characteristic.

71. The scheme would be required to be designed in accordance with relevant Building Regulations.

Other

72. Objectors raised concerns in regard to house prices. It is noted this is not a planning consideration.
73. Objectors cited that flammable hairdresser products may be stored on site, this is a health and safety matter and not a planning consideration.

DEVELOPER CONTRIBUTIONS

74. There is no increase in floor space and therefore the proposal is not CIL liable.

PLANNING BALANCE AND CONCLUSION

75. The scheme complies with the development plan, the starting point for decision making, which would indicate in itself that planning permission should be granted.
76. All detailed matters have been assessed, including the principle of the proposed development location, together with its visual amenity and design, highway safety, residential amenity, drainage and ecology. All relevant planning issues have been considered and representations and consultation responses taken into account in concluding that the proposals comprise an appropriate form of development for the site.
77. The proposed change of use of the detached garage to a hairdressers is considered acceptable in principle. The location outside the town centre is considered acceptable following the outcome of the sequential assessment. Amenity and highway matters have been carefully considered and subject to relevant conditions regarding the use and operation, the impact is considered not to be harmful to neighbouring amenity, highway safety or the character of the area.
78. The proposal is considered acceptable in regard to amenity, highway safety, drainage and ecology and there are no other material considerations which would indicate that a decision should be made other than in accordance with the development plan. The proposal is considered to be in accordance with the Development Plan and the NPPF and is recommended for approval, subject to appropriate conditions.

RECOMMENDATION: GRANT subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:
 - 2216 - PL - PR – 100 Rev.4 – Proposed Ground Floor Plan (received 14 July 2021)
 - 2216 - PL - PR – 101 Rev.3 – Proposed First Floor Plan (received 7 July 2021)
 - 2216 - PL - PR – 102 Rev.3 – Proposed Roof Plan (received 7 July 2021)
 - 2216 - PL - PR – 000 Rev.4 – Location Plan (received 14 July 2021)
 - 2216 - PL - PR – 001 Rev.4 – Proposed Site Plan (received 14 July 2021)
 - 2216 - PL - PR – 200 Rev.3 – Proposed Elevations (received 7 July 2021)

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 or any equivalent Order following the amendment, revocation and re-enactment thereof, the premises shall only be used as a hairdresser's salon (including with ancillary beauty treatment) and for no other purpose within Class E of the above Order.

Reason: In the interests of residential amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

4. The use hereby permitted (hairdressers salon with ancillary beauty treatment) shall only be operated in association with the residence at 1 Cob Kiln Lane i.e. only in circumstances where the operator of the hairdressers business also occupies the dwelling at 1 Cob Kiln Lane as their main place of residence.

Reason: In the interests of residential amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

5. The use hereby permitted (hairdresser's salon with ancillary beauty treatment) shall only be open for trade or business between the hours of: 0900-1730 Monday to Saturday, and not at any time outside these hours, with no opening on a Sunday or bank holiday.

Reason: In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

6. Servicing, deliveries and waste and recycling collections associated with the use hereby permitted shall only take place between 08:00 to 19:00 hrs on Mondays to Saturdays and not at any time outside these hours.

Reason: In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

7. The use hereby permitted shall not take place unless and until a waste and recycling management strategy has been submitted to and approved in writing by the Local Planning Authority. The use of the premises shall be carried out at all times in full accordance with the approved waste and recycling management strategy.

Reason: To ensure that the site is properly and safely serviced in the interests of highway safety, having regard to Policy L4 and Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

8. The use hereby permitted shall not take place unless and until a scheme for secure cycle storage (for 4 no. spaces) has been provided on site in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained at all times thereafter.

Reason: To ensure that satisfactory cycle parking provision is made in the interests of promoting sustainable development, having regard to Policies L4 and L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 3: Parking Standards and Design, and the National Planning Policy Framework.

9. The use hereby permitted shall not take place unless and until a scheme for ecological enhancement measures (including a timescale for implementation) has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in accordance with the approved details and within the approved timescale and shall be retained thereafter.

Reason: In order to provide ecological enhancement measures in accordance with the National Planning Policy Framework.

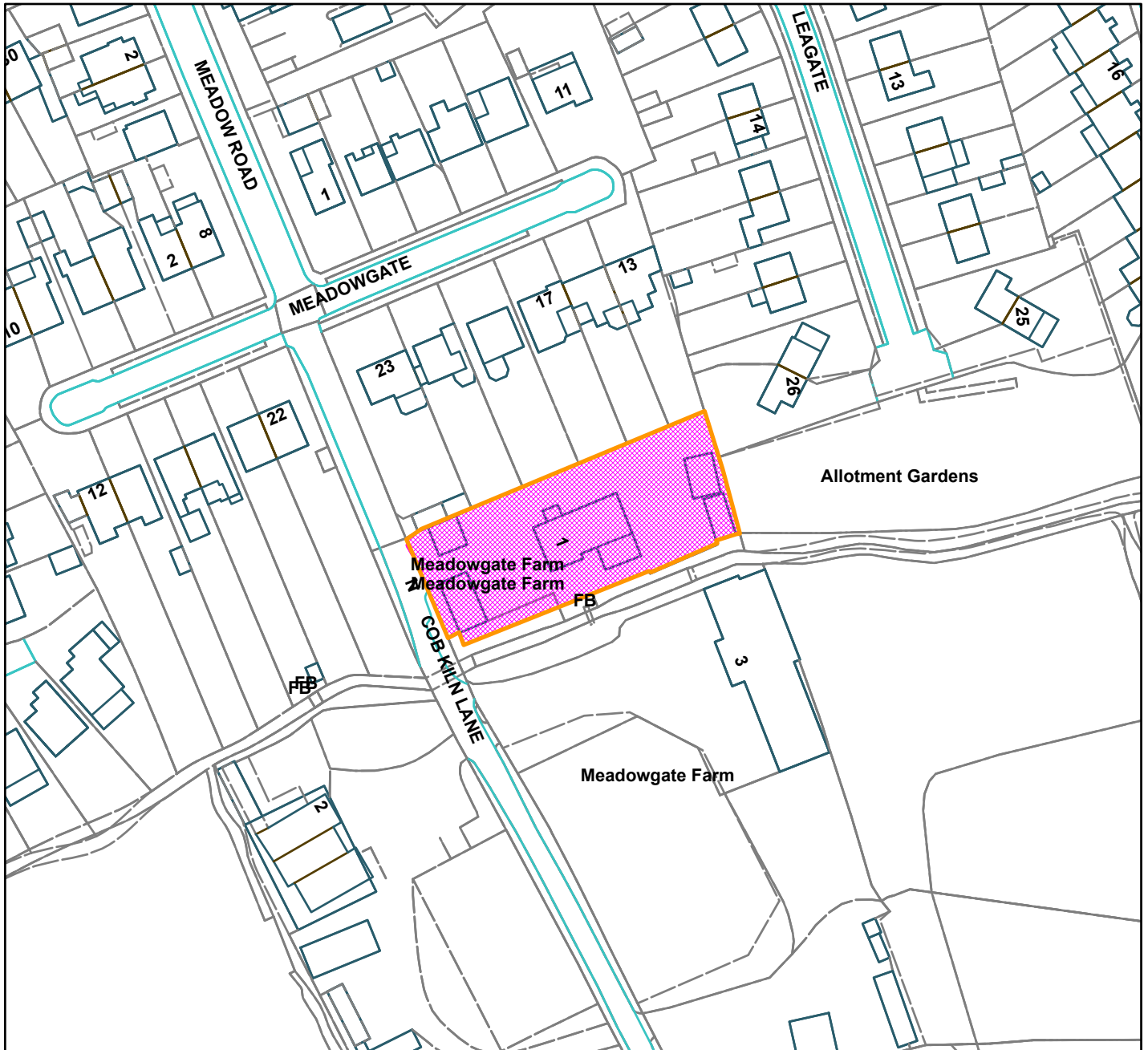
10. The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Trafford Core Strategy Policies L5 and L7 and the National Planning Policy Framework.

TM



1 Cob Kiln Lane, Urmston (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 12/08/2021
Date	02/08/2021
MSA Number	100023172 (2016)

WARD: Hale Barns

102650/HHA/20

DEPARTURE: No

Partial retrospective application for releveling works to the rear of the property and erection of fence to the rear.

35 Old Meadow Lane, Hale, WA15 8JT

APPLICANT: Mrs Li

AGENT: LDM Surveyors

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee due to receiving more than 6 objections contrary to officer recommendation.

SITE

The application site comprises a semi-detached dwelling on Meadow Lane, in a predominately residential area of Hale. The dwelling has a hipped roof with a ground floor bay window and a porch on the principal elevation. To the rear is a single storey extension and garden.

PROPOSAL

The application seeks partial retrospective planning permission for releveling works to the rear of the property and erection of fence.

The gardens on Meadow Lane are sloping and the releveling works would raise the land level by approximately 0.7m to form a terrace. Beyond the terrace the garden continues to slope to the rear boundary. The depth of the releveling works is 4.6m from the rear elevation of the property and with a width of 9.4m.

Value added: A fence has been introduced on the boundary with no.33 Old Meadow Lane and added to the description of development. An amended site plan and existing and proposed sections have been submitted.

DEVELOPMENT PLAN

For the purposes of this application the Development Plan in Trafford comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 - Sustainable Transport and Accessibility

L7 – Design

For the purpose of the determination of this planning application, these policies are considered 'up to date' in NPPF Paragraph 11 terms

OTHER LOCAL POLICY DOCUMENTS

SPD3 – Parking Standards and Design

SPD4 – A Guide for Designing House Extensions and Alterations

PROPOSALS MAP NOTATION

None to note

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the revised National Planning Policy Framework (NPPF) on 20 July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The National Planning Practice Guidance was first published in March 2014, and it is regularly updated, with the most recent amendments made in June 2021. The NPPG will be referred to as appropriate in the report.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

The Greater Manchester Spatial Framework (GMSF) was a joint Development Plan Document being produced by the Greater Manchester districts. The first consultation draft of the GMSF was published on 31st October 2016, and a further period of consultation on the revised draft ended on 18th March 2019. The GMSF is now being progressed by nine GM districts as 'Places for Everyone' (PFE) and, once adopted, will be the overarching development plan for these districts, setting the framework for individual district Local Plans. PFE is not yet at Regulation 19 stage and so will normally be given limited weight as a material consideration. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If PFE / GMSF 2020 is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

RELEVANT PLANNING HISTORY

96173/HHA/18 - Erection of a single storey rear and front extension.

Approve with Conditions, 11.01.2019

APPLICANT'S SUBMISSION

N.A

CONSULTATIONS

Lead Local Flood Authority – No objection.

REPRESENTATIONS

The application was advertised through notification letters sent to immediate neighbours. Fourteen letters of objection have been received, including a number from addresses outside Trafford, but who visit the neighbouring property. A further objection was also received from Cllr Newgrosh. The objections raised are summarised as follows:

- Impact to overlooking due to the height of the proposal when using conservatory, garden or greenhouse.
- Stepping down of the third fence panel and from that vantage point there would be no privacy as the patio extends beyond that point.

- A terraced patio would not have infringed our privacy and the appearance would have been more in keeping with the terrain and other paved areas in the locality
- Original planning permission for the extension, if large raised patio was going to be built we would have objected to the original extension
- Revised plan does not address original concerns
- Discrepancy/ incorrect proposed plans
- Change the character of semi-detached dwellings and sloping gardens
- Gardens for each pair of semi's at a matching gradient
- Not in keeping with neighbouring properties or character of the area
- Maintenance of fence panels
- Fences will block out light and amenity to private garden, result in overshadowing
- Fences out of character with other fence panels in neighbouring properties/ impact visual amenity
- Enjoyment of family and friends in neighbouring gardens detrimentally impaired in future
- The proposed fencing will be higher than standard 6 foot fencing or Permitted Development restrictions
- Water logging and drainage issues
- Health and wellbeing of neighbours
- Impact to habitable windows/ gardens at the rear

Following the receipt of amended plans a further nine letters of objection were received, including another from Cllr Newgrosh. The letters generally reiterate concerns raised previously, but with the following additional comments summarised below:

- Occupants would be able to tower above the fencing on the boarder.
- Note letter of support from 37 Old Meadow Lane, the issue is that Old Meadow Lane is a hill and the property at number 35 is going up the hill hence why they are unable to see the impact that this will have on our private back garden. It does not reflect the loss of privacy that we are faced with.
- No fence heights are provided.
- The rear extension left a significant drop from the rear door, has already been built up by neighbours by more than half a metre. This is because the slope of the garden is approximately 14 degrees.

Additionally, one letter of support has been received from 37 Old Meadow Lane:

- The improvements proposed will enhance the neighbourhood and will be aesthetically pleasing and practical.
- The scale of the project is so minor and change in elevation so minimal one should question whether it actually warrants planning permission in the first place

- Objections have been submitted from people who don't neighbour the property,
- With regards to the proposed fencing, this would be in keeping with similar size fences found in adjacent properties.

OBSERVATIONS

DESIGN AND VISUAL AMENITY

1. Paragraph 126 of the NPPF states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." Paragraph 134 of the NPPF states that "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design."
2. Policy L7 requires that development is appropriate in its context; makes best use of opportunities to improve the character and quality of an area by appropriately addressing scale, density, height, layout, elevation treatment, materials, landscaping; and is compatible with the surrounding area.
3. The proposed releveling works would project by 4.6m from the single storey rear with a width of 9.4m. The raised elevation would be approximately 0.7m from the lower lawn.
4. The releveling works and raised platform is considered an acceptable scale in relation to the dwelling and in the context of the wider garden at no.35. Sufficient garden space would be retained and the site would retain its open character.
5. It is not considered the raised platform would impact the residential character of the wider area, garden or landscaped nature of the garden given its scale, size and visibility from the street scene.
6. The proposed development is therefore considered to be acceptable in design terms and would comply with Policy L7 of the Core Strategy and guidance in the NPPF in this respect.

RESIDENTIAL AMENITY

7. SPD4 sets out detailed guidance for protecting neighbouring amenity. In terms of its impact on residential amenity the development will be assessed on the extent to

which it causes a loss of privacy, extent to which it is overbearing and the degree to which it causes a loss of light/overshadowing, to the neighbouring properties.

Impact upon adjoining neighbour 33 Old Meadow Lane

8. The proposed releveling would result in a raised area that projects 4.6m from the existing ground floor rear extension and extends across the width of the property. The adjoining property benefits from a single storey rear conservatory with its main outlook towards its rear boundary. The existing boundary treatments between the dwellings is a 1m fence with a 0.39m gap between the post and rear elevation.
9. The raised platform is 0.7m high. It is recognised that this is adjacent to the neighbour's (no. 33's) boundary and in close proximity to their rear conservatory. The nature of the gardens are sloping and as such is it considered the impact of the raised floor level directly adjacent to the conservatory is limited. There is already some inter-looking between the gardens of the two neighbouring properties and given the scale of the increase it is considered that the proposal would not result in a loss of privacy such as to justify the refusal of the application.
10. The proposed screening would be approximately 2m high along the boundary, which would provide a visual separation between the gardens and provide privacy to the occupiers. Therefore, subject to a condition requiring the erection of the proposed fence within a set timescale it is considered the releveling works would not directly impact any habitable windows and would not result in an unacceptable overlooking impact to the neighbouring property.
11. Taking into consideration the concerns in regards to the fence height, as the gardens are sloping revised plans have been submitted to ensure the fence would feature a drop in height and would not exceed 2m at the relevant land level. As such it is considered the fence would not feel overbearing to the adjoining neighbour.

Impact upon adjacent neighbour 37 Old Meadow Lane

12. The adjacent dwelling, no.37 Old Meadow Lane is sited approximately 3m forward of the application site and does not benefit from any existing extensions. There is an outbuilding on the boundary between the two dwellings and high fencing the depth of the shared boundary.

13. Due to orientation of the two dwellings in combination with the siting of the raised platform and screening between the two dwellings, it is considered no detrimental loss of amenity or privacy would occur to the habitable room windows or garden of no.37 regardless of the different land levels created by the platform. Notably the outbuilding on the boundary provides permanent screening to the occupiers of no.37.

Impact upon Clarke Crescent (to the rear)

14. As previously noted the rear raised platform projects a further 4.6m from the ground floor extension. A separation distance of approximately 13m would be retained between the extremity of the raised platform and the rear boundary, and, with an approx. 1.7m high fence, it is considered no overlooking or loss of privacy would occur to the occupiers to the rear.
15. Taking into consideration the objections received and for the avoidance of doubt this application does not include or propose changing the existing rear fence.

DRAINAGE

16. The representations in relation to drainage are noted. The Lead Local Flood Authority has reviewed the proposal and found the proposal will not have any detrimental impact on surface water runoff.

PLANNING BALANCE AND CONCLUSION

17. The proposed development is considered not to cause harm to the character and appearance of the dwelling by reason of its design, scale and materials, and therefore it is considered appropriate within its context. In addition, the proposed development would have no significant impact on the amenity of surrounding properties. As such it is considered that the proposed development would be in accordance with policy L7 of the Trafford Core Strategy, SPD4 and the NPPF.

RECOMMENDATION:

GRANT subject to the following conditions:-

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, as amended and submitted 28th June 2021, number: PS402, PS501 and the associated site location plan.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

2. The fence as shown on the plans hereby shall be erected within 6 months of this planning permission.

Reason: In order to ensure screening in the interests of privacy and residential amenity having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

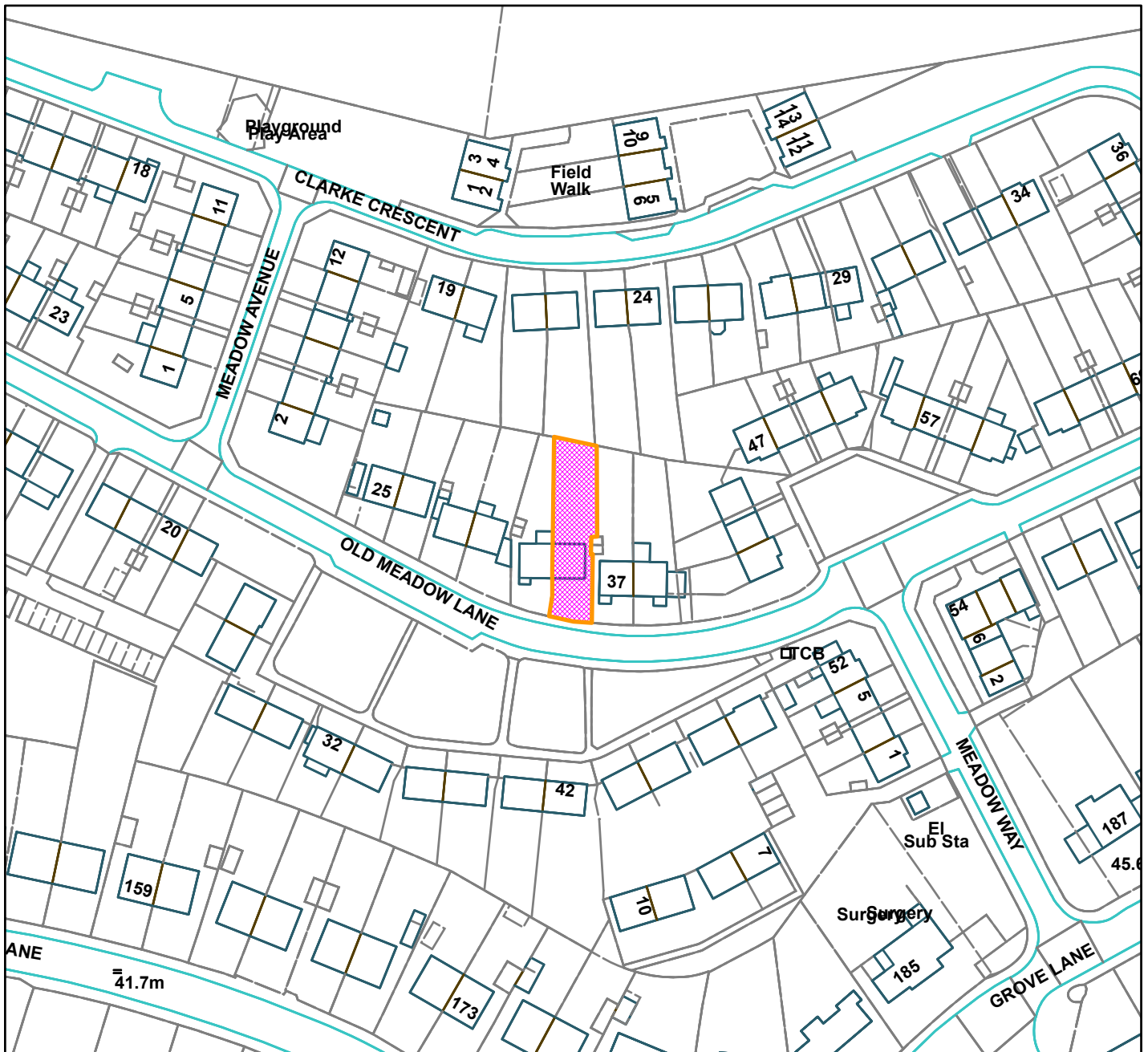
3. The development shall be carried out in strict accordance with the materials set out in the Approved Plans.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

KG



35 Old Meadow Lane, Hale (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 12/08/2021
Date	02/08/2021
MSA Number	100023172 (2016)

WARD: Longford

102823/VAR/20

DEPARTURE: No

Application for Variation of Condition 2 on planning permission 97477/FUL/19 (Erection of a single storey extension, reconfiguration of car parking and ancillary works), to allow for an increase in photovoltaic panels across the whole roof area, an increase in the height of the extension by +0.25m, and a step change in the building from the existing link point by 690mm to avoid excessive excavations and keep the entrance close to the existing land levels.

Stretford Grammar School, Granby Road, Stretford, M32 8JB

APPLICANT: Mr Michael Mullins, Stretford Grammar School

AGENT: Mr Michael Kavanagh, Ellis Williams Architects

RECOMMENDATION: GRANT

The application has been reported to the Planning and Development Management Committee as 6 or more representations have been received contrary to the Officer recommendation.

Executive Summary

The site relates to a school situated to the south of Edge Lane in Stretford. Vehicular access is via Granby Road to the west of the site and land to the west, north and north-east is primarily within residential use. The site falls entirely within the defined Green Belt. The application seeks permission for the variation of condition 2 attached to planning permission ref. 97477/FUL/19. This consent was issued in August 2019 and relates to the erection of a single storey extension to the north of the main school building, together with the reconfiguration of the car park. The current application seeks permission to amend these plans to enable a number of changes to the approved scheme to be made, including the addition of photovoltaic panels across the roof area of the extension, an increase in the overall height of the extension of 0.25m and an increase in height of the finished floor level of the extension of 0.69m.

The extension is now substantially complete and is understood to have been erected in line with the drawings submitted under the current application. The current scheme has been considered on its merits, and the fact that the extension has already been erected has not been afforded any positive weight in the planning balance.

The development is considered to be acceptable in terms of its impact on the Green Belt (para. 14), its design and appearance (para. 22) and its impact on residential amenity (para. 26). The concerns raised by local residents have been fully taken into account, however the proposed amendments are considered to be acceptable with regard to all material planning matters and Officers are satisfied that the submitted plans accurately represent what has been built on site. As such, the application is recommended for approval.

SITE

The site relates to a school situated to the south of Edge Lane in Stretford. Vehicular access is via Granby Road to the west of the site. The site falls entirely within the defined Green Belt whilst the southern part of the site is within Flood Zones 2 and 3. The remainder of the site lies within Flood Zone 1. The school building itself and the car park are situated within the northern part of the site, whilst the southern part is largely comprised of grass playing fields and hard-surfaced playing facilities.

Land to the west, north and north-east is primarily within residential use whilst adjoining land to the south comprises Turn Moss Playing Fields, a substantial grassed sporting facility with access available for the general public.

It is understood that the school currently has 860 pupils on roll within Years 7-11 and the sixth form.

PROPOSAL

Permission is sought for the variation of condition 2 attached to planning permission ref. 97477/FUL/19. This consent was issued in August 2019 and relates to the erection of a single storey extension to the north of the main school building, together with the reconfiguration of the car park. The development includes 6no classrooms, toilets, reception area and conference room and is expected to enable an increase in the annual in-take of pupils in Years 7-11 from 128 to 160.

Condition 2 on the above consent requires the development to be carried out in accordance with the approved plans, and the current application seeks permission to amend these plans to enable a number of changes to the approved scheme to be made. These changes involve the inclusion of photovoltaic panels across the whole roof area of the extension, an increase in the overall height of the extension of 0.25m and an increase in height of the finished floor level of the extension of 0.69m. This was introduced to avoid excessive ground excavations.

The extension is now substantially complete and is understood to have been erected in line with the drawings submitted under the current application.

DEVELOPMENT PLAN

For the purpose of this application the Development Plan in Trafford comprises:

- **The Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.

- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the LDF. Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility
 L5 – Climate Change
 L7 – Design
 R2 – Natural Environment
 R3 – Green Infrastructure
 R4 – Green Belt, Countryside and Other Protected Open Land
 R5 – Open Space, Sport and Recreation

SUPPLEMENTARY PLANNING DOCUMENTS

SPD3 – Parking Standards & Design

PROPOSALS MAP NOTATION

Green Belt
 Area of Landscape Protection
 Critical Drainage Area
 Glaciofluvial Deposit Mineral Safeguarding Area

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

ENV17 – Areas of Landscape Protection
 C4 – Green Belt

GREATER MANCHESTER SPATIAL FRAMEWORK/PLACES FOR EVERYONE

The Greater Manchester Spatial Framework (GMSF) was a joint Development Plan Document being produced by the Greater Manchester districts. The first consultation draft of the GMSF was published on 31st October 2016, and a further period of consultation on the revised draft ended on 18th March 2019. The GMSF is now being progressed by nine GM districts as 'Places for Everyone' (PFE) and, once adopted, will be the overarching development plan for these districts, setting the framework for individual district Local Plans. PFE is not yet at Regulation 19 stage and so will normally be given limited weight as a material consideration. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If PFE/GMSF 2020 is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the revised National Planning Policy Framework (NPPF) on 20 July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The National Planning Practice Guidance was first published in March 2014, and it is regularly updated, with the most recent amendments made in June 2021. The NPPG will be referred to as appropriate in the report.

NATIONAL DESIGN GUIDE

The MHCLG published the National Design Guide in October 2019. This will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

100961/VAR/20: Application for variation of condition 5 on planning permission 97477/FUL/19 (Erection of a single storey extension, reconfiguration of car parking and ancillary works.). For proposed new surface water run-off rates and attenuation storage – Approved with conditions 11/09/2020.

97477/FUL/19: Erection of a single storey extension, reconfiguration of car parking and ancillary works – Approved with conditions 08/08/2019.

APPLICANT'S SUBMISSION

Planning Statement

CONSULTATIONS

Environmental Protection (Nuisance): No objection.

Greater Manchester Police – Design for Security: No comments to make.

Lead Local Flood Authority: No comments.

Local Highway Authority: No comments.

REPRESENTATIONS

Following public consultation, a total of 25no objections were received from 19no addresses. These raise the following concerns:

- The extension being built is significantly higher than the perspective and elevational drawings originally submitted – meant to be a single storey structure
- Submitted drawings are inaccurate, including in respect of east-west slope shown and height of extension
- Extension is now taller than the existing school building, contrary to previous information
- Educational benefits of extension have been reduced since original application
- The extension does not need to be so tall, does not integrate with existing buildings
- Extension is now substantially harmful to the openness of the Green Belt and is visible from south of building
- Extension will harm outlook from neighbouring dwellings
- Construction Method Statement was submitted after works begun and condition was breached
- There was disturbance to local residents during construction phase, including from vehicles parking on road and piling
- Proposed landscaping does not screen views from neighbouring dwellings
- Extension should be lowered to height of original plans
- Views of Green Belt and tree line from some neighbouring dwellings are now obscured
- Loss of light to neighbouring dwellings and gardens
- Impact on property values

In response to queries raised regarding the accuracy of the submitted plans, additional information and amended plans were submitted and a further period of consultation was undertaken. In response to this, a total of 30no objections were received from 25no addresses, as well as one letter of support. Many of the issues raised are included in the above summary and remain applicable to the amended plans and information, however the following key additional comments were made:

- Existing levels were known at time of original application, drawings should have reflected this
- Building heights should have been known originally and shouldn't be used as an excuse for approving current plans
- Solar panels not previously proposed, parapet not originally intended to hide these
- Height is still 2 metres higher than shown in Design and Access Statement
- Why has it taken 2 years for discrepancies in height of existing buildings to be known?
- Plans are still inaccurate
- Number of car parking spaces increased under earlier application – implications for Green Belt, amenity and sustainability

The letter of support endorses the application, noting that the school is a community hub which makes nearby dwellings more valuable.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

Policy position:

1. Section 38(6) of the Planning and Compensation Act 1991 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
2. The NPPF is a material consideration in planning decisions, and as the Government's expression of planning policy and how this should be applied, should be given significant weight in the decision making process.
3. The principle of an extension to the main school building has been accepted under the original planning application and this remains the case. It is therefore necessary to consider the current scheme insofar as it differs from the approved plans, the key considerations being its acceptability in Green Belt terms, its design and appearance and its impact on residential amenity.
4. Officers note that the current scheme has been considered on its merits, and the fact that the extension has already been erected has not been afforded any positive weight in the planning balance.
5. As the application does not include any housing development, and the most important policies in the development plan are considered to be 'up to date' the tilted balance in Paragraph 11(d) of the NPPF does not apply.

GREEN BELT

6. The Officer report in respect of the original application noted that *"The development is...not considered to fall within any of the exceptions listed in NPPF Paragraph 145 and should be treated as 'inappropriate development' [within the Green Belt]".*This remains the case with the current scheme (now NPPF paragraph 149).
7. Paragraph 147 of the NPPF states that *"inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".* Paragraph 148 goes on to say that *"very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations".*
8. The 'five purposes' served by the Green Belt are set out in Paragraph 138 of the NPPF and are as follows:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

9. The original report noted the following:

In assessing whether 'any other harm' exists (in addition to the inappropriateness), case law indicates that it is necessary to consider both Green Belt and non-Green Belt harm. In terms of Green Belt harm, the proposed extension would be sited so as to reduce its prominence as far as possible, being located to the north of the existing building on land currently occupied by a car park and closer to the adjacent built-up urban area. This is considered to result in a very limited impact on openness, given that the character of this part of the site could not reasonably be described as particularly 'open'.

This limited harm to openness must be considered in addition to the inappropriateness identified above and must be afforded 'substantial' weight in the decision making process. There is not considered to be any other Green Belt harm associated with the development given the scheme's compliance with the five purposes set out above. In terms of non-Green Belt harm, other material planning matters are considered in the following sections of the report, however it is concluded that there is no further specific harm arising from the development which cannot be appropriately mitigated.

10. In terms of impact on the Green Belt, Officers have reached the same conclusions in relation to the current application. Whilst the extension would now be taller than the approved development (an additional 0.25m relative to ground level plus 0.69m resulting from the stepping up of the building), this is not considered to be taller to such a degree as to have an unacceptable greater impact on openness or to warrant a refusal on grounds of Green Belt harm. The extension has also been erected in the same location as originally proposed, resulting in no additional harm in this respect. It is acknowledged that a small part of the parapet detail as built can be seen from the south of the school building, however this is not considered to have a significantly greater impact on Green Belt openness than that previously identified. It remains the case that substantial weight should be afforded to the inappropriateness of the development in Green Belt terms together with the limited harm to openness in the decision making process. In line with the NPPF, it is necessary to consider whether 'very special circumstances' exist which would clearly outweigh this harm.
11. The Planning Statement submitted with the original application contained a detailed case for the existence of 'very special circumstances', which was

considered to clearly outweigh the identified Green Belt harm. These circumstances included the availability of funding associated with the development, which would enable a significant increase in the number of pupils from less affluent backgrounds, as well as an increase in pupil numbers more generally. This was considered to represent a significant benefit to the local community.

12. There are no considerations to indicate that a different conclusion should now be reached with respect to the existence of 'very special circumstances'. Whilst concerns have been raised in some representations that the educational 'very special circumstances' have been weakened, the school has confirmed that 32no places will be allocated to students on Pupil Premium (a government grant scheme) irrespective of the distance from their home to the school and that there has been no reduction in the number of additional pupil places since the original application was determined. It is also noted that due to increased demand, the school often takes more than its Published Admission Number (PAN) of pupils. The school also advises that it can and does go above the student numbers stated in the planning statement to meet local demand for places, which the extension would help to accommodate.
13. As set out above, substantial weight has been afforded to the inappropriateness of the development together with its very limited harm to openness. However, there remain 'very special circumstances' which are considered to clearly outweigh this harm. Specifically, the extension would enable an increase in pupil numbers both from less affluent backgrounds and more generally, whilst the provision of modern educational facilities associated with the extension would also represent a significant benefit to a school which is clearly in need of upgraded accommodation that is fit for purpose.
14. It is also noted that this is an established grammar school in the Green Belt and the need to extend it means the school has no option to do so other than in the Green Belt, so there are no other realistic options for expansion. In accordance with Paragraphs 147 and 148 of the NPPF and Policy R4 of the Trafford Core Strategy, the proposed development is deemed to be acceptable in this respect.

DESIGN AND APPEARANCE

15. Policy L7 of the Trafford Core Strategy states that *"In relation to matters of design, development must: Be appropriate in its context; Make best use of opportunities to improve the character and quality of an area; Enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works, boundary treatment; and, Make appropriate provision for open space, where appropriate, in accordance with Policy R5 of this Plan"*. Policy L7 of the Core Strategy is considered to be compliant with the NPPF and therefore up-to-date as it comprises the local expression of the NPPF's emphasis on good design and, together with

associated SPDs, the Borough's design code. It can therefore be given full weight in the decision making process.

16. Paragraph 126 of the NPPF states that *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
17. The detailed design of the extension is largely unchanged from the approved scheme and remains acceptable in this respect. Materials have been approved under a discharge of condition application and these will be specified as part of any consent issued for clarity.
18. The increase in height of the extension results in this being at a level which is taller than the main school building, however it remains the case that the extension is not considered to be unduly large or disproportionate in relation to the existing school. The primary elevational height of the extension sits between that of the existing single storey and two storey elements of the school. It is acknowledged that the parapet detail adds height, however this detailing is considered to enhance the appearance of the extension and add interest to what would otherwise be a flat roofed structure with exposed solar panels. The increase in height is not considered to be so significant or unacceptable as to necessitate the removal of this feature, as is suggested in some representations.
19. Some representations comment that a slope downwards from west-east is shown on the north elevation of the proposed extension, and that this is inaccurate. The applicant has clarified that this slope is to be created as part of the proposed development. The floor height of the extension has been partially increased to match existing levels around the entrance area, however works are to be implemented to regrade the areas in line with the proposed drawings. Officers are satisfied with the proposals in this respect.
20. The proposed solar panels to the roof of the extension would be screened by the parapet, and this element of the scheme does not therefore raise any design concerns.
21. Officers are satisfied that the plans now for consideration provide an accurate representation of the extension as built/under construction. It is acknowledged that the plans submitted with the original application did not accurately reflect the height of the existing school building or the height of the extension as constructed. It is for this reason that the current application has been submitted and an opportunity given for residents to comment on the amended plans. It is these plans which have been considered by Officers.
22. Given the above, the development is considered to be acceptable with regard to

its design and appearance and is deemed to be in accordance with Policy L7 of the Core Strategy and the NPPF in this respect.

RESIDENTIAL AMENITY

23. Policy L7 of the Trafford Core Strategy states that *“In relation to matters of amenity protection, development must: Be compatible with the surrounding area; and not prejudice the amenity of the future occupiers of the development and / or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and / or disturbance, odour or in any other way”*.
24. The siting of the extension is unchanged from the original application and is therefore no closer to neighbouring dwellings than was indicated on the previously approved plans. As a result of the proposed amendments, the extension sits a total of 0.94m higher than the approved scheme. The 31m separation distance to the nearest residential properties previously identified is considered to remain sufficient to ensure no unacceptable harm to the amenity of occupiers of these properties arises, having regard to this increase in height.
25. It is acknowledged that the extension will be visible from some neighbouring dwellings, however the height of this is not considered to have such a detrimental impact on outlook from these properties to reasonably warrant a refusal of planning permission on these grounds. Some representations suggest that the extension will cause a loss of light to nearby dwellings and their garden areas, however the height of the extension and its distance to neighbouring properties is such that Officers are satisfied there is no unacceptable impact in this regard.
26. It is clearly disappointing that the plans originally approved did not reflect the height of the extension which has been erected or that of the existing building, which has meant that an inaccurate impression of the extension was initially presented. This is not however a reason to refuse the current application. This application seeks approval for the extension as constructed/under construction and the consultation process has provided residents with the opportunity to comment on the amended, and accurate plans which have been submitted. Officers have considered the submitted plans and the comments made in representations and are satisfied that the amendments to the development are acceptable with regard to matters of amenity, and the development is considered to be in accordance with Policy L7 of the Core Strategy in this respect.

OTHER MATTERS

27. Most issues raised in representations have been considered and addressed in preceding sections of this report, however those which have not are considered below.

28. Some representations refer to the development having a detrimental impact on the value of nearby properties. This is not a material planning consideration.
29. The impact of the development on views from some nearby dwellings is referenced in a number of representations, particularly on the Green Belt and tree line. Whilst issues of outlook are discussed in the residential amenity section of this report, the impact of a development on particular views is not a material planning matter for which permission could be refused.
30. Many of the representations note that the Construction Method Statement, which was required by condition to be submitted prior to the commencement of the development, was not provided until after works began on site. Objections also state that a significant amount of noise and disturbance has been experienced by local residents during the construction period. It is understood that these issues were investigated by the Council's Planning Enforcement section early in the construction phase, however this is not a matter for consideration under the current application as it does not have a bearing on the acceptability of the plans now in front of committee members.

DEVELOPER CONTRIBUTIONS

31. The proposed development would be liable to a CIL (Community Infrastructure Levy) rate of £0 per sqm, constituting a public/institutional facility. No other developer contributions are necessary to make the development acceptable in planning terms.

CONCLUSION AND PLANNING BALANCE

32. The principle of the development has been accepted under the original planning application and this remains acceptable under the current proposals. Substantial weight has been afforded to the inappropriateness of the development in Green Belt terms, together with its very limited harm to openness. However, there are 'very special circumstances' which are considered to clearly outweigh this harm. Specifically, the extension would enable an increase in pupil numbers both from less affluent backgrounds and more generally, whilst the provision of modern educational facilities associated with the extension would also represent a significant benefit to a school in need of upgraded accommodation that is fit for purpose.
33. The concerns raised by local residents have been fully taken into account, however the proposed amendments are considered to be acceptable in terms of their impact on the Green Belt, their design and appearance, their impact on residential amenity and are in accordance with relevant local and national planning policy. As such, the application is recommended for approval. As noted earlier in this report, the current scheme has been considered on its merits and the fact that

the extension has already been erected has not been afforded any positive weight in the planning balance.

RECOMMENDATION:

GRANT subject to the following conditions:-

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans:

Plan Number	Drawing Title
2502_AG(05)A01 (Rev P03)	Proposed Elevations
2502_AG(05)A02 (Rev P03)	Proposed Site Elevations
2502_AG(04)A02 (Rev P02)	Proposed Ground Floor Plan
2502_AG(04)A02 (Rev P02)	Proposed Roof Plan
2502_AG(06)A01 (Rev P02)	Proposed Site Sections
2502_LG(9-)02 (Rev P0)	External Works Proposal
2502_LG(9-)03 (Rev P0)	Tree Protection Plan
2502_AG(9-)A01 (Rev P0)	Proposed Site Plan

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy.

2. The Updated Construction Management Statement and the updated Traffic Management Plan, approved under application ref. 101644/CND/20 shall be adhered to throughout the construction period.

Reason: To minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

3. Demolition and construction work shall be limited to the following hours:

08.00 – 18.00 Monday to Friday

09.00 – 13.00 Saturday

No demolition or construction work shall take place on Sundays, Bank Holidays or public holidays.

Reason: To minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

4. The development hereby approved shall be carried out fully in accordance with the approved Flood Risk Assessment (FRA)/Drainage Strategy (2nd June 2019 / 11627 Rev. 02 / Marston & Grundy LLP) and supplementary drainage statement

(May 2020 / Ref: J6842 / Bell Munro Consulting Ltd) which includes the following mitigation measures:

- Limiting the surface water run-off generated by the 1 in 100 + 40% CC critical storm so that it will not exceed 18.9 l/s and not increase the risk of flooding off-site.
- Provision of 132m³ attenuation flood storage on the site.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and by ensuring that storage of flood water is provided, having regard to Policies L4, L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

5. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, having regard to Policies L4, L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

6. All trees that are to be retained within or adjacent to the site, as shown on drawing ref. 2502_LG(9)03 (Rev P0), shall be enclosed with temporary protective fencing throughout the construction period in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework. The fencing is required prior to development taking place on site as any works undertaken beforehand, including preliminary works, can damage the trees.

7. No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March-July inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. The mitigation strategy shall be implemented as approved.

Reason: In order to prevent any habitat disturbance to nesting birds having regard to Policy R2 of the Trafford Core Strategy and the National Planning Policy Framework.

8. The development shall be carried out in accordance with the materials listed in the document titled 'Materials Schedule' (ref. 2502-SH-01), approved under application ref. 102231/CND/20.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework.

9. (a) The development shall be carried out in accordance with the landscaping details shown on drawing nos. 2502-EWA-ZZ-ZZ-DR-L-790025 (P7), 2502-EWA-ZZ-ZZ-DR-L-79004, and 2502-EWA-ZZ-ZZ-DR-L-79005, approved under application ref. 102231/CND/20. The landscaping works shall be carried out within the next planting season following final occupation of the development hereby permitted.
(b) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location, the nature of the proposed development and having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

10. The development hereby approved shall not be brought into use unless and until the means of access and the areas for the movement, loading, unloading and parking of vehicles and bicycles have been provided, constructed and surfaced in complete accordance with the submitted plans. These areas shall thereafter be retained and not be put to any other use than their intended purpose.

Reason: To ensure that satisfactory provision is made within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

11. The development shall be carried out in accordance with the electric vehicle charging details shown on drawing nos. 2502_EWA_ZZ_ZZ_DR_L79002 and 20939-XX00-DR-E-67-701, approved under application ref. 102231/CND/20.

Reason: In the interests of promoting sustainable travel having regard to Policies L4 and L5 of the Trafford Core Strategy and the National Planning Policy Framework.

12. The Car Park Management and Servicing Strategy and additional information on servicing vehicles approved under application ref. 101644/CND/20 shall be implemented at all times.

Reason: To ensure that satisfactory provision is made within the site for the accommodation of refuse and recycling vehicles associated the proposed development, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

13. The development shall be carried out in accordance with the cycle storage details shown on drawing no. 2502_EWA_ZZ_ZZ_DR_L79002, approved under application ref. 102231/CND/20.

Reason: To ensure that satisfactory cycle parking provision is made in the interests of promoting sustainable development, having regard to Policies L4 and L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 3: Parking Standards and Design, and the National Planning Policy Framework.

14. The Travel Plan approved under application ref. 101644/CND/20 shall be implemented, and thereafter shall continue to be implemented throughout a period of 10 (ten) years commencing on the date of first occupation.

Reason: To reduce car travel to and from the site in the interests of sustainability and highway safety, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

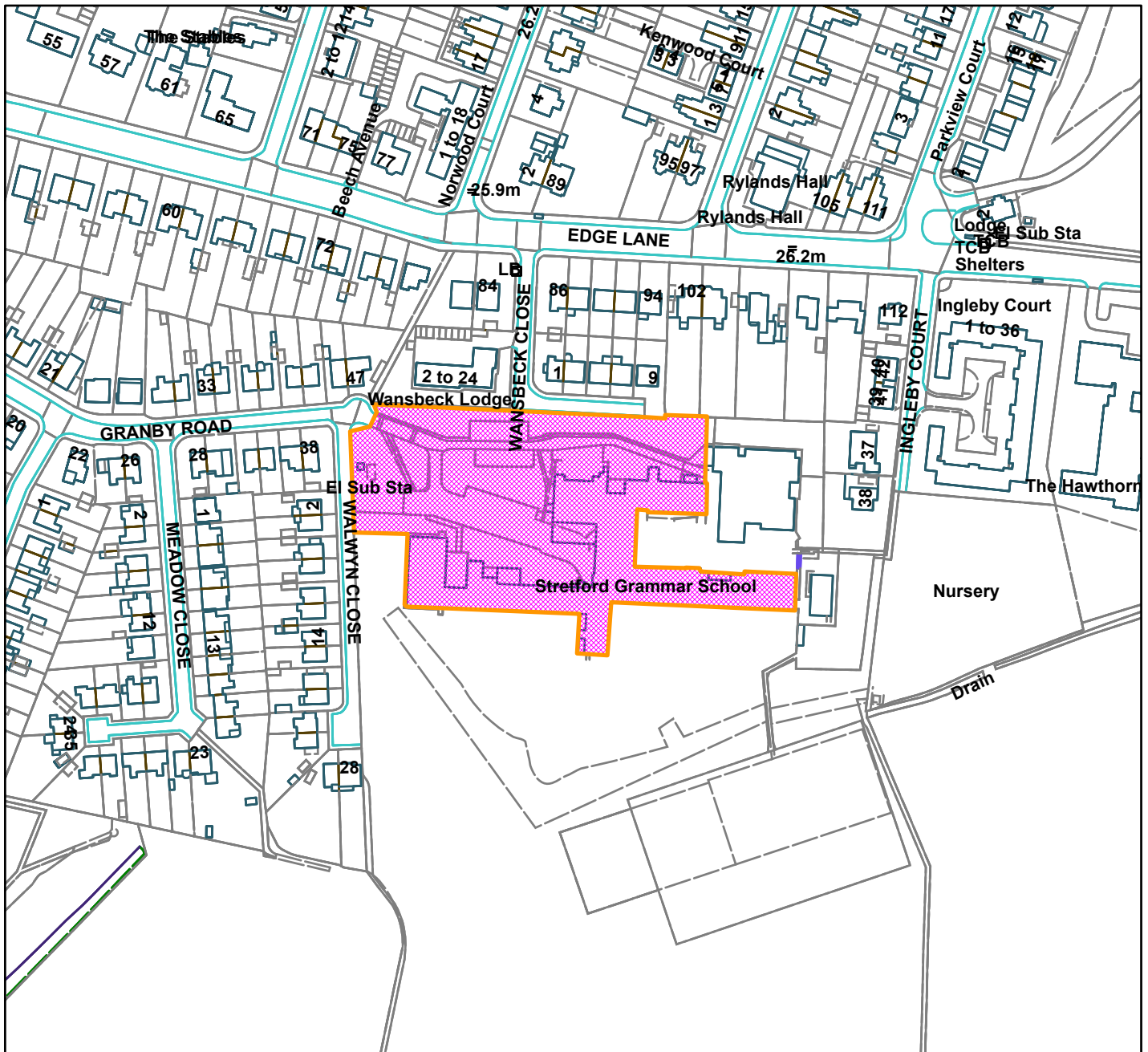
15. The rating level (LAeq,T) from all fixed plant and machinery associated with the development, when operating simultaneously, shall not exceed the background noise level (LA90,T) at any time when measured at the nearest noise sensitive premises. Noise measurements and assessments should be compliant with BS 4142:2014 "Rating industrial noise affecting mixed residential and industrial areas".

Reason: To minimise disturbance and nuisance to occupiers of nearby properties, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

JD



Stretford Grammar School, Granby Road, Stretford (site hatched on plan)



Scale: 1:2,500

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 12/08/2021
Date	02/08/2021
MSA Number	100023172 (2016)

WARD: Bowdon

104039/VAR/21

DEPARTURE: No

Application for variation of condition 7 on planning permission H41766 (Erection of eight 15.2m high floodlight columns to illuminate all-weather playing surface). To temporarily extend the hours of use of floodlighting for use between 0900 and 2100, Monday to Friday, for a period of 1 year.

Bowdon Cricket Hockey And Squash Club, South Downs Road, Bowdon, WA14 3DT.

APPLICANT: Mr Michael Egerton.

AGENT: N/A.

RECOMMENDATION: GRANT

This application has been referred to the Planning and Development Management Committee by the Head of Planning and Development.

EXECUTIVE SUMMARY

The application proposes an extension to the hours of operation of the existing floodlighting at the all-weather hockey pitch at Grange Road, Bowdon. Planning permission, H41766, currently allows the use of the floodlighting between the hours of 0900 to 2000 on any day, whilst permission H/57374 allows the use of the pitch without the floodlights between 0900 and 2100 on any day. The current application seeks to extend the hours of operation of the floodlights to between 0900 and 2100 on Mondays to Fridays for a temporary period of one year. The applicant states that the Covid-19 crisis has severely reduced hockey activity due to the need for additional social distancing and sanitising measures.

Letters of objection have been received from the occupiers of four properties together with two letters from neighbours who neither support nor oppose the proposal in principle. Letters of support have been received from the occupiers of eighty properties.

The key issue is the impact on residential amenity (including lighting impacts and noise impacts), which is discussed in paragraphs 13 to 24 of the report.

No heritage or highways harm has been identified (Paras 7 to 12 and 25 to 26 respectively).

The club has undertaken community consultation and has submitted a Statement of Community Involvement, and has proposed measures to reduce noise and lighting impacts. These mitigation measures are described at Paragraph 16.

A proposal to extend the hours of use of the floodlights to those now proposed was dismissed at appeal in 2004. It is recognised that there is no material change in the relationship of the pitch to the nearby dwellings since that time other than the fact that the trees on the western side of the site have grown larger. It is also recognised that no technical noise or lighting assessments have been submitted with the current

application to demonstrate the impact that the increase in hours would have on the nearest noise sensitive properties or the impact of the proposed mitigation measures.

Notwithstanding this, it is recognised that there are currently exceptional circumstances as a result of the pandemic and that mitigation measures are to be put into place through a management plan. The proposal is therefore considered to be acceptable for a temporary period, subject to conditions, a position supported by the Council's Nuisance Team.

The application is recommended for approval.

SITE

The application site accommodates the Bowdon Cricket, Hockey and Squash Club (the Club) which comprises a row of several attached single and two storey buildings of varied design and vintage running north to south through the centre of the site, these buildings, which include the clubhouse, separating a large cricket pitch occupying the east of the site and a flood-lit all-weather synthetic hockey pitch to the west. The site's main access is from South Downs Road which runs along the plot's north boundary, with a driveway running south from this road through the site towards the row of buildings and past a line of parking spaces to the west. A further gated vehicle access runs from York Drive to the south-east. The buildings accommodate four indoor squash courts and a club house amongst other uses.

The site is bound by dwellings on all sides apart from a primary school to the south and a part wooded/part open area to the north of the hockey pitch and to the west of the main access driveway running from South Downs Road, this being designated as a Protected Open Space.

The all-weather hockey pitch element includes eight pole mounted flood lights and is bound by metal and wood panel fencing beyond which lie trees and vegetation to the north, west and south, all of which are part of the Protected Open Space. Residential properties face towards the hockey pitch from the west (Grange Road) at a distance of approximately 30m with the rear of dwellings fronting South Downs Road facing the pitch from the north at a distance of 65-70m. Views from these properties to the north and west are partly screened by largely deciduous trees and bushes, although several evergreen trees are present. A primary school is located to the south, on the opposite side of a public footpath, whilst a further detached property is located approximately 40m to the south-east of the site ('Woodstock' on York Road), the latter partly screened by an intervening on-site building and vegetation along the common boundary. The remainder of the Club stretches to the east of the hockey pitch on the opposite side of the main row of buildings.

Wider site boundaries are varied and include metal mesh fencing, with the boundaries also partly screened by mature hedgerows and trees in places. Several of the trees on and off site are subject to either individual or group TPOs.

The wider site has an area of approximately 3.4ha, whilst the hockey pitch and associated curtilage has an area of approximately 0.77ha.

The site is located at the base of Bowdon Hill and is on a slight incline such that the ground level falls moving north to south, this change in height resulting in properties fronting South Downs Road to the north being on markedly higher ground resulting in the windows and outlooks in the rear elevations of several of these neighbouring properties directly overlooking the hockey pitch.

The site is located within, but close to the southern boundary of, the Bowdon Conservation Area, more specifically within Character Zone C, the 'Early Victorian Expansion.'

PROPOSAL

The all weather hockey pitch has received several grants of planning permission over the years including H39949, which originally granted permission for the pitch in 1995, and H41766, which related to the erection of eight 15.2m high floodlight columns (subsequently reduced to 12m in height). This application was refused on 31 January 1996, however the Club successfully appealed against this decision. The Inspector granted permission subject to several conditions including No. 7 which controlled the hours of use of the permitted floodlights:

The floodlights hereby approved shall not be used other than in connection with the use of the synthetic (all weather) playing surface between the hours of 0900 and 2000.

A further application (H/57375) to vary condition 7 attached to planning permission H41766 to allow extension of hours of use of the floodlights to 0900 to 2200 hours on Monday to Friday was refused by the LPA on 22 January 2004, with the appeal subsequently dismissed.

The applicant now seeks approval for a variation to planning permission reference H41766 to allow for an extended period of use of the floodlights to 2100 on Mondays to Fridays for a temporary period of one year. This would be in line with the currently permitted hours of use of the pitch without the floodlights (approved by variation of condition application H/57374 in 2004). The applicant has provided the following in justification for the proposed amendment:

The application involves a temporary minor variation, for one year, to the permission for the times that we can use our artificial grass hockey pitch under floodlights. The COVID-19 crisis has severely reduced hockey activity. The pitch has been closed or activity dramatically curtailed by social distancing and sanitising procedures. Our young players have suffered the most, with our parents and carers reporting adverse impacts on mental and physical health. It's a widely accepted view that young generations' participation in organised sports activities positively impacts the individual and our society. Of course, our club wants to produce competent or better players, but our activities extend into the longer term. Having young players develop in competition to accept winning and losing and after a playing career to look after their health are only two elements. We take our role in forming young players very seriously and want to play our part in society's recovery from our country's worst health crisis for over a century. In preparing this submission, we have undertaken extensive community consultation in line with best practice. The replies to this consultation process were overwhelmingly favourable to this temporary, minor alteration to the current

permissions. We submit our Statement of Community Involvement with this application. The detailed responses to the consultation enabled us to provide robust answers to the potential problems reported by the very few negative respondents. Where the consultation process raised issues, we did develop additional ideas to mitigate against them. We believe our proposed noise and light pollution measures will minimise any additional disturbance. That any disturbance will be far outweighed by the benefits that our proposal will bring to the community. Also, some of the steps will reduce any amenity disturbance at other times when the pitch is in use.

Following consultation with the local community the applicant also proposes the following further controls, which have now been included within a Noise and Light Management Plan:

- The four lighting columns at the western end of the pitch would be run at 33% capacity during the 2000-2100 session, with the remainder of the columns run at 100% capacity;
- The current rebound board will have a 20mm layer of vibro matt added to provide additional sound insulation;
- The backboard insulation would also be augmented;
- Coaches will use reduced noise whistles during the 2000-2100 session;
- The goalposts will be clad with protective materials to reduce the impact of hockey balls striking the post or cross bar;
- A textile net would be draped behind the goals to prevent the balls hitting the weldmesh fence located beyond;
- A Code of Practice would be implemented which would ban the hitting of balls against solid fences and posts; whistles would only be used for health and safety reasons during 2000-2100; shouting instructions will only take place if absolutely necessary, such as for health and safety; the Club will police inappropriate behaviour, language and breaching of the Code of Practice; the 2000-2100 session will have a reduced number of players compared to earlier sessions; the pitch will not be used for competitive matches during the 2000-2100 session whilst the lights are in use.
- A complaints and comments email address and telephone number will be available.

Value Added

Following a request from Officers the applicant has amended their proposal to reduce the proposed extended hours of floodlight operation to 2100 rather than the originally proposed extension to 2130.

The applicant has also requested that the temporary one year grant of planning permission, if granted, should run from 30 September 2021.

The applicant had also submitted a further application, reference 104490/VAR/21 (application for variation of condition 1 on planning permission H/57374, which currently allows the use of the pitch to 2100) to alter the hours of use of the all weather pitch to 0900 to 2130 hours Monday to Friday for a temporary period of one year. However, this application has now been withdrawn in line with the amendment to the current application proposal to extend the flood light hours to 2100 rather than 2130.

DEVELOPMENT PLAN

For the purposes of this application the Development Plan in Trafford comprises:

- The **Trafford Core Strategy**, adopted 25 January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19 June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the LDF. Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 - Sustainable Transport and Access;
L5 – Climate Change;
L7 - Design;
R1 - Historic Environment;
R3 - Green Infrastructure;
R5 - Open Space, Sport and Recreation;
R2 - Natural Environment.

OTHER LOCAL POLICY DOCUMENTS

Revised SPD1 - Planning Obligations;
SPD3 - Parking Standards & Design;
SPD 5.9 - Bowdon Conservation Area Conservation Area Appraisal (2016);
SPD 5.9a - Bowdon Conservation Area Conservation Area Management Plan (2016);
SPD 5.9a - Bowdon Conservation Area Management Plan Addendum (2016).

PROPOSALS MAP NOTATION

Critical Drainage Area;
Protected Open Space;
Bowdon Conservation Area.

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

The Greater Manchester Spatial Framework (GMSF) was a joint Development Plan Document being produced by the Greater Manchester districts. The first consultation

draft of the GMSF was published on 31 October 2016, and a further period of consultation on the revised draft ended on 18 March 2019. The GMSF is now being progressed by nine GM districts as 'Places for Everyone' (PFE) and, once adopted, will be the overarching development plan for these districts, setting the framework for individual district Local Plans. PFE is not yet at Regulation 19 stage and so will normally be given limited weight as a material consideration. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If PFE / GMSF 2020 is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the revised National Planning Policy Framework (NPPF) in July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The National Planning Practice Guidance was first published in March 2014, and it is regularly updated, with the most recent amendments made in June 2021. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

75849/FULL/2010: Erection of spectator seating at the existing artificial hockey pitch. Approved 18 January 2012.

H/57375: Variation of condition 7 of planning permission H/41766 to allow extension of hours of use of floodlights to 0900 to 2200 hours on Monday to Friday. Refused 22 January 2004. Appeal dismissed 23 September 2004.

H/57374: Variation of condition 5 of planning permission H/39949 to allow extension of hours of use of all-weather pitch to 0900 to 2200 hours on Monday to Friday. Approved subject to conditions, including a restriction to 0900 to 2100 - 19 January 2004.

H41766: Erection of eight 15.2m high floodlight columns to illuminate all-weather playing surface. Refused 31 January 1996. Appeal upheld subject to conditions including a reduction in the height to 12m.

H39949: Construction of an all-weather playing surface & associated works including erection of 4m high fence, provision of 3 car parking spaces and erection of storage shed. Approved 15 March 1995.

APPLICANT'S SUBMISSION

Statement of Community Involvement.

CONSULTATIONS

Local Highway Authority – No objection.

Environmental Health (Nuisance) – No objection subject to conditions.

Sport England: No objection.

REPRESENTATIONS

Representations have been received from the occupants of 86 properties, including comments objecting to the proposal received from four properties, representations neither supporting nor objecting received from two properties, and comments supporting the proposal received from 80 properties.

The following grounds of objection have been received:

- The Club is located within a residential area and has been allowed to expand over the years, which has resulted in an unacceptable noise and light amenity impact on local residents. None of the Club's attempts to mitigate this impact have made any difference;
- The proposal would result in a further unacceptable amenity impact on surrounding occupants;
- The Club could easily resolve its issues relating to overcapacity by capping membership numbers;
- The current Covid limits will soon be removed which in turn would remove the requirement for the additional hours of operation;
- Allowing the use to commence at 0900 would interfere with local school traffic.

The following comments have been received from respondents who stated that they neither support nor object to the proposal in principle:

- Many letters of support have been received from people who do not live near the Club and therefore they are unable to form a reasonable view of the proposal's amenity impact;
- Many letters of support simply reiterate sentiments expressed on the Club's website which encourage members to write in to support the proposal;
- A concern that allowing the proposal would result in a future application to further extend the hours of operation;
- The proposal would not benefit young players as they are less likely to be playing late into the evening;
- The mental health of impacted local residents, as well as that of Club members, should also be considered;
- Approval should be on the strict understanding it would be limited to the temporary period and would be subject to strict compliance with the noise and light mitigation measures proposed by the Club.

The following grounds of support have been received:

- After almost one year of not being able to play team sports due to Covid the proposal will provide an opportunity to increase the amount of time for hockey to be played, especially considering the current Covid protocols have resulted in a reduced capacity;

- The proposal would help support the physical activity and the mental health of young members, after both of these aspects have been negatively impacted by the pandemic;
- The Club plays a positive role in the local community, and has produced several players of national importance;
- It would allow young members to play hockey later in the day;
- Allowing the proposal would permit the Club to accommodate more people of different backgrounds, ages and abilities;
- The Club has undertaken extensive community consultation and based on the response taken steps to ensure the proposal results in an acceptable amenity impact on local residents;
- Members will not shout at each other;
- Similar sports clubs are allowed to operate their flood lights until later in the evening;
- The additional time operating the floodlights would improve security on the adjacent public footpath;
- The increased size in local schools has resulted in an increased demand for children's sporting facilities;
- An increase in sport options for children would prevent anti-social behaviour;
- The Club had previously proactively responded to neighbour resident concerns;
- The proposal could allow the Club to grow further which would have a positive economic benefit for local businesses;
- Extending the use of the floodlights to 2130 would not be unreasonable;
- Local residents support the proposal;
- The club has been impacted financially by the pandemic and anything that helps them to recover from this should be supported;
- Allowing for a later use of the pitch could improve rush hour traffic in the local area;
- The current restricted hours are having a negative impact on the Club with players leaving to join clubs with longer hours of operation. The women's first XI team has recently lost its Premier League status as a result of not being able to train enough;
- The physical, mental and social benefits this extension would bring would outweigh any negative amenity impacts;
- The benefits of playing sport for younger players are long lasting;
- The extended hours of operation would have more of an impact during the winter months when local residents are less likely to use gardens or have windows open;
- The proposal's amenity impacts can be mitigated through efforts made to reduce light spill and a Noise Management Plan, the latter secured through a planning condition.

OBSERVATIONS

THE DECISION MAKING FRAMEWORK

1. This application seeks approval under Section 73 of the Town and Country Planning Act (1990) (as amended) for a variation of condition following a grant of planning permission, and if approved grants a new planning permission in its own right. In terms of decision taking, regard should be had to any changes on site or in the surrounding area and any changes to planning policy that may have occurred in the interim.

2. The application proposes a variation to the condition imposed by the Planning Inspectorate in 1996 controlling the hours of use of the floodlights, with the end time for operation of the floodlights proposed to be extended from 2000 to 2100 on Mondays to Fridays, the current hours remaining in place during the weekend. Therefore only matters arising from the proposed amendments to the approved hours of floodlighting can be considered within the current application.
3. When assessing variation of condition applications the LPA does not only have the option of either approving or refusing the proposed varied condition wording, but also has the power to impose an amended condition, the wording of which has not been requested by the applicant, as well as the option of imposing additional conditions, should this be deemed necessary.
4. In the period since planning permission was originally granted at appeal in 1996 the planning policy framework both at local and national level has been completely revised. However, the protection of residential amenity was then, and remains now, an important planning consideration which is referenced in up to date planning policy: Policies L5 and L7 of the adopted Core Strategy and the July 2021 version of the NPPF. The statutory duties in respect of heritage assets are also unchanged.
5. The applicant has provided photographs demonstrating that the screening vegetation, including multiple deciduous trees along the Grange Road frontage, has increased since the early 2000s. As such the site's context has changed in this regard.
6. Policies L5 and L7 of the adopted Core Strategy are considered to be 'most important' for determining this application and the 'tilted balance' does not apply. The application should be determined in accordance with the development plan unless material considerations indicate otherwise. [N.B. Policy R1 is considered to be out of date, but is not determinative].

IMPACT ON DESIGNATED HERITAGE ASSETS

7. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay, "*special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area*" in the determination of planning applications.
8. The NPPF states that in determining applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

9. Policy R1 of the Core Strategy states that: All new development must take account of surrounding building styles, landscapes and historic distinctiveness. Developers must demonstrate how the development will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets. However, Policy R1 does not reflect case law or the tests of 'substantial' and 'less than substantial harm' in the NPPF, and is therefore considered to be out of date for the purposes of decision making.
10. No less weight is to be given to the impact of the development on heritage assets as the statutory duties in the Planning (Listed Buildings and Conservation Areas) Act 1990 are still engaged. Heritage policy in the NPPF can be given significant weight and is the appropriate means of determining the acceptability of the development in heritage terms.
11. The site is located within, but close to the southern boundary of, the Bowdon Conservation Area, more specifically within Character Zone C, the "Early Victorian Expansion". In terms of significance, Character Zone C is the largest within the Conservation Area and, following the extension to the Conservation Area in 2016, now includes some of South Downs Road and the historic Bowdon Cricket Club. The open pitches of the cricket and hockey club are the largest open space in the character zone and are considered to positively contribute towards the character of the conservation area. The houses on the opposite side of Grange Road are also positive contributors.
12. It is considered that the proposed development, given the proposal is for a temporary variation of the hours of use of the floodlights and the proposal does not involve any operational development, would have a neutral impact upon the contribution the site makes to the Bowdon Conservation Area. The pitches are already floodlit into the evening and an additional hour of floodlighting would not materially alter the site's positive contribution to the significance of the conservation area. The proposals would not result in harm to the significance of the Bowdon Conservation Area and are considered to preserve its character and appearance.

IMPACT ON RESIDENTIAL AMENITY

13. NPPF paragraph 185 states planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
 - a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
 - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;
 - and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

14. Policy L7 of the Core Strategy states: In matters of amenity protection, development must be compatible with the surrounding area and not prejudice the amenity of the future occupiers and/or occupants of adjacent properties by reason of overbearing, overshadowing, visual intrusion, noise and/or disturbance, odour or in any other way. Policy L5 states: Development that has potential to cause adverse pollution (of air, light, water, ground), noise or vibration will not be permitted unless it can be demonstrated that adequate mitigation measures can be put in place.
15. The applicant seeks approval for a variation to planning permission reference H41766 to allow for an extended period of use of the floodlights to 2100 on Mondays to Fridays for a temporary period of one year. The applicant is not proposing any additional lighting nor any technical changes to the existing lights. The amended proposal would bring the permitted hours of use of the floodlights in line with the currently permitted hours of use of the pitch without the lights, and only for the proposed temporary one year period running from 30 September 2021, after which the hours of floodlighting would revert back to the original hours.
16. The applicant has carried out a public consultation and submitted a Statement of Community Involvement (SCI), which concludes that the responses were overwhelmingly favourable to a temporary alteration to the current permission. The SCI puts forward measures to seek to minimise impacts on local residents. These measures would include the four lighting columns at the western end of the pitch to be run at 33% capacity during the final hour of use. (Each lighting column has three luminaires and the proposal is therefore to reduce the lighting impact at the Grange Road end of the pitch by powering only one of the three luminaires per column. The applicant states that, for safety reasons, players would then not be able to train at the Grange Road end of the pitch which will therefore increase the distance of any pitch activity from the houses thus also assisting in reducing noise impacts. The measures would also include the pitch not to be used for competitive matches during these hours whilst the lights are in use, improvements to reduce the noise impacts of balls hitting the rebound boards and backboard, reduced noise whistles, goalpost cladding and the addition of textile netting behind the goals to reduce noise, a code of practice controlling the hitting of balls against solid fences, use of whistles, shouting of instructions and any inappropriate behaviour, and a mechanism to ensure that comments or complaints from neighbours are responded to in a timely manner. The club states that these measures will minimise any additional disturbance and concludes that any disturbance will be outweighed by the benefits that the proposal will bring to the community.
17. In addition, it is noted that a significant number of letters of support have been submitted in relation to the planning application, although the majority of these are from residents who do not live in close proximity to the application site.

18. It is noted that a previous proposal to extend the permitted hours of floodlighting (planning application H/57375) was dismissed at appeal in 2004 and that although that application originally proposed the use of the floodlights until 2200 hours, this was amended to 2100 hours during the course of the application and therefore the Inspector was considering the same hours as now proposed. The Inspector considered that the use would generate periods of intense noise, mainly as a result of hard hockey balls striking the boards that surround the pitch and shouting by coaches and players, and that this was likely to cause significant annoyance to nearby residents and disturbance of children's sleep. Similarly, given the scale of the lighting, the Inspector concluded that residents would suffer from intrusive glare. Whilst noting the positive benefits of sporting activity generally and the contribution of the Club to local and national competitions, as well as the times of use of other sports facilities, the Inspector concluded "*in my view, the combination of these factors results in disturbance to nearby residents. Extending the time would unacceptably exacerbate the effect on the living conditions of residents, thus making their homes less pleasant places to live in.*"
19. It is also noted that the relationship of the pitch and floodlights to existing residents nearby has not changed since the original permissions (other than the fact that there has been some growth in trees at the western end of the site as discussed further below) nor has the need to protect the residents' amenities. Furthermore, in commenting on the current application, the Environmental Health Officer (Nuisance) notes that "*there is no specific lighting assessment or noise assessment to demonstrate the impact any increase in hours would have on the nearest sensitive residential premises nor in fact the effectiveness of any of the mitigation measures proposed*" (although also noting that the mitigation measures are in general terms welcome).
20. Notwithstanding the above, it is recognised that there are currently exceptional circumstances arising from the impact of the pandemic on sporting activity generally and the operation of the hockey club, in particular due to the need for social distancing and the implementation of other Covid restrictions. The Club has stated that the Covid-19 crisis has severely reduced hockey activity and that the pitch has been closed or activity dramatically curtailed by social distancing and sanitising procedures. It states that young players have suffered the most with parents and carers reporting adverse impacts on mental and physical health and that it is a widely accepted view that young generations' participation in organised sports activities positively impacts the individual and society.
21. The Club has reported an influx of junior members seeking to join the evening sessions and the EHO recognises that "*the time it takes to change over between sessions due to Covid restrictions means that they are unable to work with the volume of juniors in a safe environment and have had to turn away junior players.*" Whilst objecting to the originally submitted proposal to extend the hours of use of the pitch and floodlights to 2130, the Nuisance team has therefore stated that it would accept an extension to 2100 hours solely for a temporary one

year period, specifically to take account of the challenges related to the pandemic, and subject to a number of conditions including the submission and implementation of a Noise and Light Management Plan. The applicant has accepted this compromise. The application has been amended accordingly and a Noise and Light Management Plan has been submitted, which is acceptable to the Nuisance team.

22. The suggested conditions of the EHO consultee would include the implementation of the Noise and Light Management Plan, incorporating the measures set out in the SCI and including measures to control the dispersal of members from the site; music/speakers/sound/loudhailers not to be permitted in the pitch area between the hours of 2000 and 2100 when the lights are in use; no games or matches to take place between 2000 and 2100 whilst the lights are in use; and the all-weather playing surface and associated area only to be used for training purposes during this time. Whilst it is recognised that some of the measures in the management plan (e.g. relating to shouting, whistles, player behaviour etc.) would not be matters that could be effectively monitored or enforced by the planning authority, it is accepted that others could more effectively be controlled by condition and that, overall, the package of measures is likely to have some effect in terms of mitigating the impacts of the additional hour of use of the floodlights. In particular, it is considered that the proposed physical measures to reduce the noise impacts of balls hitting the rebound boards and backboards and the reduction of lighting at the western end of the pitch closest to residents would help to overcome some of the concerns raised by the inspector at the time of the 2004 appeal. It is also recognised that a temporary one year permission would allow any additional impacts in terms of lighting and / or noise to be monitored and that this could be taken into account should any future applications come forward for any further variations to the condition.
23. Furthermore, it is recognised that the boundary vegetation, including a bank of trees along the Grange Road frontage, has noticeably grown since the hockey pitch was originally constructed and whilst this deciduous cover would only provide substantial screening for the summer months, when the flood lights would presumably not be in operation for all of the proposed extended period, the vegetation does still provide a degree of additional screening during the remainder of the year when the trees are not in leaf, over and above what was in place at the time of the original approval, and also at the time the 2004 application (H/57375) was dismissed at appeal. It is recognised that it is unlikely that this would make a significant difference in terms of measured levels of light spill or glare or noise impacts, particularly as the trees are largely deciduous and would lose their leaves in winter, but that it would help to soften the visual impact of the illuminated area of the pitch in comparison with the situation at the time of the appeal decision.
24. On balance, having regard to the current exceptional circumstances as a result of the pandemic, the potential benefits to club members and the wider

community, and the measures put forward in the Noise and Light Management Plan and, having regard to the consultation response from the Nuisance team, it is considered that the extension of the hours of floodlighting to 2100 on Mondays to Fridays for a temporary period of one year would be acceptable subject to appropriate conditions. In addition to the suggested conditions of the EHO (most of which would be covered by a condition requiring the use to operate in accordance with the management plan between 2000 and 2100 when the lights are in use), conditions on the original permission, granted by the appeal decision in 1996, would need to be repeated. One of these restricted the average luminance level of the floodlights at ground level to not exceeding 352 Lux. The Club has confirmed after taking a measurement that the average luminance level is in fact 356 Lux and that this has been the case for many years. Notwithstanding this, as there have been no recent complaints to Environmental Health about the intensity of the lighting as currently operating and as the difference is only 4 Lux, it is recommended that a condition is attached requiring the average luminance level to be limited to 356 Lux. As such and on this basis, it is considered that the proposal would acceptably comply with Core Strategy Policies L5 and L7 and the NPPF in terms of the amenity impacts of the proposal.

HIGHWAYS, PARKING AND SERVICING

25. The proposal would not result in any changes to the Club's parking layout. The LHA has confirmed no objection to the proposal including with reference to its predicted impact on the surrounding roads with any potential associated (off-peak) increase in vehicle numbers likely to be minimal.
26. The development would have an acceptable highways impact with reference to Core Strategy policies L4 and L7 and the NPPF.

PLANNING BALANCE AND CONCLUSION

27. Section 38(6) of the Planning and Compulsory Purchase Act requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
28. The proposal is considered to acceptably comply with the relevant development plan policies, in this instance Core Strategy Policies L5 and L7, and the NPPF, taking into account the extraordinary impact of the ongoing pandemic, and the fact planning permission would be granted only be for a temporary one year period. It is therefore recommended that planning permission should be granted, subject to conditions.

RECOMMENDATION:

GRANT subject to the following conditions:

1. The permission hereby granted is for a temporary period beginning on 30 September 2021 and expiring on 29 September 2022. Following the expiry of this period, the operation of the floodlights shall revert to be in accordance with the conditions attached to planning permission H/41766.

Reason: In the interests of residential amenity and as a temporary permission has been granted due to exceptional circumstances during the Covid-19 pandemic, having regard to Policy L7 of the Trafford Core Strategy and guidance in the NPPF.

2. The floodlights shall not be used other than between the hours of:

0900 to 2100 hours on Mondays to Fridays; and
0900 to 2000 on Saturdays and Sundays.

Reason: In the interests of residential amenity, having regard to Policy L7 of the Trafford Core Strategy and guidance in the NPPF.

3. Between the hours of 2000 and 2100 when the floodlights are in use, the all-weather playing pitch shall be used only in accordance with the submitted Noise and Light Management Plan, received by the Local Planning Authority on 29th July 2021.

Reason: In the interests of residential amenity, having regard to Policy L7 of the Trafford Core Strategy and guidance in the NPPF

4. No music, speakers or loudhailers shall be permitted to be used within the boundary of the pitch fence between the hours of 2000 and 2100 when the lights are in use.

Reason: In the interests of residential amenity, having regard to Policy L7 of the Trafford Core Strategy and guidance in the NPPF.

5. The average luminance level of the floodlights at ground level shall not exceed 356 lux.

Reason: In the interests of residential amenity, having regard to Policy L7 of the Trafford Core Strategy and guidance in the NPPF.

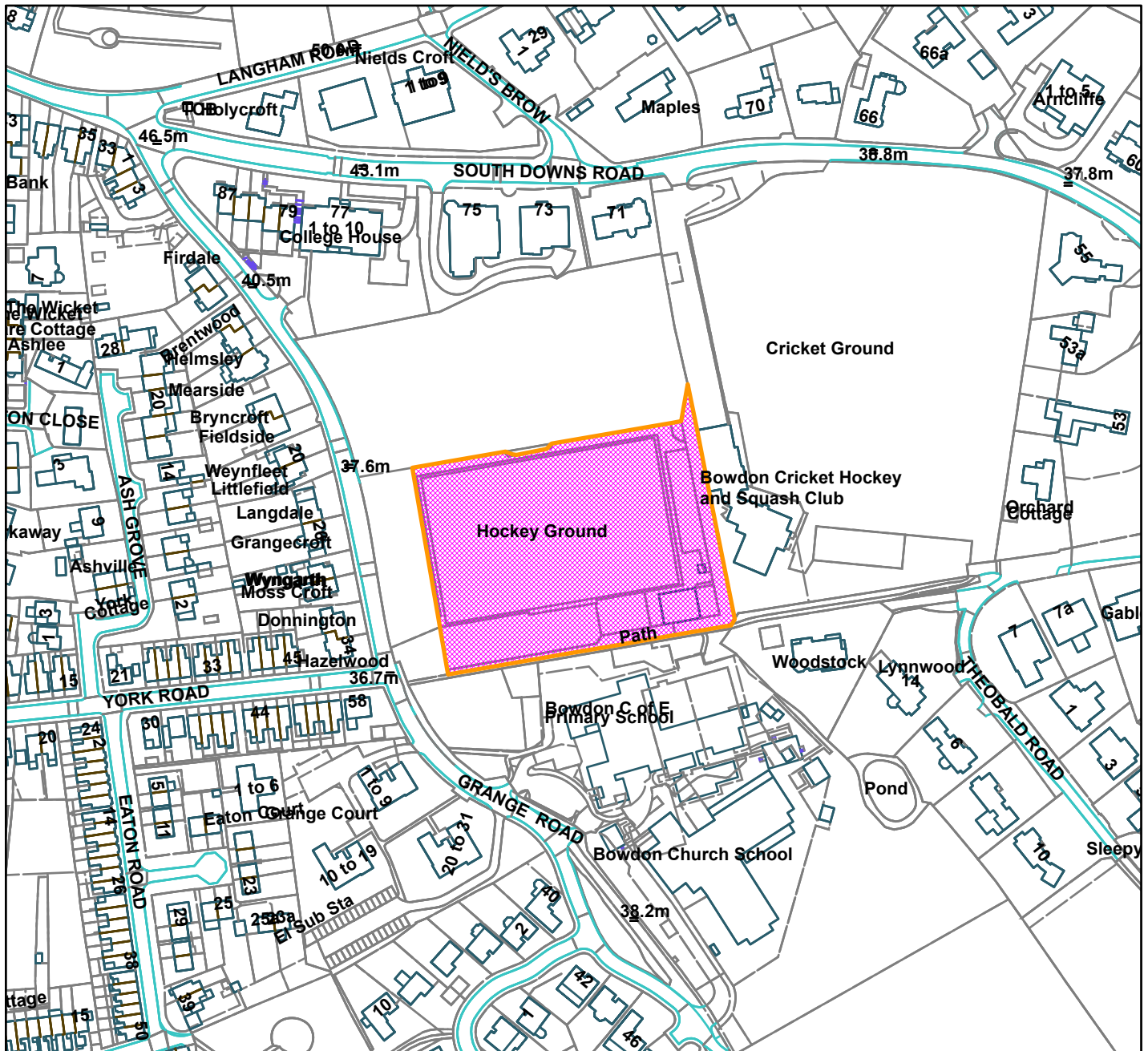
6. The cowls and hoods approved following the grant of planning permission H41766 shall be retained for the duration of the permission.

Reason In the interests of residential amenity, having regard to Policy L7 of the Trafford Core Strategy and guidance in the NPPF.

TP



Bowdon Cricket Hockey And Squash Club, South Downs Road, Bowdon, Altrincham (site hatched on plan)



Scale: 1:2,500

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 12/08/2021
Date	02/08/2021
MSA Number	100023172 (2016)

WARD: Priory

104053/FUL/21

DEPARTURE: No

Installation of ventilation equipment associated with restaurant use.

80 School Road, Sale, M33 7XB

APPLICANT: Ali

AGENT: Grays Architecture Ltd

RECOMMENDATION: GRANT

This application has been called into the committee by Councillor Brotherton.

SITE

The application site comprises a ground floor commercial property, 100sqm in floor area located on the North side of School Road on the corner with in Sale Town Centre.

The property was previously in use as a takeaway sandwich shop/café and is currently vacant.

The use of the unit as a restaurant is permitted development under the changes to Use Classes introduced in September 2020 which revoked classes A1 and A3 (sandwich shops and cafes) and introduced Class E which encompassed both A1 and A3 and therefore the use class was not being altered. Consequently, a formal change of use permission has not been sought nor is necessary. This application simply refers to the installation of the extraction plant and flue.

There is a taxi office above the site on the 1st floor which also occupies 82 School Road. The neighbouring properties at ground floor level to either side are charity shops (retail), whilst above 72-78 School Road there are residential units on the first floor, with 78 adjoining the application site. On the opposite side of School road is a supermarket (Aldi), with apartments above.

There is an existing single storey rear extension constructed in the rear yard with access onto Orchard Place to the West.

PROPOSAL

The proposal seeks permission for the installation of a ventilation/extraction system which includes an external flue to the rear of the property. This would be sited above the single storey rear extension, to the North-West of the site, against the inside wall of the rear projection of 82 School Road and approximately 3.2m from the rear boundary of the site. Externally it would consist of typical extraction ductwork with attenuators and a reducing cone. It would have a height of 6m, extending 1m above the eaves height.

In addition to this the rear elevation of the existing single storey extension (approved under 102419/FUL/20) would include an air supply intake above the window.

DEVELOPMENT PLAN

For the purposes of this application the Development Plan in Trafford comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

- L7 – Design
- W2 – Town Centres & Retail

For the purpose of the determination of this planning application, these policies are considered 'up to date' in NPPF Paragraph 11 terms and the tilted balance is not engaged

PROPOSALS MAP NOTATION

Sale Town Centre (CS Policy W2)

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

N/A

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

The Greater Manchester Spatial Framework (GMSF) was a joint Development Plan Document being produced by the Greater Manchester districts. The first consultation draft of the GMSF was published on 31st October 2016, and a further period of consultation on the revised draft ended on 18th March 2019. The GMSF is now being progressed by nine GM districts as 'Places for Everyone' (PFE) and, once adopted, will be the overarching development plan for these districts, setting the framework for individual district Local Plans. PFE is not yet at Regulation 19 stage and so will normally be given limited weight as a material consideration. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If PFE / GMSF 2020 is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) in 20th July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

DCLG published the National Planning Practice Guidance on 6 March 2014, and was updated on 24 June 2021. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

102946/ADV/20 - Advertisement consent for 1 no. illuminated fascia sign – *Awaiting Decision*

102419/FUL/20 - Erection of single storey rear extension with alterations to the existing shop front – *Approved with conditions 10.2.2021*

101564/COU/20 - Change of use of Sandwich Shop (Use Class A1) to Restaurant (Use Class A3) – *Application withdrawn 27.11.2021*

APPLICANT'S SUBMISSION

In addition to the required plans, a noise assessment was submitted.

CONSULTATIONS

Environmental Protection

No objection subject to conditions relating noise rating of the flue and associated extraction equipment and submission of a verification report.

Further controls relating to a potential change of use suggested.

REPRESENTATIONS

- Objections were received from the occupants of 78 and 76A School Road, residential properties to the east. Given distance to home, concerned that the proposed extraction unit would cause nuisance in terms of noise and odour.
- Object to the lower extraction vent which is close to windows and doors
- Suggest equipment is moved to opposing side of the property (facing Orchard Place) given less residential use on this side
- No detail available referring to technical matters of extraction, noise mitigation, odour mitigation
- Historic interest in building and could be considered a non-designated heritage asset

- Appearance of extraction vent is unsightly- alternative suggestions include using chimney or internalising flue
- Installation of the flue is unsightly and contrary to Core Strategy Policy L5.13 (pollution)

Cllr. B. Brotherton

There are residential flats above many of the shops on this section of School Road. The proposed duct would impose cooking smells and odours on these neighbouring properties. The exhaust fans would also be a noise nuisance and would operate at unsocial hours. The large external duct is also unsightly.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The unit is located within the designated Sale Town Centre. Policy W2 of the Core Strategy notes that within these centres the focus will be on retail at an appropriate scale, opportunities for service uses and independent retailing of a function and character to meet the needs of the local community.
2. The unit is currently vacant but was last in use as a sandwich shop/café '*Seriously Good Food*'. Whilst the proposed flue would facilitate a non-retail use incorporated at ground floor the benefit would be the active use which would also add to the evening economy. This is preferable to it remaining vacant.
3. It is understood that the applicant wishes to change the use of the property to a restaurant. Planning permission would not be required for this change of use as the former use, a café, and restaurants, fall within the same use class. The submission of the application for a flue would allow for cooking odours and noise associated with the flue to be controlled.

RESIDENTIAL AMENITY

4. Policy L5.13 (pollution) states "Development that has potential to cause adverse pollution (of air, light, water, ground), noise or vibration will not be permitted unless it can be demonstrated that adequate mitigation measures can be put in place"
5. Policy L7.1 states "In relation to matters of amenity protection, development must:
 - Be compatible with the surrounding area; and
 - Not prejudice the amenity of the future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and/or disturbance, odour or in any other way".
6. It is necessary to consider the potential impact of the proposal in terms of noise and odour upon the amenity of neighbouring properties. In this instance the sensitive receptors are those residential apartments, 72-78 School Road and those above

Ryan's Bar to the rear of the site, there are no residential uses at first floor directly above the application site itself.

7. There is potential for noise break out from the extraction/ventilation equipment to the rear of the property to cause nuisance to the surrounding residential receptors. Non-residential receptors include windows at 1st and 2nd floor level which face into the yard on the rear elevation belonging to the Scotts Cars taxi office across 80 and 82 School Road.
8. Additional information as to how the applicant would seek to minimise odour/noise and vibration was sought. The recommendations of this document include measures, through design of the extractor and ventilation system, to reduce any potential impact to an acceptable standard.
9. Environmental Protection have concluded that the submitted technical information is satisfactory and subject to the system being installed to the specification proposed consider that sensitive receptors will be protected from noise and cooking odours, and so have no objection.
10. Taking into account the above, the proposal is considered acceptable and would not result in a level of harm to the residential amenity of neighbouring properties, by reason of odour or noise, to warrant a refusal of planning permission. The proposal is therefore considered to be in accordance with Policy L7 of the Core Strategy and the NPPF.
11. Other conditions relating to restrictions on delivery times and ensuring any music played is at a low volume and 'background music' rather than anything akin to a bar were recommended.
12. The permission sought doesn't propose a change of use and therefore it is not considered these conditions would relate specifically to the application.

DESIGN AND APPEARANCE

13. To the rear the proposal is for a flue and extractor plant, which is sited above the existing rear extension (approx. 1.8m from its rear elevation) and adjacent to the side elevation of 82 School Road. An air supply grille would be inserted on the rear elevation of the extension.
14. Both the extraction plant and air supply grille would be partially screened from Wynnstay Road and Orchard Place by Ryan's Bar and the rear projection of 82 School Road along Orchard place.
15. The flue would be sited in as reasonable location as possible and not be an overly prominent feature. It is to the rear of the high street, where footfall is reduced and

some service functions can be expected to be seen. Further to this, the outriggers of 82 and 78 School Road provide substantial screening.

16. The flue itself would be galvanised steel which is not inherently visually appealing, however, it would be screened from School Road and residential windows and therefore there is no objection to its appearance in this location.
17. The proposal is appropriate to its context, and is not of a scale to prejudice the surrounding residential apartments in terms of visual amenity, therefore it is considered compliant with Policy L7 Design and the NPPF.

DEVELOPER CONTRIBUTIONS

18. The proposal would not create any increase in floor area and is not subject to the Community Infrastructure Levy (CIL).

OTHER MATTERS

19. Both objections referred to the building as being a 'non-designated heritage asset, but the building is not considered to be a non-designated heritage asset.

PLANNING BALANCE AND CONCLUSION

20. The proposal is considered acceptable in terms of its appearance given its location and how well screened it will be from School Road, and its impact on residential amenity and therefore complies with the development plan and the NPPF. There are no other material considerations which would indicate that a decision should be made other than in accordance with the development plan, the proposal is therefore recommended for approval.

RECOMMENDATION: GRANT subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers JG3; JG4 (Both Received 28/05/2021); JL172375-DRG-001-R2 (Received 26/05/2021) and 21001-SK06_A

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

3. The flue shall not be operated for business use until a verification report demonstrating that the flue has been set up and is operating in accordance with the submitted details has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers, having regard to Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

4. The ventilation/extraction equipment shall only be installed in accordance with the submitted details and thereafter operated and maintained in accordance with manufacturer's instructions.

Reason: To protect the amenities of nearby residents having regard to Core Strategy Policy L5 and L7 and the NPPF.

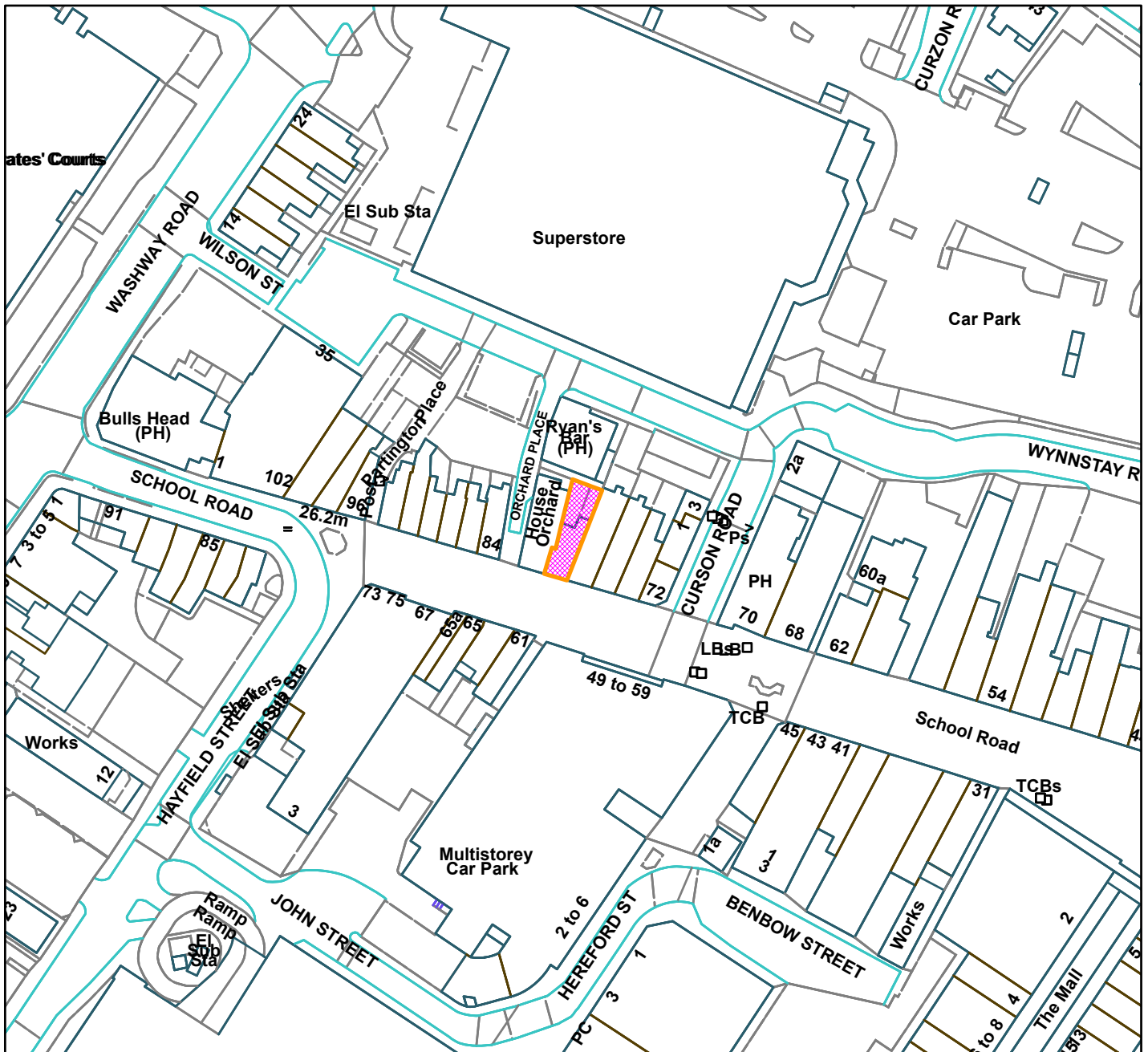
5. The rating level (LAeq,T) from all fixed plant and machinery associated with the development, when operating simultaneously, shall not exceed the background noise level (LA90,T) at any time when measured at the nearest noise sensitive premises. Noise measurements and assessments should be compliant with BS 4142:2014 "Rating industrial noise affecting mixed residential and industrial areas".

Reason: To protect the amenities of nearby residents having regard to Core Strategy Policy L5 and L7 and the NPPF.

NB



80 School Road, Sale (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 12/08/2021
Date	02/08/2021
MSA Number	100023172 (2016)

WARD: Longford

104334/HHA/21

DEPARTURE: No

Erection of a part single/part two storey rear extension

17 Erlington Avenue, Old Trafford, M16 0FN

APPLICANT: Mr Eduardo Abanses Enguita

AGENT: Emma Craig

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee due to receiving more than 6 objections contrary to officer recommendation.

SITE

The application site relates to a two storey semi-detached property, located on the east side of Erlington Avenue, Old Trafford. To the front of the property there is a two storey bay window with gable roof and to the rear a two storey outrigger of a modest depth, both original features that are replicated along the row of properties on this side of Erlington Avenue.

The property is situated in a predominantly residential area, with the majority of surrounding properties being semi-detached and detached dwellings. To the rear of the site is a two storey block of flats with external garages / bin stores.

PROPOSAL

Planning permission is sought for the erection of a part single part two storey rear extension.

The single storey rear extension would project approximately 3.15m to the rear and would be the full width of the property at 6.5m wide. It proposes a flat roof with a height of 3.4m.

The first floor rear extension would project approximately 2m from the existing two storey outrigger also with a total depth of 3.15m and width of 3.85m. It would have a gable elevation with pitched roof, an eaves height of 5.9m matching the existing dwelling and ridge height of 7.25m, which is set below the main ridge height.

Bi-fold doors and a window are proposed on the rear elevation at ground floor, alongside roof lights on the single storey rear element. The extension would be

constructed with matching materials to that of the host dwelling in relation to brick, roof tiles and UPVC fenestration.

The increase in floor space of the proposed development would be less than 100m².

DEVELOPMENT PLAN

For the purposes of this application the Development Plan in Trafford comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Parking

L7 – Design

For the purpose of the determination of this planning application, these policies are considered 'up to date' in NPPF Paragraph 11 terms

OTHER LOCAL POLICY DOCUMENTS

SPD4 – A Guide for Designing House Extensions and Alterations

PROPOSALS MAP NOTION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) in 20th July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The National Planning Practice Guidance was first published in March 2014, and it is regularly updated, with the most recent amendments made in June 2021. The NPPG will be referred to as appropriate in the report.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

The Greater Manchester Spatial Framework (GMSF) was a joint Development Plan Document being produced by the Greater Manchester districts. The first consultation draft of the GMSF was published on 31st October 2016, and a further period of consultation on the revised draft ended on 18th March 2019. The GMSF is now being progressed by nine GM districts as 'Places for Everyone' (PFE) and, once adopted, will be the overarching development plan for these districts, setting the framework for individual district Local Plans. PFE is not yet at Regulation 19 stage and so will normally be given limited weight as a material consideration. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If PFE / GMSF 2020 is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

RELEVANT PLANNING HISTORY

None

APPLICANT'S SUBMISSION

CIL Questions

CONSULTATIONS

None

REPRESENTATIONS

Seven neighbour representations have been received in response to the proposal. Six objecting to and one supporting the proposal. Comments are included below:

3, 6, 7, 8, 9 13, 15 Erlington Avenue – Object to the proposal:

- *Concerned that it would set a precedent for two storey extensions on the avenue.*
- *Proposal is of size and scale that is disproportionate to the plot size and doesn't allow aesthetically for enough room around it, resulting in visual impact at the rear.*
- *The gardens are fairly small on this side of the avenue and an extension of this size is likely to impact greatly on neighbouring properties.*
- *Specifically concerns the proposal would significantly impact/reduce the light and sunlight to both the gardens and the properties of neighbouring properties.*
- *The proposal due to scale and design would be overbearing and result in a loss*

of privacy.

- *This is likely to reduce the house prices and also have an impact on the wellbeing of neighbouring residents.*
- *The proposed plans are not in keeping with the original style / architecture and feel of the avenue – it is an area of light, space and open gardens and these will negatively change this dynamic*
- *Originally all Erlington avenue houses were thoughtfully designed, with privacy and space concepts centre-frame (as much as feasibly possible) and this extension would alter this.*
- *Plots of land suitable for 4 bedrooms. The plots of land are not suitable for 5 or 6 bedroom properties. If they were they would have built them.*
- *I am really disappointed neighbours were not consulted before these plans were submitted for planning as objections could have been made directly to the house owners.*
- *Should consider alternatives to this proposal, support a single storey extension and roof extension.*
- *Plans do not show proposal for loft extension*

19 Erlington Avenue – Supports the proposal:

- *The extension will not negatively impact my enjoyment of my garden.*
- *Do not think it would be overbearing, result in loss of light or overlook my property.*
- *Overshadowing to other properties very limited*
- *Support two storey so doesn't extend further at single storey*
- *Support the design and consider it will look good and match well with the style of the houses around here.*

Officer Comments – concerns relating to house prices are not a direct planning consideration. The loft conversion and dormer are not part of the proposal and are therefore not considered under this application. No.13 Erlington Avenue was not originally notified given that the site does share a boundary with the application site itself. There is no dormer / roof extension proposed with this application and as such is not a consideration of this proposal. For other planning concerns raised see 'Observations' section below.

OBSERVATIONS

PRINCIPLE

1. Householder extensions and alterations are acceptable in principle subject to there being no undue harm to the character and appearance of the property through unsympathetic design or unacceptable harm to the amenity of neighbouring properties and residential areas. Further to this, issues relating to parking provision are also to be considered. There are no additional constraints in this instance.

2. The proposal has been considered/assessed against Core Strategy with Policy L7 and guidance contained in SPD4.

DESIGN AND VISUAL AMENITY

3. Paragraph 126 of NPPF states *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*
4. Policy L7 of the Core Strategy states that in considering applications for development within the Borough, the Council will determine whether or not the proposed development meets the standards set in national guidelines and the requirements of Policy L7. The relevant extracts of Policy L7 require that development is appropriate in its context; makes best use of opportunities to improve the character and quality of an area by appropriately addressing scale, density, height, layout, elevation treatment, materials, landscaping; and is compatible with the surrounding area.
5. The rear extension(s) would have modest projections in proportion to the main dwelling. The site would retain a good area of private garden space to the rear. The extensions would have complementary roof designs at both single and two storeys, with the two storey extension set well below the main roof ridge. Overall it is considered that the rear extensions would be acceptable in terms of scale and appearance.
6. The proposed fenestration is considered to complement the existing dwelling and is considered acceptable. Furthermore the extension would be constructed with matching materials to the host as to appear in keeping with the character of the surrounding residential area.
7. As such, Officers consider the proposal would have no unacceptable impact in terms of the visual amenity of the street scene and the surrounding area. Subject to conditions, the proposed development is considered acceptable in terms of design and visual amenity and would comply with Policy L7 of the Core Strategy and guidance in the NPPF in this respect.

RESIDENTIAL AMENITY

8. Policy L7 of the Core Strategy states that in relation to matters of amenity development must not prejudice the amenity of future occupiers of the development and/or occupants of adjacent properties by reason of overbearing,

overshadowing, overlooking, visual intrusion, noise or disturbance, odour or in any other way.

9. The relevant guidance contained within SPD4 states the following:

Paragraph 2.14.2 states '*It is important that extensions or alterations:*

- *Do not adversely overlook neighbouring windows and/or private gardens areas.*
- *Do not cause a significant loss of light to windows in neighbouring properties and/or their patio and garden areas.*
- *Are not sited so as to have an overbearing impact on neighbouring amenity.'*

Paragraph 2.17.2 states '*The factors that may be taken into account when assessing a potential loss of light or overbearing impact include:*

- *The size, position and design of the extension*
- *Orientation of the property*
- *Presence of other habitable room windows/sources of light in neighbouring rooms*
- *Relative position of neighbouring houses and existing relationship*
- *Size of the garden*
- *Character of the surrounding area'*

10. Additionally section 3.4.2 states that normally, a single storey rear extension close to the boundary should not project more than 3m from the rear elevation of a semi-detached property. This projection can be increased by an amount equal to the extra distance from the side boundary. For two storey extension the guidance states that normally extensions should not project more than 1.5m close to a shared boundary. If the extension is set away from the boundary by more than 15cm, this projection can be increased by an amount equal to the extra distance from the side boundary.

Impact on properties to the front and rear of the site

11. The proposed extension is contained to the rear of the property and as such it is not considered to impact on the streetscene or properties to the front of the site.
12. SPD4 states that rear extensions should maintain a separation distance of 10.5m to the rear boundary at ground and first floor and 21m to the rear elevations of properties to avoid harmful overlooking to the rear.
13. Currently there is between 9.5m and 10.7m to the rear boundary, which would be reduced to 7.5m, which is notably below the SPD4 standard. However to the rear of the application site is Northleigh House, a block of flats which is set further south, with only garages/outbuildings directly to the rear of the site.

14. The extension would retain a separation distance of approximately 19.5m increasing to 20.75m to neighbouring rear elevations. These distances do not meet the recommendations of SPD4 (21m). As such some level of overlooking and overbearing would occur towards the rear neighbours. However this is not considered to be to a substantially as to warrant a refusal.
15. The distance retained to 12 Halvis Grove is close to the 21m value (20.75m). Additionally the extension would benefit from screening in the form of hedges, trees and intervening outbuildings. Furthermore the rear elevation of Northleigh House closest to the proposal is predominantly blank. As such no substantial material harm is considered to be created in regards to the amenity of neighbours at the rear.
16. As such it is considered that the proposal would not result in harmful overlooking, or be overbearing to occupiers of properties to the rear.

Impact to no. 15 Erlington Avenue

17. The proposed single storey element of the proposal would be located behind the two storey extension and as such would not impact on no. 15. The two storey extension would have a combined depth (with existing outrigger) of 3.15m, which is 2m beyond the rear elevation of no. 15, but set off the boundary by 1.5m. The proposal therefore complies with SPD4 in regards to the depth.
18. The rear of no. 15 and 17 face east, with the application site to the south of no. 15. Whilst this would result in some overshadowing, given the modest depth of the extension this would have a limited impact on light levels and be most noticeable in winter.
19. Officers having visited the site and appreciate that the gardens are of a modest scale, however given the separation between the properties it is not considered the proposal would appear overly cramped within the site and would on balance be acceptable and not result in harm to the amenity of the occupiers of no. 15 that would warrant refusal of planning permission.

Impact to no. 19 Erlington Avenue

20. The proposed single storey rear extension, would project approximately 3.15m to the rear in total. This projection is in accordance with of the recommendations of SPD4 given the 0.15m offset to the common boundary. The single storey rear extension is not considered to create significant material impact in regards of overbearing or loss of light towards no. 19.
21. The two storey rear element would project 3.15m (this includes the existing outrigger) to the rear, with a 2.8m offset from common boundary with no. 19, as such complying with SPD4. Given the depth of the proposed extension, separation

to the boundary and orientation of the site the proposal is not considered to result in harm to the amenity of the occupiers of no. 19.

Impact on the wider area

22. Officers note that a number objections from the wider area have been received raising concern that the proposal would set a precedent for two storey extensions and the impact this would have on the amenity of occupiers. As detailed above there are specific reasons why this proposal is considered acceptable, with each case determined on its merits. Therefore whilst officers recognise the concerns of residents, it is considered that there is justification to support this application on its individual merits.
23. It is therefore considered that the proposed extension would not have an unacceptable impact on the residential amenity of any neighbouring properties and would comply with Policy L7 of the Core Strategy in this respect.

PARKING AND HIGHWAY SAFETY

24. The proposal would not result in the provision of any additional bedrooms nor would it result in the loss of any parking space to the side of the dwelling. As such it is not considered the proposal would result in any detriment to parking provision or highway safety.

DEVELOPER CONTRIBUTIONS

25. The proposed development increases the internal floor space of the dwelling by less than 100m² and therefore is below the threshold for charging. No other planning obligations are required.

PLANNING BALANCE AND CONCLUSION

26. The application has been assessed against adopted policy and guidance, with officers considering the material consideration of the site and comments received from local residents.
27. It is considered that the proposed development would be acceptable in terms of design and visual amenity, would not have any unacceptable impacts on the residential amenity of neighbouring properties and would be acceptable in terms of parking provision. As such, the development accords with Trafford Core, SPD4 and the NPPD and is recommended for approval subject to the conditions listed below.

RECOMMENDATION: GRANT subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on plan numbers: 02 REV.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

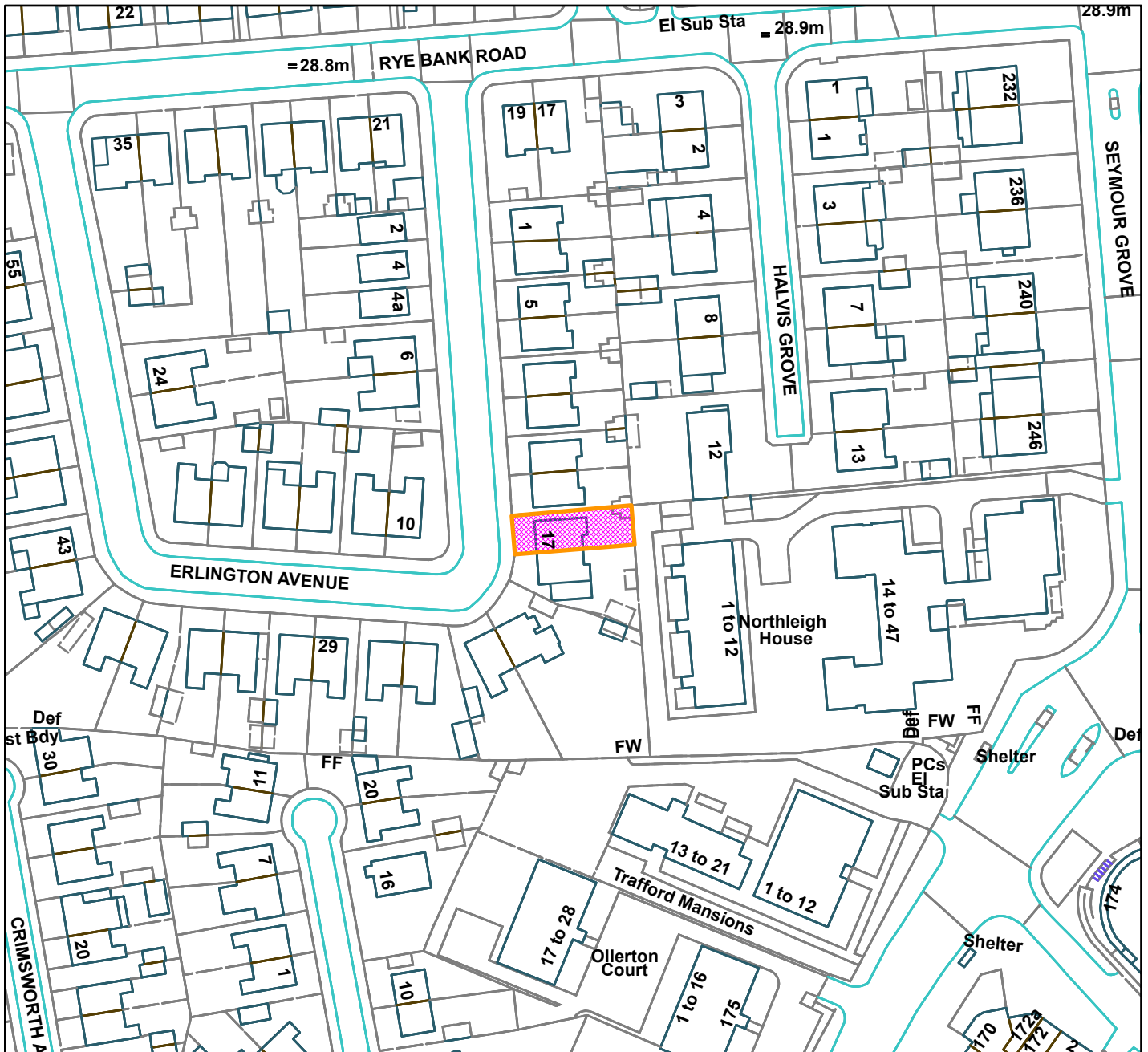
3. The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

MT



17 Erlington Avenue, Old Trafford (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 12/08/2021
Date	02/08/2021
MSA Number	100023172 (2016)

Erection of a single storey rear and side extension.

13 Bowness Drive, Sale, M33 6WH

APPLICANT: Mr & Mrs Wright

AGENT: PHD Design

RECOMMENDATION: GRANT

This application is being reported to the Planning and Development Management Committee due to the applicant being a Council Employee.

SITE

The application site comprises a two storey semi-detached dwelling with hipped roof located on the eastern side of Bowness Drive, and towards the head of the cul de sac. The property is set back from its non-adjoining neighbour, No.11, by approximately 2.2m. To the front of the dwelling is a driveway with small lawn, to the side is an adjoining carport which projects between the property and the side boundary shared with No.11. The front elevation has a 2-storey canted bay window with enclosed arched porch. A detached prefabricated garage with flat roof is sited towards the rear adjacent to the common boundary with No.11.

PROPOSAL

The proposal seeks permission for a single storey side and rear extension to create a side study, utility room and enlarged habitable space towards the rear with a box bay window and bi-folding doors with associated 0.2m high access steps towards the rear.

The side extension would have a hipped roof and be set back from the principal elevation by 0.2m. A width of 1.4m is proposed, with an eaves height of 2.8m and maximum height of 3.7m. A separation distance of 1m would be retained between the extension and the side boundary in common with No.11. The length of the extension would be 10.9m which would project 3m further than the main rear wall of the property and wrap around the rear of the property to adjoin the common boundary with No.15 Bowness Drive. A box bay window would have a further projection of 0.6m, 1.6m from the common boundary with No.11 and 4.5m from the boundary shared with No.15. 9m would be retained between the rear extension and the rear boundary at its furthest point.

The existing garage is proposed to be demolished and a small store erected towards the rear corner of the application site, with the patio enlarged.

The increase in floor space of the proposed development would be less than 100m².

DEVELOPMENT PLAN

For the purposes of this application the Development Plan in Trafford comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility

L7 – Design

PROPOSALS MAP NOTATION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

SPD3-Parking Standards and design

SPD4- A guide for designing householder extensions

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

The Greater Manchester Spatial Framework (GMSF) was a joint Development Plan Document being produced by the Greater Manchester districts. The first consultation draft of the GMSF was published on 31st October 2016, and a further period of consultation on the revised draft ended on 18th March 2019. The GMSF is now being progressed by nine GM districts as 'Places for Everyone' (PFE) and, once adopted, will be the overarching development plan for these districts, setting the framework for individual district Local Plans. PFE is not yet at Regulation 19 stage and so will normally be given limited weight as a material consideration. Where it is considered that a different approach should be taken, this will be specifically identified in the response. If PFE / GMSF 2020 is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the revised National Planning Policy Framework (NPPF) on 20 July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The National Planning Practice Guidance was first published in March 2014, and it is regularly updated, with the most recent amendments made in June 2021. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

104671/CPL/21 - Application for Certificate of Lawful Development for a hip to gable loft conversion with flat roof dormer window to the rear. Certificate granted 16th July 2021. (Not implemented).

11 Bowness Drive

101729/HHA/20 - Proposed loft conversion with hip to gable roof extension, erection of single storey side and rear extension and front porch. Approved October 2020. (Not implemented at the time of site visit).

APPLICANT'S SUBMISSION

None

CONSULTATIONS

None

REPRESENTATIONS

The application was advertised by way of neighbour notification. No representations have been received in relation to this application.

OBSERVATIONS

1. All relevant development plan policies are up to date for the purposes of this application and therefore it should be determined in accordance with the development plan unless material considerations indicate otherwise. The tilted balance is not engaged.

DESIGN AND APPEARANCE

2. Both local and national planning policy (Policy L7 of the Core Strategy and the NPPF) require development to be well designed and to complement its surroundings. Detailed design guidance for householder development is contained within Trafford's Supplementary Planning Guidance Note 4: A Guide to Designing House Extensions and Alterations.

3. The proposed side extension would be set back from the principal elevation by 0.2m, minimising any join between existing and proposed brickwork and allowing the development to appear subordinate to the main dwelling. The proposed development would have a hipped roof and would appear complementary to the existing house in terms of materials and design.
4. The application property and its connecting neighbour, No.15 are both sited back from the general building line within the streetscene by 2.2m, and with a separation distance of 1m between the development and the side boundary, the extension is not considered to be harmful to the character of the streetscene and would retain a degree of spaciousness. It is considered to be coherently designed and of a proportionate scale.
5. The rear extension would project 3m with a hipped roof and box bay window for a seating area projecting for a further 0.6m with a width of 2.4m. The bay window is very similar to the existing bay window that has a 0.8m projection and width of 2.4m. These elements are cumulatively considered appropriate and modest in design and scale. The roof system to both side and rear projections would also be in keeping with the main pitched roof. The window arrangement within the rear elevation is also broken up into two elements, so as not to create an overly large expanse of glazing.
6. Sufficient amenity space would be retained at the rear as a result of the detached garage being demolished and replaced by a smaller store towards the rear that would be able to be built under permitted development rights.
7. The scale of extensions considered to be proportionate to the site. Overall the scale, design and appearance of the proposal is acceptable and considered to comply with policy L7 of the Core Strategy and SPD4.

RESIDENTIAL AMENITY

8. In relation to matters of amenity protection Policy L7 of the Core Strategy states development must:
 - Be compatible with the surrounding area; and
 - Not prejudice the amenity of the future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and/or disturbance, odour or in any other way.
9. SPD 4 also has specific guidance with regard to the impact that rear extensions can have on residential amenity:

3.4.2. Normally, a single storey rear extension close to the boundary should not project more than 3m from the rear elevation of semi-detached and terraced

properties and 4m for detached properties. If the extension is set away from the boundary by more than 15cm, this projection can be increased by an amount equal to the extra distance from the side boundary (e.g. if an extension is 1m from the side boundary, the projection may be increased to 4m for a semi-detached or terraced extension).

Impact on 11 Bowness Drive

10. The non-adjointing neighbour, 11 Bowness Drive is set forward of the application property by 2.2m and, as they are of the same design, the application property's rear elevation is therefore set 2.2m further to the rear of no. 11. The proposed development would be set 1m away from the common boundary with this property and have a 3m rear projection, with a further a 0.6m projection for a box window set 1.6m from the boundary. As such, the main rear elevation of the extension would project 5.2m further than the main rear elevation of No.11, against a standard in SPD4 of 4.0m.
11. Whilst the proposed development would not be entirely in accordance with the recommendations within SPD4, it is not considered any material harm would arise in this case. The box bay in the original rear elevation of No.11 would be some distance from the side elevation of the proposed extension given the 1.0m distance maintained to the boundary from the extension, and approximately 2.5m separation between the boundary and the side elevation of no. 11. Therefore, whilst there would be some impact on the ground floor window at no. 11 given its siting and orientation (the development would sit in a south eastern position compared to the rear bay window) it is not considered to result in harm to residential amenity and in this regard the development accords with Policy L7 of the Core Strategy.

Impact on 15 Bowness Drive

12. The proposed single storey rear extension would project 3m and would be within the parameters outlined in SPD4. The development would therefore not be considered to have an unduly overbearing or overshadowing impact or result in loss of light.

Impact on properties to the rear

13. The proposed development would provide a maximum separation distance of 9m between it and the rear boundary which is a 1.6m fence. Although it would not strictly comply with the recommended 10.5m within SPD4 to maintain privacy, it is considered that no harm would arise to the properties to the rear, given that sufficient screening is in place.

Impact on opposing properties to the front

14. The proposed single storey side extension would be set behind the main habitable rooms within the principal elevation of the property. As such the existing separation distances between the properties opposite would be maintained and not considered to result in a loss of privacy.

Residential amenity conclusion

15. Overall it is considered the impact on the amenity of neighbouring residents would be acceptable and the proposal complies with policy L7.

PARKING AND HIGHWAYS

16. The proposed development would not increase the number of bedrooms within the property. As such there is not considered to be any additional parking demand arising as a result of the proposal and therefore no detrimental impact on highway safety.

DEVELOPER CONTRIBUTIONS

17. This proposal would create less than 100m² and so is below the threshold for the Community Infrastructure Levy (CIL).
18. No other planning obligations are required.

PLANNING BALANCE AND CONCLUSION

19. The scheme has been assessed against the development plan and SPD4 guidance and it is considered that the proposed development will result in an acceptable form of development with regard to the amenity of neighbouring residents, and the impact on the character of the existing property, street scene and the surrounding area more generally. The development is considered to be in accordance with the development plan, the NPPF and SPD4. The application is therefore recommended for approval.

RECOMMENDATION:

GRANT subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 202108/OS2, 202108/SkD1 REV B and 202108/OS1.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

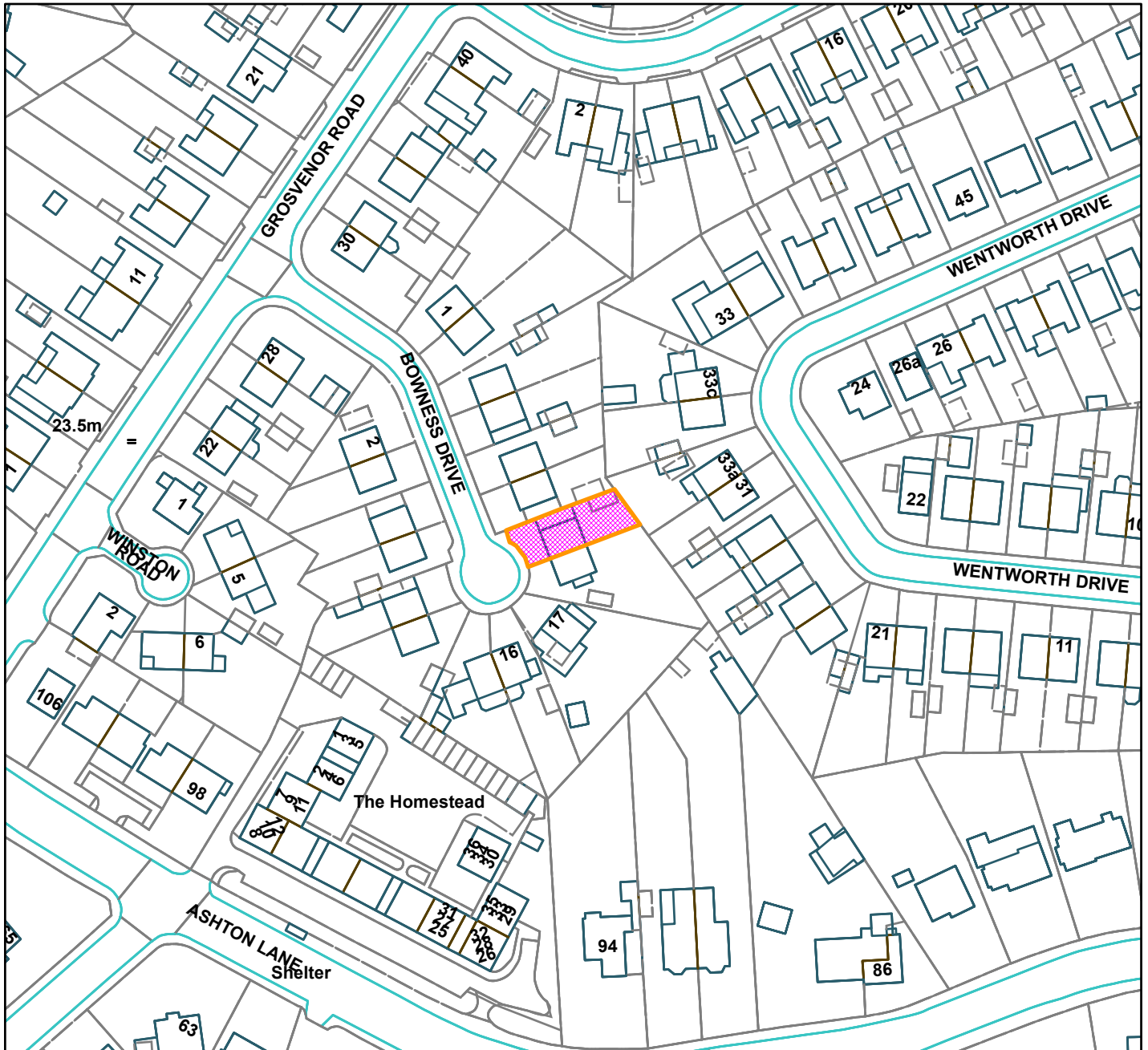
3. The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the main dwelling.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

GD



13 Bowness Drive, Sale (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 12/08/2021
Date	02/08/2021
MSA Number	100023172 (2016)

WARD: Davyhulme West 104784/HHA/21
Erection of single storey rear extension.

DEPARTURE: No

1 Vicarage Road, Davyhulme, M41 5TP

APPLICANT: Mr McCauley

AGENT: Mr Dan Vaughan

RECOMMENDATION: GRANT

This application is reported to the Planning and Development Management Committee as the agent is an employee of Trafford Council.

SITE

The application relates to a two-storey, detached dwellinghouse sited to the north of Vicarage Road, Davyhulme. The dwelling benefits from an existing two-storey front extension, part two-storey/part single storey side extension, single storey rear extension and rear conservatory. The property is surrounded by residential land to all sides. Off-street parking provision is provided by the front driveway of the property.

PROPOSAL

Planning permission is sought for the erection of a single storey rear extension to adjoin to the existing single storey rear extension and replace the existing conservatory.

DEVELOPMENT PLAN

For the purposes of this application the Development Plan in Trafford comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4- Sustainable Transport and Accessibility

L7 – Design

R1 – Historic Environment

OTHER LOCAL POLICY DOCUMENTS

None

PROPOSALS MAP NOTATION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) in July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

MHCLG published the National Planning Practice Guidance on 6th March 2014, and is regularly updated. The NPPG will be referred to as appropriate in the report.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

The Greater Manchester Spatial Framework (GMSF) was a joint Development Plan Document being produced by the Greater Manchester districts. The first consultation draft of the GMSF was published on 31st October 2016, and a further period of consultation on the revised draft ended on 18th March 2019. The GMSF is now being progressed by nine GM districts as 'Places for Everyone' (PFE) and, once adopted, will be the overarching development plan for these districts, setting the framework for individual district Local Plans. PFE is not yet at Regulation 19 stage and so will normally be given limited weight as a material consideration. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If PFE / GMSF 2020 is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

RELEVANT PLANNING HISTORY

H45304. ERECTION OF 2 STOREY FRONT EXTENSION, PART 2 STOREY & PART SINGLE STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION TO FORM ADDITIONAL LIVING ACCOMMODATION FOLLOWING PART DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION. Approve with Conditions. 20/03/1998.

H14785. ERECTION OF EXTENSION TO KITCHEN AND EXTENSION TO EXISTING GARAGE. Approve with Conditions. 12/06/1981.

APPLICANT'S SUBMISSION

N/A

CONSULTATIONS

None

REPRESENTATIONS

The application was advertised through notification letters sent to immediate neighbours. No representations have been received.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. Policy L7 of the adopted Core Strategy is considered to be most important for determining this application. This policy is 'up to date' in NPPF terms and therefore the 'tilted balance' in Paragraph 11 of the National Planning Policy Framework does not apply. The application should be determined in accordance with the development plan unless material considerations indicate otherwise.

DESIGN AND STREET SCENE

2. Paragraph 126 of the NPPF states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." Paragraph 134 of the NPPF states that "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design."
3. Policy L7 requires that development is appropriate in its context; makes best use of opportunities to improve the character and quality of an area by appropriately addressing scale, density, height, layout, elevation treatment, materials, landscaping; and is compatible with the surrounding area. Policy L7 of the Core Strategy is considered to be compliant with the NPPF and therefore up to date as it comprises the local expression of the NPPF's emphasis on good design and, together with associated SPDs, the Borough's design code.
4. SPD 4: A Guide for Designing House Extensions and Alterations requires extensions to reflect the character, scale and form of the original dwelling by matching and harmonising with the existing architectural style and detailing and the SPD sets out specific guidance in order that proposals can successfully do this.

5. The proposed single storey rear extension is to replace the existing conservatory and adjoin to the existing single storey rear extension. The proposed extension is to have a total depth of 3.3m and will project 0.96m beyond the rear elevation of the existing single storey rear extension. The rear extension will project 2.5m beyond the existing rear elevation of the neighbouring property at 3 Vicarage Road. The extension is to have a total width of 9.425m with a minimum separation distance of 2.8m to be retained from the shared boundary with 3 Vicarage Road. The extension is of an acceptable scale and is proportionate and complementary, in height and width, to the size of the original dwelling.
6. The proposed rear extension is to have a flat roof with a height of 2.8m with a proposed roof lantern 4m in width. There are to be full length windows to all three elevations of the proposed elevation. Brickwork, flat roof timber and dark grey UPVC windows/doors would match the appearance of existing building materials. Given the position of the extension at the rear of the property and the fact that it would be subservient to the existing dwelling, it is considered that the flat roof design is acceptable.
7. It is considered that the proposal would be appropriate in its context, appropriately addressing scale, form, massing and elevation treatment. The design and appearance of the proposal complies with Policy L7 Design and SPD4.

RESIDENTIAL AMENITY

8. SPD4 sets out detailed guidance for protecting neighbouring amenity. In terms of its impact on residential amenity the development will be assessed on the extent to which it causes a loss of privacy, extent to which it is overbearing and the degree to which it causes a loss of light/overshadowing, to the neighbouring properties.
9. The proposed rear extension would comply with SPD4 guidelines, and is not considered to cause an unacceptable overbearing, overshadowing or overlooking impact upon any neighbouring property. The proposed 2.5m projection beyond the rear elevation of 3 Vicarage road is compliant with paragraph 3.4.2 and the extension would be positioned away from the boundary with 54 Bowers Avenue and would only project 0.96m beyond the rear elevation of the existing extension.
10. It is recommended that a condition is attached to prevent the flat roof of the extension being used as a balcony or terrace.

11. As such, it is considered that the proposed extension would not have any unacceptable impact on the residential amenity of any neighbouring properties and would comply with Policy L7 of the Core Strategy in this respect.

PARKING AND HIGHWAY SAFETY

12. The proposed extension is to the rear and parking is unaffected.

DEVELOPER CONTRIBUTIONS

13. This proposal would create less than 100m² and so is below the threshold for the Community Infrastructure Levy (CIL).
14. No other planning obligations are required.

PLANNING BALANCE AND CONCLUSION

15. The proposed extension would not result in any harm to the character and appearance of the street scene or the surrounding area. There would be no unacceptable impacts on residential amenity. The proposed development would be in accordance with Policy L7 of the Trafford Core Strategy, SPD4 and government guidance contained within the NPPF, and it is therefore recommended that planning permission should be granted, subject to conditions.

RECOMMENDATION:

GRANT subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 270521 and A01 and A02.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

3. The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the main dwelling.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

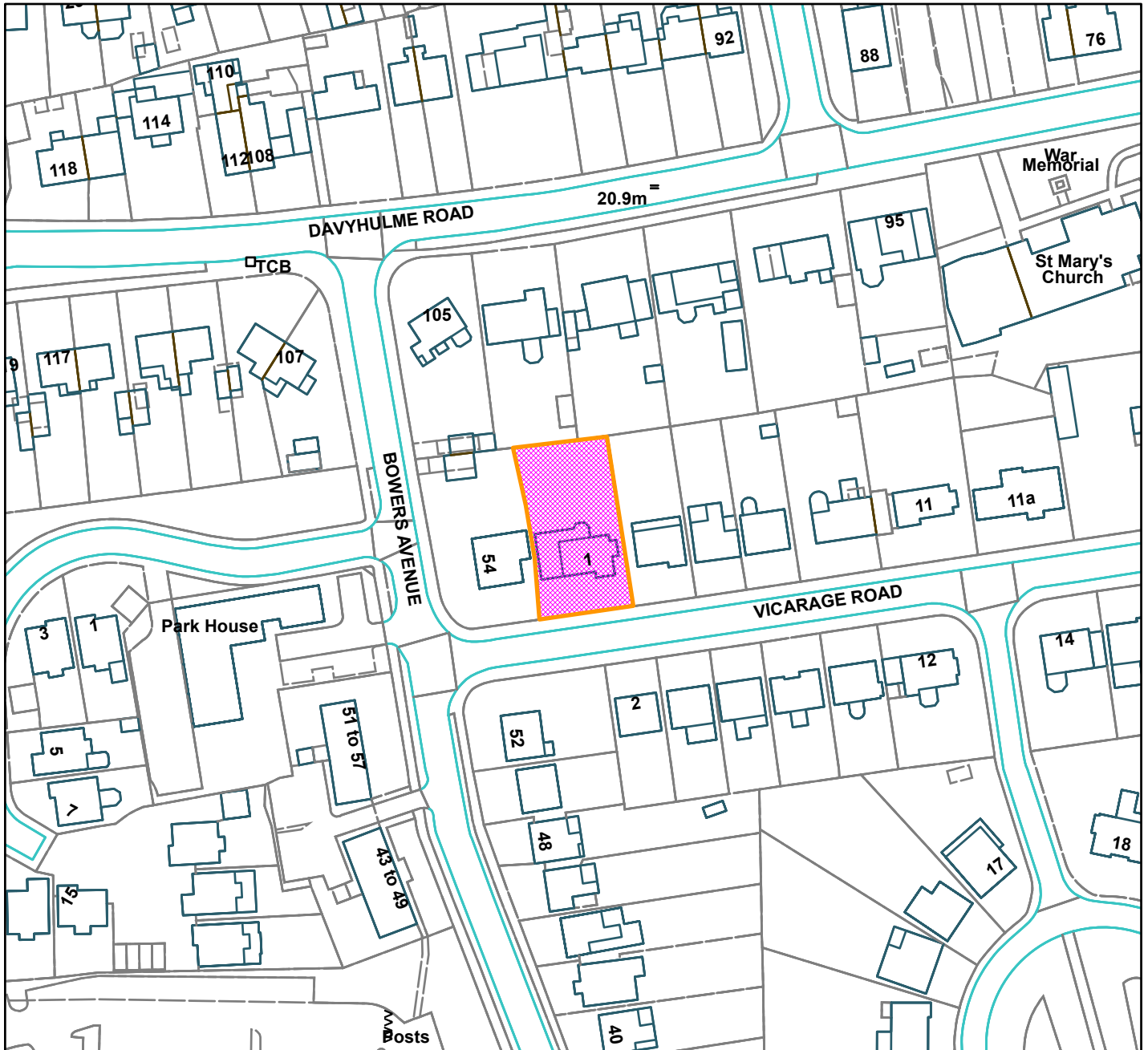
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or replacing that Order), the flat roof area of the extension hereby approved shall not be used as a balcony, terrace, roof garden or similar amenity area, and no railings, walls, parapets or other means of enclosure shall be provided on that roof unless planning permission has previously granted for such works.

Reason: To protect the privacy and amenity of the occupants of the adjacent dwellinghouses, having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the National Planning Policy Framework.

DC



1 Vicarage Road, Davyhulme (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 12/08/2021
Date	03/08/2021
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