

WARD: Hale Barns &
Timperley South

113777/FUL/24

DEPARTURE: No

Demolition of existing dwelling and erection of new replacement dwelling with associated landscaping and parking.

10 Wey Gates Drive, Hale Barns, WA15 0BW.

APPLICANT: Mr Stark

AGENT: 1618 Architects

RECOMMENDATION: GRANT

This application is being reported to the Planning and Development Management Committee following a call-in request from Councillor Dylan Butt. Deferred from 17th October 2024 committee.

BACKGROUND

Members will recall that this application was originally brought to the Planning and Development Management Committee in October 2024, having been called in by Councillor Dylan Butt. Members resolved to defer the application on the recommendation of officers, following late information being received which questioned the accuracy of the site plan measurements. As such officers recommended deferral to allow for additional site survey work to be undertaken by the applicant to ensure the plans being considered for determination provided an accurate representation of the site and its relationship to the adjacent neighbouring properties.

SITE

The application site relates to a detached dwelling on Wey Gates Drive, a residential area in Hale Barns. There is a small driveway and grass section to the front of house. To the rear, there is a large garden. The surrounding area comprises detached dwellings, predominantly of similar design, although there are several examples of contrasting modern development along this road.

PROPOSAL

The application seeks planning permission for the demolition of the existing dwelling and the erection of a new replacement dwelling with associated landscaping and parking. The proposed dwelling would be two storeys, with additional accommodation within the roofspace.

Value Added

Amended plans were sought to achieve a subservient and more complementary design. The following changes have been made:

- Reduced glazing and massing to the front elevation.

- Ridge height reduced.
- Roof width reduced.
- First floor width reduced.
- Flat roof section reduced.
- Rear elevation glazing reduced, with hierarchy implemented.
- Removal of single storey front projection and associated garage door.

Following an updated site survey the siting of the dwelling within the plot was slightly altered, although fundamentally the scale and appearance remain the same.

DEVELOPMENT PLAN

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

- The **Places for Everyone Plan (PfE)**, adopted 21st March 2024, is a Joint Development Plan of nine Greater Manchester authorities: Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. PfE partially replaces policies within the Trafford Core Strategy (and therefore the Revised Trafford Unitary Development Plan), see Appendix A of the Places for Everyone Plan for details on which policies have been replaced.
- The **Trafford Core Strategy**, adopted 25th January 2012; the Trafford Core Strategy 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; A number 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 the new Trafford Local Plan.

PRINCIPAL RELEVANT PLACES FOR EVERYONE POLICIES

- JP-H1 – Scale, Distribution and Phasing of New Housing Development
- JP-H2 – Affordability of New Housing
- JP-H3 – Type, Size and Design of New Housing
- JP-H4 – Density of New Housing
- JP-C6 – Walking and Cycling
- JP-C8 - Transport Requirements of New Development
- JP-P1 – Sustainable Places
- JP-S1 – Sustainable Development
- JP-S2 – Carbon and Energy
- JP-S4 – Flood Risk and the Water Environment
- JP-G8 - A Net Enhancement of Biodiversity and Geodiversity

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

- L1 – Land for New Homes
- L2 – Meeting Housing Needs
- L4 – Sustainable transport and accessibility

- L5 – Climate Change
- L6 - Waste
- L7 – Design
- L8 – Planning Obligations
- W1 – Economy
- R2 – Natural Environment

PROPOSALS MAP NOTATION

None relevant.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) in December 2023. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The MHCLG published the National Planning Practice Guidance on 6 March 2014, and was last updated in August 2024. The NPPG will be referred to as appropriate in the report.

OTHER PLANNING GUIDANCE DOCUMENTS

SPD1 – Planning Obligations

SPD3 – Parking and Design

SPD4 – A Guide to Designing House Extensions and Alterations (relevant for general projections)

SPD7 Trafford Design Code

Technical housing standards – nationally described space standard

National Design Guide

RELEVANT PLANNING HISTORY

113123/FUL/24: Demolition of existing house and erection of new dwelling house, associated landscaping and widening of existing driveway. Application withdrawn.

APPLICANT'S SUBMISSION

Arboricultural Impact Assessment

Bat Survey

CIL

Tree survey and constraints survey

CONSULTATIONS

GMEU: No objection, subject to conditions regarding biodiversity enhancement measures and trees/shrubs work and an informative regarding bats.

LHA: No objection, subject to CEMP condition.

LLFA: No objection, subject to informative regarding using permeable surfaces.

Nuisance: No objection, subject to CEMP condition.

Tree Officer: No objection, subject to landscaping and tree protection plan condition.

REPRESENTATIONS

Four objections have been received from nearby neighbours in response to the initial scheme. Three other objections were received, however were from dwellings in Salford, Stirling, and Cambridge. All objections are summarised below.

- *The design is imposing on the existing properties, jarring and overbearing in appearance and out of keeping with the general street scene. Design should be cohesive along the street.*
- *Notes presence of no. 9, but states that it has a jarring imposition on the neighbourhood.*
- *Roof line noticeably higher than the surrounding homes which are two storey.*
- *Flat roof will be easily visible from neighbours and appears quite jarring in this traditional neighbourhood.*
- *The dwelling which extends 4m beyond existing building line & significantly beyond the no. 8 rear house line will ruin both the view and light to no. 8 and create shade to the garden and rear habitable room. Specifically references loss of light to living room at no. 8.*
- *Numerous windows on the side facing no. 8 - they should all should be removed or obscure glazed to avoid loss of privacy.*
- *Imposing height of property raises concerns regarding garden privacy, even rear windows would have views.*
- *Dwelling should have low open-weave fencing extended along the entire length of the new dwelling.*
- *Seeks clarification regarding any structures on patio.*
- *Reduce light to no. 12*
- *The four-car width entrance is contrary to local vernacular, which is focussed on greenery.*
- *Front will end up with a gate across it that would create an industrial estate feel.*
- *Concerns regarding building works (noise, disruption, street congestion, views, boundary lines)*
- *Windows to side overlooking no. 12*
- *Rear of the dwelling is an overwhelming block with a solid unbroken façade.*
- *Building very close to trees at no. 12.*
- *Have the preapplication points been taken into consideration?*
- *Increase in height and breadth of the house will impact the morning light of 11 Stone mead Avenue. Also concerns regarding privacy of this dwelling.*
- *Balconies with overlook rear gardens at adjacent properties.*
- *Increased scale of dwelling would impact on local wildlife.*

Following the committee deferral and submission of revised plans a further 21-day neighbour consultation was carried out. 5no. responses were received, including one

objection, one neutral response and three in support of the proposal. One of the letters of support is from an address in Surrey. All are summarised below.

Support

- Opportunity to deliver a unique housing stock that benefits everyone in Hale Barns.
- Disappointed to hear about the number of revisions and countless hours spent to arrive at an approved set of plans.
- Development aligns perfectly with Trafford's policy goals for climate resilience and sustainability.
- Preferred the earlier version of the design.
- Surprised that the revised design does not include a garage.
- From the outset, the project aimed to blend modern design elements with materials that echo the areas character. The previous versions of the plans featured architectural elements that gave the home a unique character. These elements were gradually removed.
- Provides an energy efficient home in support of JP-S2 of PfE and L5 of TCS.
- The revisions have ensured that the design respects the existing street scene.
- The dwelling would be a positive addition to the area.

Objection

- The house will significantly restrict the light into my home by extending a full room's depth (5m) further back than no. 8.
- Lack of consultation.
- Most concerning is the lack of clarity in the additional information report.
- Requests that the building extends no further back than the rear of no. 8.

Neutral

- Dwelling would be a wonderful addition to the street. It is well proportioned and has similar aesthetics to nos. 5 and 7 Wey Gates which have set precedent on this street.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposal is for the demolition of the existing dwelling, and erection of a new property.
2. 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. 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.

3. 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.
4. 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.*
5. The most important policies in the determination of this application are JP-H1, JP-H3, JP-P1, and JP-P2 of PfE, and policies L1, L2, and L7.3 of Trafford Core Strategy.
6. The Places for Everyone Joint Development Plan was adopted on 21 March 2024. In accordance with Paragraph 76 of the NPPF, and for the first five years of the plan's adoption, Trafford is now no longer required to identify a five-year housing land supply. In effect, for decision making purposes, it should be assumed that the Local Planning Authority has a five-year supply of specific, deliverable housing sites. The Council's housing land supply position therefore no longer triggers the tilted balance.
7. However, Housing Delivery Test (HDT) presumption still applies. Paragraph 79 of the NPPF states that where the HDT falls under 75% then the presumption in favour of sustainable development applies. Trafford's HDT figure for 2023 is 65% i.e. the Council delivered an average of 65% of its housing requirement over the three years to March 2023. The tilted balance is therefore triggered by the HDT.
8. As development plan policies in Places for Everyone are very recently adopted, they are up to date and should be given full weight in decision making. Relevant surviving policies in the Trafford Core Strategy are also up to date in NPPF terms. Although the tilted balance in the NPPF is a primary material consideration, the development plan remains the starting point for decision making.
9. Policy JP-H1 states that: The new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution (as set out in Table 7.2) will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of our key assets.

10. Policy JP-H3 states: Development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies, and having regard to masterplans, guidance and relevant local evidence.
11. Policy L2 of the Core Strategy is clear that all new residential proposals will be assessed for the contribution that would be made to meeting the Borough's housing needs. Policy L2.2 states that: All new development will be required to be:
- (a) On a site of sufficient size to accommodate adequately the proposed use and all necessary ancillary facilities for prospective residents;*
 - (b) Appropriately located in terms of access to existing community facilities and/or delivers complementary improvements to the social infrastructure (schools, health facilities, leisure and retail facilities) to ensure the sustainability of the development;*
 - (c) Not harmful to the character or amenity of the immediately surrounding area; and*
 - (d) To be in accordance with L7 and other relevant policies within the Development Plan for Trafford.*

HOUSING LAND SUPPLY

12. The NPPF places great emphasis on the need to plan for and deliver new housing throughout the UK. Local planning authorities are required to support the Government's objectives of significantly boosting the supply of homes. With reference to paragraph 60 of the NPPF, this means ensuring that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed, and that land with permission is developed without unnecessary delay.
13. The site is currently occupied by a single dwelling and the application proposes the demolition of this dwelling and replacement with a new single dwelling and therefore there would be no net impact on the supply of land for new homes.
14. The proposal is therefore acceptable in housing policy terms and the main considerations in this application are the impact on residential amenity, and the design, and impact on the street scene generally. Highways, ecology and other pertinent issues are also considered below.
15. There is likely to be a minor economic benefit during the construction phase of the development.

DESIGN AND APPEARANCE

16. The promotion of high standards of design is a central narrative within the NPPF, and with this message is strengthened and reinforced in the December

2023 update. The overarching social objective, which is one of three objectives critical to the achievement of sustainable development, is reliant upon the planning system fostering a well-designed, beautiful and safe built environment, according to paragraph 8.

17. Paragraph 131 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. 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”*. In further promoting well-designed planning outcomes, in October 2019 the Government published its National Design Guide (NDG).
18. Policy JP-P1 of Places for Everyone contains extensive requirements for development, with 16 key design and sustainable places considerations outlined below. Namely, development should be: *Distinctive; Socially inclusive; Resilient; Adaptable; Durable; Resource efficient; Safe; Supported by critical infrastructure; Functional and convenient; Incorporate inclusive design; Legible; Easy to move around; Well-connected; Comfortable and inviting; Incorporate high quality and well managed green infrastructure/public realm; Well served by local shops, services, amenities and facilities.*
19. In taking forward advice in the NPPF the Council has adopted its own Trafford Design Code. The document sets out design principles for new development across the Borough, when having regard to local distinctiveness and local vernacular. The Strategic Design Principles in the TDC include ‘Design with Character and Beauty’ and set out that an understanding of the character of a place is essential to producing a contextual, sympathetic and high-quality design proposal.
20. The existing dwelling is two-storey and has a simple and understated appearance. The application proposes to demolish this dwelling and erect a larger and contemporary designed dwelling within the plot. The surrounding setting is characterised by predominantly modest two storey dwellings, with understated designs, although there are several examples of more contemporary designed dwellings which exhibit more modern facades within this street scene.
21. A variety of design amendments have been sought to this proposal to ensure that the new dwelling would appear more in keeping with the design and character of dwellings along Wey Gates Drive. Such amendments include a reduced ridge height and width, reduced glazing to the façade and rear, reduced area of flat roof, and reduced massing to the front elevation. As is detailed below, it is considered that the amended scheme would have a more subservient and therefore acceptable design which would respect the character and design of this street scene.

22. The front gable of the proposed dwelling project forward of the building line of the neighbouring properties by 1m, however the main elevation would sit in line with the front elevation of neighbouring properties, ensuring that it respects the building line. The dwelling would have a gable roof, with a ridge height only 0.18m higher than no. 8, ensuring that the dwelling would appear in keeping with the heights of surrounding dwellings. The proposal would have a similar eaves level as the adjacent dwellings, ensuring that the proposal would align with the dwellings along this street scene. There would be a section of flat roof to the centre of the roof. Whilst partially visible from the street scene, and not in keeping with the predominant gable roof form, the flat roof area has been reduced in area to reduce its visibility from the wider street scene. It is also noted that there are examples of similar development with flat roofs on Wey Gates Drive, ensuring that this roof form would not appear notably uncharacteristic within this setting.
23. To the front elevation there would be a gable on one side projecting forward of the building line providing articulation and architectural detailing to the front. In addition, there would be two, two storey box bays to the front which again add further detail to the elevation. The facade would have a more contemporary appearance, with large windows proposed at ground and first floor. The larger expanses of glazing are set below the eaves level of the property and due to the scale and design of the front glazing it is not considered to result in the dwelling appearing overly prominent within the site and street scene. There would be a small apex window within the gable which is a light weight and an appropriate addition. Overall, the front elevation is considered to be the correct balance of the architectural detailing without detracting from the character of the street scene.
24. The dwelling would retain 2.5 to the side boundary with no. 12 Wey Gates Drive and 2.1m to no. 8 at first floor and 1m at ground floor, ensuring sufficient space is retained around the site. The proposed dwelling would be wider than adjacent dwellings, however, given that ample space would be retained to the side boundaries, and considering the subservient design, it is not considered that the increased width would result in the dwelling appearing overly prominent within the street scene.
25. The rear design comprises two gable projections, containing three levels of glazing. The glazing is appropriate in scale and follows a clear visual hierarchy. An inverted rear dormer is proposed to the centre of the rear roof scape. This roof opening is set well in from the ridge, eaves level and the sides of the gables, ensuring it would be both subservient and proportionate within this space.
26. The material palette comprises brick to all elevations with a second brick proposed around the gable windows and to the rear extension, clay roof tiles and aluminium windows throughout. These materials would complement the proposed design and would ensure that the dwelling appears in keeping with the surrounding dwellings. A condition will be added requiring that a full specification of the materials is provided prior to their use during construction. A condition is also recommended to ensure that all windows and doors are

constructed with minimum 100mm deep external reveals, to secure a high-quality finish.

27. There would be increased hardstanding to the front, to allow space for three parking spaces. There would still be a section of soft landscaping to the front, and the existing high hedges would remain to the front and sides, which would soften the frontage and contribute to the street scene. A condition will be added to require that the applicant provides a full landscaping scheme for approval. This is discussed further in the tree section below.
28. It is considered necessary to add a condition to remove permitted development rights for rear and side extensions and dormers, to ensure that the dwelling would maintain an appropriate width and sufficient spaciousness around the plot, and to ensure that the dwelling would not appear overly dominant within the site, which would undermine the design. Any extensions or dormers would require planning permission, to allow consideration of the impacts on the design and character of the site and street scene.
29. To conclude, it is considered that the proposed scheme would appear appropriate within the site and street scene, providing a subservient design which respects the character of surrounding development. The proposal would comply with JP-P1, the Trafford Design Code, and the NPPF requiring good design.

RESIDENTIAL AMENITY

30. 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”.
31. SPD4 provides guidance on householder extensions, however this provides a good reference for assessing amenity impact for replacement dwellings.
32. There would be a distance of over 21m between the front elevation of the dwelling and the opposing dwelling, which would accord with SPD4, the site context, and the established building line, ensuring no harm to facing dwellings. There would be well over 10.5m between the rear elevation of the dwelling and the rear boundary, in accordance with the Trafford Design Code.

Impact on no. 12 Wey Gates Drive

33. The dwelling would project approx. 6.5m past the side extension of no. 12 at the closest point and 2.8m past the main elevation of no. 12 with a 2.3 – 2.5m separation (as the boundary is slightly tapered) to the shared side boundary. Although the proposed dwelling would then extend a further 2.7m at ground floor to the rear, there would be a significant separation of approximately 5.5m between this element and the side boundary with no. 12. Therefore overall, the

proposed dwelling is considered due to its siting, scale and separation to not cause a harmful overbearing impact to no. 12. Furthermore, due to the site orientation the proposal is not considered to cause a harmful level of overshadowing or loss of light.

34. It is acknowledged that the dwelling would be 1m higher than no. 12, however, given the relationship and separation distance between the proposed dwelling and no. 12, it is not considered that the increased height would cause any undue harm to the residential amenity experienced within this adjacent dwelling.
35. One window is proposed within the first-floor side elevation facing no. 12. A condition will be added to ensure that this window is obscure glazed and non-opening above 1.7m to ensure no loss of privacy to no. 12. The proposed ground floor windows do not benefit from an elevated viewpoint which could result in any undue loss of privacy and as such it is not necessary or reasonable to obscure glaze these windows by condition.
36. There would be a first-floor rear terrace positioned between the rear gables. The terrace would be screened by the proposed gables, and a privacy screen of 1.7m in height would be added to the additional projection facing no. 12, ensuring that there would be no direct views into the adjacent gardens. A condition would be recommended to ensure that the proposed privacy screen would be implemented prior to occupation of the dwelling. A further condition is recommended to ensure that the remaining flat roof of the single storey rear extension is not used as a balcony or terrace to protect the amenity of neighbouring dwellings.

Impact on no. 8 Wey Gates Drive

37. The two-storey part of the dwelling would project 2.3m beyond the rear elevation of no. 8 Wey Gates Drive, 2.1m from the shared side boundary. This distance would comply with SPD4 requirements. The single storey element would project 4.7m beyond the rear elevation of no. 8, which would comply with SPD4 guidance. The single storey side element would be positioned 1m from the shared side boundary, resulting in no harm to the amenity of this adjacent dwelling.
38. Windows are proposed within the first-floor side elevation facing no. 8 Wey Gates Drive. A condition is recommended to ensure that these windows are obscure glazed and non-opening above 1.7m to ensure no loss of privacy to no. 8. The proposed ground floor windows do not benefit from an elevated viewpoint which could result in any undue loss of privacy and as such it is not necessary or reasonable to obscure glaze these windows by condition.
39. The first-floor rear terrace positioned between the rear gables would not project beyond the gable adjacent to no. 8 and as such this gable would serve as a screen to restrict views towards no. 8.

40. It is considered necessary to recommend a condition to remove permitted development rights for rear extensions, so that any further rear extensions to the property cannot take place without planning permission. This would allow for consideration of the impacts on residential amenity of neighbouring and surrounding properties.

Impact on future occupiers

41. In terms of internal floor space, the dwelling would meet the corresponding nationally described space standards. The rear garden would be large in scale, offering ample amenity space for future residents. Furthermore, the dwelling would benefit from large windows, ensuring sufficient natural light and outlook to all habitable rooms.
42. Subject to the conditions outlined above, it is considered that the proposal would not cause any undue harm to the residential amenity of surrounding dwellings and would offer an acceptable standard of accommodation for future occupiers, in accordance with L7 of TCS and the NPPF.

NUISANCE

43. Given the scale of work proposed, it is recommended that a Construction Management Plan is submitted by the applicant prior to development. Subject to this condition, it is not considered that the proposed works would cause any undue nuisance to neighbouring properties during the construction period.

HIGHWAYS AND PARKING

44. The 6-bedroom dwelling would have three off-street parking spaces to the front, which would comply with SPD3. There would be sufficient space around the site for cycle parking.
45. There is sufficient space to the rear of the site to store bins.
46. The LHA is supportive of the proposal, subject to a condition which requires that the application submit a construction method statement prior to development.
47. The proposal would be considered acceptable on highways and parking grounds and would comply with L4 of TCS and JP-C8 of Places for Everyone.

TREES

48. The property is not within a Conservation Area, nor does it have any TPOs, meaning no trees are protected.
49. The plot has a mature beech hedge running along the front boundary with variegated sycamore tree growing behind it. This tree will increase in amenity as it grows as it is already displaying good health and form. The front garden is laid to lawn whilst also having a small driveway adjacent. The rear garden is

long and laid to lawn with shrubs and conifers defining the side boundaries. The rear boundary has a group of several mature broadleaf trees two of which have high arboricultural value. These are tree T7 (oak) and Tree 14 (yew). The remaining trees in this area are of low and moderate value.

50. Two trees require removal to facilitate development. They are trees T19 and T20, a yew and a willow respectively. They have low value, and there is no objection to their removal. It is recommended that these trees are replaced within a landscaping scheme submitted at condition stage. This requirement will be included in the proposed landscaping condition.

51. Furthermore, a condition will be added to ensure that the advice contained within the tree protection plan is followed.

ECOLOGY

52. The bat survey found the building to have negligible bat roosting potential. However, as bats are highly mobile creatures GMEU have advised that an informative is added regarding bat safeguarding. The proposal involves the removal of some trees and scrubs. As these may be used by nesting birds, GMEU have advised that a condition is added to restrict works to trees during March and August without approval from the council.

53. Furthermore, a biodiversity enhancement scheme would be required which includes measures to enhance biodiversity at the site, in line with policy JP-G8 of PfE and the requirements of the National Planning Policy Framework. Such measures will include a bat brick and/or tube, hedgehog box, and a bird box. A condition will be added to require that the application submits this scheme to the LPA for approval prior to first occupation of the development.

54. With regard to biodiversity net gain (BNG), the applicant has declared that the development would be 'Self and Custom Build Development', and therefore would be exempt from BNG.

DRAINAGE

55. The site is not within the flood map for surface water 1 in 100-year outline and there are no records of flooding within 20m or Ordinary Watercourses within 5m. There will be no significant change to the impermeable area and so little change to the surface water runoff generated by the site.

56. An informative will be added to make the applicant aware that permeable surfaces must be considered for the parking areas and no surface water should discharge onto the highway.

EQUALITIES

57. The Equality Act became law in 2010. Its purpose is to legally protect people from discrimination in the workplace and in wider society. The Act introduced the term 'protected characteristics', which refers to groups that are protected

under the Act. These characteristics comprise: age, disability, gender reassignment, marriage and civil partnerships, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

58. As part of the Act, the 'public sector equality duty' came into force in April 2011 (Section 149 of the Act), and with it confirmed (via Section 19 of the Act) that this duty applies to local authorities (as well as other public bodies). The equality duty comprises three main aims: a public authority must, in the exercise of its functions, have due regard to the need to:

- (i) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (ii) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (iii) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

59. Case law has established that appropriate consideration of equality issues is a requirement for local authorities in the determination of planning applications, and with this requirement directly stemming from the Equality Act 2010.

60. The proposed dwelling would have level access and provided a downstairs WC, with adequate living space within the ground floor to accommodate a bedroom if required. A condition will be added to ensure that the building would be built to the "accessible and adaptable" standards in Part M4(2) of the Building regulations.

61. No other benefits or dis-benefits have been identified to persons with any other protected characteristic.

DEVELOPER CONTRIBUTIONS

62. The development would result in 100 sqm of new build floorspace and would be liable for CIL.

63. The applicant has declared that the project would be self-build, and would therefore be exempt from CIL charges, subject to approval by the Council.

PLANNING BALANCE AND CONCLUSION

64. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. That remains the starting point for decision making.

65. Significant amendments have been made to the design of the scheme during the application process, to ensure that the dwelling would appear more in keeping with the design and character of existing dwellings along Wey Gates

Drive. Furthermore, existing residential amenity would be adequately protected and there would be an acceptable standard of amenity provided for future residents of the application site.

66. Other material considerations including highways/parking, trees, ecology and drainage, are found to be satisfactory subject to conditions.

67. The proposal is therefore considered to be in accordance with the development plan when taken as a whole and relevant sections of the NPPF. In terms of NPPF paragraph 11 d) ii), there are no adverse impacts that would significantly and demonstrably outweigh the benefits of granting permission. The application is therefore recommended for approval 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:

- a. 101 Rev J
- b. 102 Rev J
- c. 103 Rev L
- d. 104 Rev J
- e. 105 Rev J
- f. 125 Rev G

Reason: To clarify the permission, having regard to Policy JP-P1 of Places for Everyone, Policy L7 of Trafford Core Strategy and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application no works involving the use of any materials shall take place until samples and / or full specification of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy JP-P1 of Places for Everyone and the requirements of the National Planning Policy Framework.

4. All window and door openings shall be constructed with minimum 100mm deep external reveals.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy JP-P1 of Places for Everyone and the requirements of the National Planning Policy Framework.

5. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works, including replacement tree planting have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans which include two replacement trees, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or 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 Policy JP-P1 of Places for Everyone, Policies R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

6. No part of the development shall be occupied [or brought into use] until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity, having regard to Policy L7 of the Trafford Core Strategy, Policy JP-P1 of Places for Everyone, and the National Planning Policy Framework.

7. 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) upon first installation the windows above ground floor on the north east side elevation facing no. 8 Wey Gates Drive and the south west side elevation facing no. 12 Wey Gates Drive shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration

level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or replacing that Order), other than the first floor terrace shown on the approved first floor plan and rear elevation, no other flat roof area of the dwelling hereby approved shall 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, other than those shown on the approved plans, 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 dwellinghouse, having regard to Policy L7 of the Trafford Core Strategy, and the National Planning Policy Framework.

9. Prior to the first-floor terrace first coming into use, the privacy screen as shown on the approved plans references 101 Rev J; 103 Rev L and 104 Rev J, shall be fitted to a height of no less than 1.7m above finished floor level with an obscuration level of no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a. The management of deliveries including details of the proposed delivery booking system. Best practice should be employed to restrict external construction traffic movements to off-peak traffic hours.
- b. Loading and unloading of plant and materials to include vehicle access and egress arrangements and vehicle tracking. Vehicles should access and egress the site in a forward gear.
- c. Parking arrangements for site operative and visitor vehicles.
- d. Storage of plant and materials used in constructing the development.
- e. The erection and maintenance of security hoardings
- f. Wheel washing facilities and any other measures proposed for keeping the highway clean during the works.
- g. Measures to control the emission of dust and dirt.
- h. A scheme for recycling/disposing of waste resulting from the works.
- i. Days and hours of construction activity on site (in accordance with Trafford Council's recommended hours of operation for construction works).

- j. Contact details for the site manager are to be advertised at the site in case of issues arising.

Reason: To ensure that appropriate details are agreed before works start on site and to minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policy L7 and L4 of the Trafford Core Strategy and the National Planning Policy Framework.

11. 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, JP-G8 of Places for Everyone and the National Planning Policy Framework.

12. Prior to first occupation of the development, a scheme for Biodiversity Enhancement Measures including 1no. bat brick/tube, 1no. bird box and 1no. hedgehog box, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter. Reason: To secure biodiversity improvements, having regard to Policy JP-G8 of Places for Everyone, Policy R2 of the Trafford Core Strategy and the NPPF.

13. 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.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area, having regard to Policy L7, Policy R2 and Policy R3 of the Trafford Core Strategy, Policy JP-P1, Policy JP-G2 and Policy JP-G7 of Places for Everyone, 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.

14. 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), no extensions shall be added to the dwelling), unless planning permission for such development has first been granted by the Local Planning Authority.

Reason. To protect the residential and visual amenities of the area, and privacy, having regard to Policy JP-P1 of Places for Everyone and Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

15. The dwelling hereby approved shall be built to the “accessible and adaptable” standards in Part M4(2) of the Building Regulations.

Reason: To ensure that the development is inclusive and accessible and having regard to Places for Everyone Policy JP-H3 and relevant sections of the NPPF.

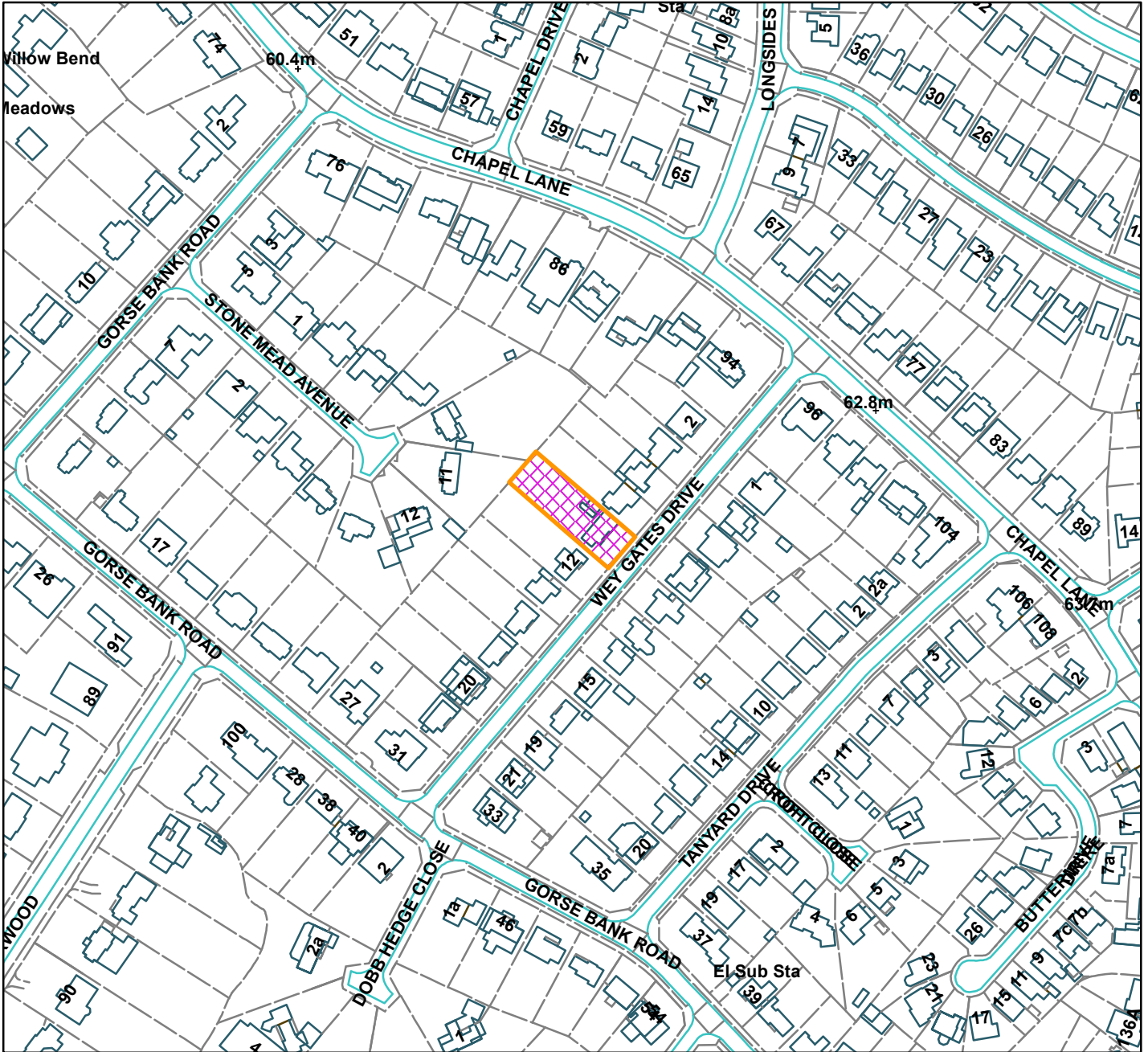
16. The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available prior to the development being first brought into use and shall be retained thereafter for their intended purpose. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or any equivalent Order following the amendment, revocation and re-enactment thereof, no development (other than that carried out in accordance with this permission) shall take place on any of the areas so provided.

Reason: To ensure that satisfactory provision is retained within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policy L4 and Policy L7 of the Trafford Core Strategy, Policy JP-C8 of Places for Everyone, the Council's adopted Supplementary Planning Document 3 - Parking Standards and Design, and the National Planning Policy Framework.

AF



10 Wey Gates Drive, Hale Barns, WA15 0BW



Scale: 1:2,500

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 12/12/2024
Date	03/12/2024
MSA Number	AC0000809316 (2022)

WARD: Ashton Upon Mersey

114593/FUL/24

DEPARTURE: No

Application for proposed replacement, enlargement and addition of windows.

Sale Point, 126 - 150 Washway Road, Sale, M33 6AG.

APPLICANT: Blueoak Estates Ltd

AGENT: Asteer Planning LLP

RECOMMENDATION: GRANT

This application is being reported the Planning and Development Management Committee as it has received 15no objections, from 14no separate addresses, contrary to Officer recommendation.

EXECUTIVE SUMMARY

The application relates to an existing 6 storey office block located off Washway Road, in Sale.

Planning permission is sought for replacement, enlargement and addition of windows.

Objections have been received from 14no separate, local addresses raising issues relating to impact on the highway network, impact on local infrastructure and impact on residential amenity of adjacent occupiers.

The proposal is considered in-line with the local, regional and national policies and objectives in relation to detailed design and residential amenity. The proposal is considered to have been designed appropriately and will not have any unacceptable impact on the amenity and quality of life of adjacent residents.

The application complies with relevant policy in Places for Everyone Plan and the Trafford Core Strategy and with policies in the National Planning Policy Framework and is therefore recommended for approval, subject to conditions.

SITE

Sale Point is a 6-storey office building located on Washway Road in Sale, with pedestrian access gained off Washway Road. Inward vehicular access is gained off Westgate to the rear of the site, with outward access onto Barkers Lane.

The site sits roughly 400m south of Sale town centre and extends to 0.51ha in total, with the office building comprising 50,325 sq.ft. arranged over ground and five upper floors, and associated car parking which includes 93 no. car parking spaces, 4 no. of which are disabled bays.

The building and its associated car parking are located to the south of Sale and is bound by residential properties to the north, Barkers Lane to the south, the A56 Washway Road to the east and Westgate to the west.

PROPOSAL

The application seeks permission to alter and/or replace all existing windows within the building; introduce Juliette balconies to a number of windows and provide additional windows and doors to external elevations.

Specifically, the proposal will incorporate:

- Replacement of all windows and window frames, to a narrower 2/3 pane design;
- Installation of spandrel panels between window openings;
- The formation of 4no new window openings (1no to the 1st floor, internal south-east elevation; 1no to the 1st floor of the Barkers Lane elevation, 2no to the ground floor Barkers Lane elevation;
- Enlarged existing openings (including lowering of existing cills) to 13no windows on the Washway Road elevation and 5no windows to the internal south-east elevation to provide adequate natural daylight and ventilation where no/inadequate openings are available;
- Install a new door to internal (north-east) elevation; and
- Install Juliette balconies.

The proposed new windows, ventilation grilles and spandrel panels would be dark grey to match those to be retained. The steel balustrading is to be powder coated in dark grey, to match the retained fenestration.

DEVELOPMENT PLAN

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

- The **Places for Everyone Plan (PfE)**, adopted 21st March 2024, is a Joint Development Plan of nine Greater Manchester authorities: Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. PfE partially replaces policies within the Trafford Core Strategy (and therefore the Revised Trafford Unitary Development Plan), see Appendix A of the Places for Everyone Plan for details on which policies have been replaced.
- 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

W1 – Economy

Relevant PfE policies

JP-P1: Sustainable Places

JP-J3: Office Development

PROPOSALS MAP NOTATION

N/A

OTHER PLANNING GUIDANCE DOCUMENTS

SPD2 – A56 Corridor Development Guidelines

SPD7 - Trafford Design Code

National Design Guide

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DLUHC published the latest version of the National Planning Policy Framework (NPPF) on 19th December 2023. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

DLUHC published the National Planning Practice Guidance on 6 March 2014, and was last updated on 14th February 2024. The NPPG will be referred to as appropriate in the report.

OTHER RELEVANT LEGISLATION

N/A

APPLICANT'S SUBMISSION

Covering Letter
Planning Statement

RELEVANT PLANNING HISTORY

H/06177 Re-cladding of existing lift motor/tank rooms – **Approved 02-11-1977**

H08558 Erection of new low voltage switchroom at ground floor level – **Approved with Conditions 26-02-1979**

H21015 Alterations to form ground floor reception area including a new pedestrian access – **Approved with Conditions 14-02-1985**

H21577 Display of non-illuminated freestanding cube sign – **Approved 04-06-1985**

H31832 Erection of additional cooling tower at roof level – **Approved with Conditions 07-11-1990**

H32128 Construction of a new pedestrian gateway through car parks perimeter wall – **Approved with Conditions 18-06-1991**

H39263 Display of double sided non-illuminated signboard – **Approved with Conditions 11-08-1994**

H39444 Installation of BAS transceiver station (consultation under Part 24 of General Development Order)

H44862 Consultation under Schedule 2 Part 24 of the Town & Country Planning (GPD) order 1995 for the installation of six pole mounted antennae & erection of equipment – **Deemed consent 05-11-1997**

H45080 Erection of glazed entrance canopy to Washway Road elevation, associated landscaping and alterations to car park – **Approved with Conditions 11-02-1998**

H45081 Display of 5.4m high internally illuminated double-sided freestanding sign – **Approved with Conditions 11-02-1998**

H/ADV/49684 Display of 1.5m x 3m, three sided, free standing non-illuminated Commonwealth Games sign adjacent junction of Washway Road and Barkers Lane for 2 years – **Approved with Conditions 26-07-2000**

H/52491 Alterations and refurbishment including extension to ground floor – **Approved with Conditions 12-11-2001**

H/ADV/63592 Display of a free standing non-illuminated sign surmounted on existing pedestal and box – **Approved with Conditions 25-01-2006**

H/70262 Part single, part two storey extension to existing building to provide additional office accommodation and a new entrance to the building (falling within Class B1) measuring a total of 286 square metres. External alterations to all existing elevations and rearrangement of car parking areas with associated landscaping, lighting and boundary treatment – **Approved with Conditions 16-11-2009**

75867/AA/2010 Display of 2 no. internally illuminated and 2 no. non illuminated fascia signs – **Approved with Conditions 16-11-2010**

114592/PMA/24 Application to determine if prior approval is required for a proposed change of use from Commercial, Business and Service (Use Class E) to 79no. residential units (C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA – **Pending Determination**

*Officers note that the alterations proposed within this application would accommodate the change of use as applied for under application reference 114592/PMA/24 (Class MA Prior Approval). Officers have consulted with the Councils Legal team on that application and are satisfied that this approach can be taken subject to the relevant conditions being in place on the Class MA Prior Approval. **This application does not seek permission to change the use of the building, but only to alter the external appearance as outlined in the description and the submitted plans.***

CONSULTATIONS

N/A

REPRESENTATIONS

The Council received 15no letters in objection, from 14no separate addresses all located within the immediate vicinity of the application site. 1no representation was made anonymously.

The objections raised the following considerations:

- Schools and doctors in the area are oversubscribed, additional residential units will worsen the problem.
- Traffic turning into and out of Barkers Lane is already very heavy and the increased thoroughfare that would result from 79 residential units would worsen this.
- Local medical service provision will need to be expanded to accommodate the extra households.

- Converting buildings designed for office use into residential produces low quality accommodation with noise, layout and space problems.
- There would be overlooking and loss of privacy issues.
- There is insufficient parking for the additional residential units.
- The conversion to 79 flats would result in unacceptable significant noise.
- It is not clear whether the antiquated sewers and drains will be able to cope with the additional demand.
- Illegal car parking will worsen.
- There will be a reduction in house prices.
- The notification to local residents has not been appropriate.
- There may be restrictive covenants impacting the conversion of office buildings to residential.
- The application does not sufficiently account for the incompatibility of placing residential units in a predominantly commercial zone.
- The environmental assessments in the application are inadequate and fail to consider the long-term effects of the development.
- Increase of waste materials and rubbish, affecting the health of nearby residents.

Officers note that all of the above objections make reference to the change of use of the building, as applied for separate application for Prior Approval 114592/PMA/24 utilising permitted development rights. Whilst this is a material consideration, this current application only seeks to alter the external appearance of the building and does not seek permission for any change of use of the site in any way.

OBSERVATIONS

THE DECISION MAKING FRAMEWORK

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. The NPPF at paragraphs 2 and 47 reinforces this.
2. The NPPF, at paragraph 11, explains how the 'presumption in favour' should be applied in the decision-taking process. It means approving development proposals that accord with an up-to-date development plan without delay.
3. The Places for Everyone Joint Development Plan was adopted on 21 March 2024. As development plan policies in Places for Everyone are very recently adopted they are up to date and should be given full weight in decision making. The policies are up to date in NPPF terms and the tilted balance is not engaged.

PRINCIPLE OF DEVELOPMENT

4. The application seeks permission to undertake a number of external alterations to the application property, and does not seek to change the use or operation of the

building. Core Strategy Policy W1, and PfE Policy JP-J3, are both supportive of improvements to existing office accommodation. JP-J3 states explicitly that *the refurbishment of existing office accommodation will be encouraged.*

5. Officers accept that this application would accommodate and in part facilitate the separate and pending Prior Approval (Class MA) application, under reference 114592/PMA/24 which seeks permission for a change of use to residential (utilising permitted development rights). The merits of the Prior Approval application do not form part of the consideration of the application before Members, as it is a nationally granted permission set out within The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Applications for Prior Approval are fully delegated to officers as set out within Trafford Council's Scheme of Delegation.
6. This report therefore relates solely to the assessment of the planning application in the current circumstances, which seeks permission for external alterations to an existing office building and not the change of use of the property to residential.
7. As such, this application stands to be determined against the relevant design and amenity considerations, relating to the external alterations proposed. These are considered below.

DESIGN AND VISUAL AMENITY

8. NPPF Paragraph 131 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.'*
9. NPPF Paragraph 135 states that *'decisions should ensure that developments adhere to a number of design-oriented criteria.'*
10. NPPF Paragraph 139 states *'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.'*
11. PfE Policy JP-P1: Sustainable Places outlines a number of key attributes that all development, wherever appropriate, should be consistent with. The relevant sections of the policy are set out below:
 1. *Distinctive, with a clear identity that*
 - a. *Conserves and enhances the natural environment, landscape features, historic environment and local history and culture.*
 - b. *Enables a clear understanding of how the place has developed; and*

- c. *Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.*
- 5. *Adaptable, able to respond easily to varied and changing needs and technologies.*
- 6. *Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained.*
- 7. *Resource-efficient with:*
 - a. *A low carbon footprint;*
 - b. *Efficient use of land;*
 - c. *Minimised use of new materials;*
 - d. *High levels of recycling.*
- 10. *Functional and convenient, enabling people and uses to act efficiently with minimal effort, and responding to needs relating to servicing, recycling facilities, refuse collection and storage.*
- 15. *Comfortable and inviting, with indoor and outdoor environments:*
 - a. *Offering a high level of amenity that minimises exposure to pollution.*
 - b. *Addressing microclimate issues such as sunlight, indoor air quality, overheating shade, wind and shelter.*
- 16. *Incorporating high quality and well managed green infrastructure and quality public realm, with:*
 - a. *Opportunities for recreation and outdoor play for children, and interaction between the generations;*
 - b. *Public and private spaces clearly distinguished;*
 - c. *Development clearly defining, and promoting activity within, public spaces;*
 - d. *High quality landscaping with schemes.*
- 17. *Well-served by local shops, services and amenities, including education and health facilities.*
- 12. *The National Design Guide (C1) states that ‘development should understand and relate well to the site, its local and wider context. Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including: the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it; patterns of built form...to inform the form, scale, appearance, details and materials of new development.’*

13. The Trafford Design Code was adopted in September 2024. As such it is a material consideration in the assessment of the proposal. The importance of high-quality design is further reflected in the Core Strategy, NPPF, NPPG and the National Design Guide. The relevant codes have been outlined below:

CNE1 Façade design; *The design of commercial and non-residential buildings must provide architectural interest and articulation to elevations. All principal elevations should provide active frontages at ground floor level.*

CNM1 Materials; *Primary facing materials must reference common materials from the surrounding context.*

14. Following assessment, Officers are satisfied that the proposals would retain a good level of architectural interest and articulation to elevations. The separation of the current levels of glazing is welcome and breaks up a heavily glazed primary facing elevation. The addition of Juliette balconies/steel balustrades and spandrel panels between windows, as well as the vertical emphasis provided by the new fenestration arrangement, lends a more vertical emphasis than existing which complements the buildings significant comparative height. Likewise the materials used – seeking to match those in use on the building at present – are considered acceptable and would continue to assimilate well into the existing street-scene although further details in this regard will be sought through the provision of an appropriate condition.

15. Officers accept these proposals have been assessed against the relevant design codes for non-residential buildings, and have already discussed how this permission accommodates the pending Prior Approval (Class MA) application under application reference 114592/PMA/24.

16. Given the above, Officers are satisfied the proposal would be acceptable in design terms, and would be compliant with PfE Policy JP-P1, the Trafford Design Code, the National Design Guide and the NPPF.

RESIDENTIAL AMENITY

17. CS Policy L7 states that development must 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.

18. In conjunction with the above, several codes found within the Trafford Design Code relate directly to ensuring occupiers and adjacent users are able to enjoy an excellent level of private and public amenity.

19. Officers note a number of public representations made reference to an increased risk of overlooking and loss of privacy as a result of the proposals. It should be noted that the existing office building includes a significant amount of fenestration and

glazing to all elevations – the only new window openings are sited on the ground and first floor of the Barkers Lane elevation, and the first floor of the internal (south-east) elevation.

20. Regardless of the fact that a significant level of fenestration and glazing already exists on the existing elevations and at heights, Officers note the distance from the proposed new windows on the Barkers Lane elevation to the closest residential window is approximately 30m. Officers consider this to be sufficient enough to avoid any increased risk of undue overlooking or loss of privacy. On the internal (south-east) elevation, the additional window sits somewhat closer to the existing rear curtilage off Westgate/Barkers Lane. However, this window would serve a stairwell and would not result in significant potential for undue overlooking or loss of privacy. Likewise, there is existing windows immediately adjacent to this proposed window, as well as immediately above (and all the way to the 6th storey). As such the addition of 1no window to the 1st floor is likely to have a minimal impact in this regard over and above the conditions which currently exist.
21. No other impacts regarding the residential amenity of adjacent occupiers have been identified as part of the assessment process of this application. As such the proposal is considered acceptable in this regard and compliant with CS Policy L7 and the Trafford Design Code.

BIODIVERSITY NET GAIN

22. Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
23. Policy JP-G8 of Places for Everyone requires a net enhancement of biodiversity, requiring a 10% net gain from all development and does not have any specific exemptions. However, the PPG makes it clear that the statutory framework for BNG is the appropriate national approach toward biodiversity gains in planning, and decision makers should not give weight to local policy which requires biodiversity gains for types of development which would now be exempt under the statutory framework.
24. Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (“the biodiversity gain condition”). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.
25. This application is considered exempt from BNG via the ‘de minimis’ exemption. This is because the development does not impact a priority habitat and impacts less than

25 square metres of non-priority onsite habitat nor 5m for non-priority onsite linear habitats.

OTHER MATTERS

26. Officers remind the committee that all the issues raised in the submitted representations cannot be considered under this application, which is only for the external alterations described in this report. The external works as proposed, in this application, provide no additional car parking and would have no impact on the local highway network or pedestrian safety. Likewise, the external works would not result in any additional impact on the local infrastructure. These matters are to be assessed under the Prior Approval application reference 114592/PMA/24, which is the application that seeks permission for the change of use of the building. **This application solely relates to the external works to elevations of the building.**

DEVELOPER CONTRIBUTIONS

27. This proposal is subject to the Community Infrastructure Levy (CIL) and comes under the category of 'office' consequently the development will be liable to a CIL charge rate of £0 per square metre in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).

PLANNING BALANCE AND CONCLUSION

28. The application seeks permission for the replacement of all windows and window frames, to a narrower 2/3 pane design to allow for greater internal acoustic and fire compartmentation, as well as the introduction of Juliette balconies to a number of windows; provide additional windows and doors to external elevations, new and enlarged existing openings (including lowering of existing cills) and a new door.

29. As discussed within the body of the report, Officers recognise there is a pending Prior Approval (Class MA) application which seeks prior approval for the change of use of the application site to residential. The merits of that application cannot be considered when in the determination of this planning application.

30. Following assessment, Officers are satisfied that the proposed development is acceptable and the external changes to the elevations would assimilate comfortably into a varied streetscene, without harm to visual amenity. Likewise, it is considered that there will be no impact on the residential amenity of adjacent occupiers as a result of this application. Furthermore, the application is exempt from statutory BNG and the de-minimis exemption render Policy JP -G8 unreasonable. The proposal is therefore considered compliant with the relevant Development Plan Policies within Places for Everyone and the Trafford Core Strategy, the Trafford Design Code, the National Design Guide and the NPPF.

31. As such, the proposal is recommended for approval subject to the provision of a number of 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 as follows:
 - Location Plan Dwg no LOC/01
 - Proposed Ground Floor Plans Dwg no PL/101 Rev B
 - Proposed First Floor Plans Dwg no PL/102 Rev A
 - Proposed Second to Fifth Floor Dwg no PL/103 Rev A
 - Proposed Washway Road & Barkers Lane Elevations Dwg no PL/104 Rev A
 - Internal South East & West Elevations Dwg no PL/105

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy, Policy JP-P1 of Places for Everyone, and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application no development shall take place until a full specification of materials including samples to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity, having regard to Policy L7 of the Trafford Core Strategy, Policy JP-P1 of Places for Everyone, and the National Planning Policy Framework.

4. Notwithstanding the details hereby approved, no development shall take place unless and until a detailed façade schedule for all elevations of the buildings has first been submitted to and approved in writing by the Local Planning Authority. The schedule shall include the provision of further additional drawings including:
 - All fenestration details (windows/doors, spandrel panels, ventilation grilles and Juliet balconies) and reveals, including detailed drawings to a scale of not less than 1:20 and samples and/or manufacturer's specifications of the design and

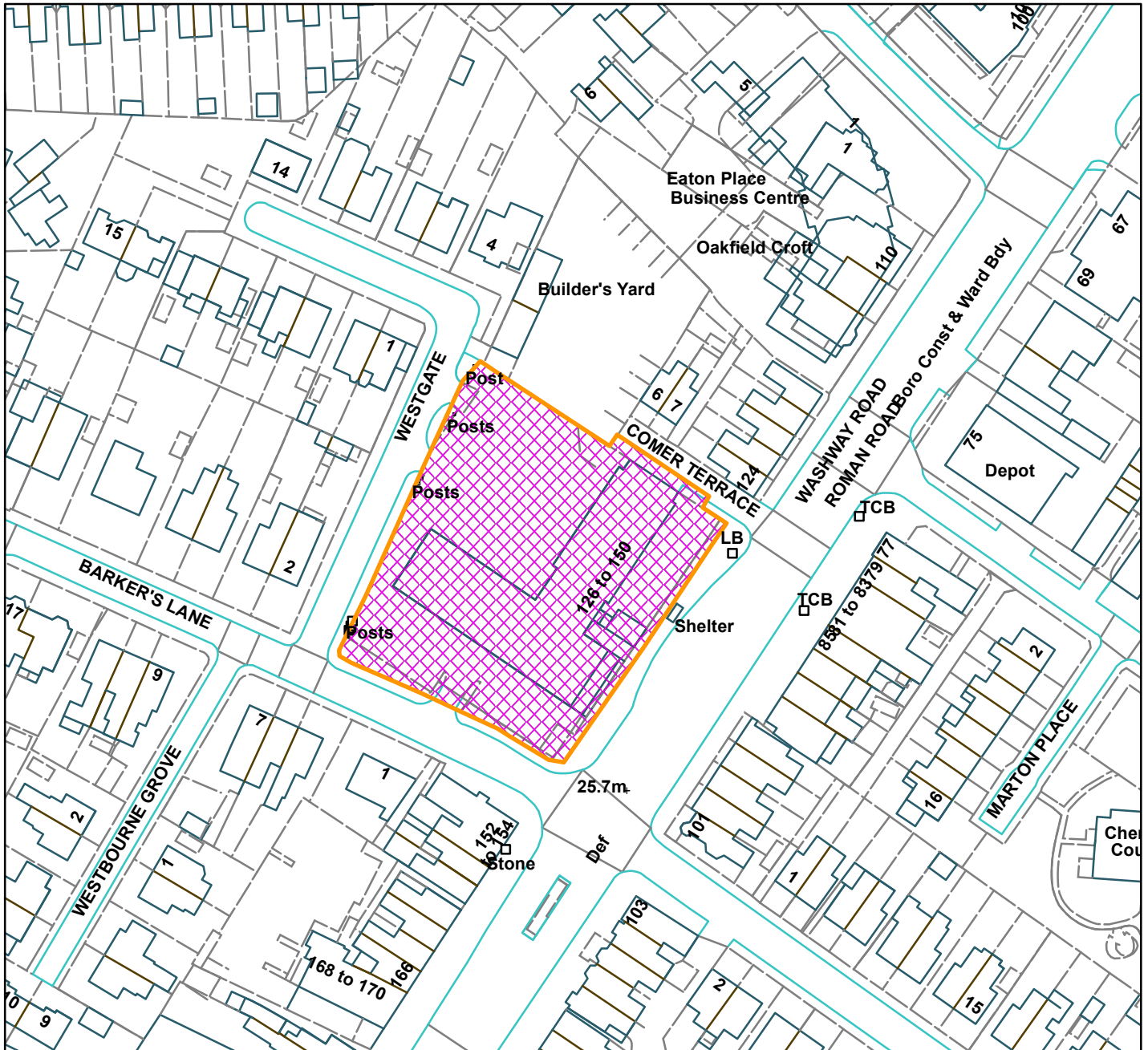
construction details of all external window and doors (including technical details (mullions and transoms, methods of openings), elevations, plans and cross sections showing cills and reveal depths/colour);

Reason: To ensure a high-quality standard of development in the interests of visual amenity and in protecting the original design intent and quality of the proposed development, having regard to Policies JP-P1 of Places for Everyone and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

WH



Sale Point, 126 - 150 Washway Road, Sale, M33 6AG



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 12/12/2024
Date	02/12/2024
MSA Number	AC0000809316 (2022)