

WARD: Stretford &
Humphrey Park

114031/FUL/24

DEPARTURE: No

Change of use from C3 dwelling house to 4 person HMO (Use Class C4)

2 Morland Road, Old Trafford, Manchester, M16 9PA

APPLICANT: Mr Steve Leader

AGENT: Mr George Barr (Studio Seventeen)

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee, as 10 representations have been received contrary to the Officer recommendation.

EXECUTIVE SUMMARY

This application relates to a semi-detached dwelling located on the west side of Morland Road in Old Trafford. The proposal is for a change of use of the property from a single dwellinghouse (Use Class C3) to a 4no. person house of multiple occupancy (Use Class C4).

The application has received objection letters from 10no. neighbouring properties on Morland Road. The main concerns raised relate to parking, waste management, harm to the character of the area and general amenity impact from the HMO use.

The proposal is considered to comply with the development plan and would contribute towards the type and choice of accommodation in the locality. Therefore, the application is recommended for approval subject to conditions.

SITE

The application site consists of a two-storey, semi-detached dwelling constructed of red brick elevations with a gabled tiled roof and white framed upvc windows. The site features a small front garden with brick boundary wall and privet hedge, a side path and rear garden with brick outbuilding.

The property is located on the west side of Morland Road and is bordered to the north by commercial terraced properties with flats above on Ayres Road. To the north east of the site on the road corner is a food superstore. The surrounding area predominantly features semi-detached and terraced dwellings.

PROPOSAL

This application seeks planning permission for a change of use of the property from a single dwellinghouse (C3) to an 4no. person house of multiple occupancy (C4).

Three of the bedrooms would be located to the first floor (as existing) and one bedroom would be at ground floor level. The remainder of the ground floor would be used as a kitchen and dining room. A single bathroom is provided on the first floor.

The Use Classes Order 1987 (as amended) defines a C4 HMO use as: *Houses in multiple occupation - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.*

Under the General Permitted Development Order 1995 (as amended), a change of use from C3 to C4 does not normally require permission. However, Trafford Council introduced an Article 4 direction on the 8th March 2018, removing permitted development rights for change of use from dwellings (Use Class C3) to small HMOs (Use Class C4). As such this planning application has been submitted for the proposal.

Value added: Amended proposed plans were submitted to show bicycle and bin storage areas.

No extensions or alterations are proposed to the property and there would be no new internal floor space created.

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 PLACES FOR EVERYONE POLICIES

- JP-P1 - Sustainable Places
- JP-C5 – Walking and Cycling
- JP-C7 - Transport Requirements of New Development
- JP-H1 – Scale, Distribution and Phasing of New Housing Development
- JP-H3 – Type, Size and Design of New Housing

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

- L1 – Land for New Homes
- L2 – Meeting Housing Needs
- L4 – Sustainable Transport and Accessibility
- L7 – Design

OTHER LOCAL POLICY DOCUMENTS

- Guidance & Amenity Standards: Licensable and Other Housing in Multiple Occupation in Trafford (2020)
- SPD3 – Parking and Design (2012)
- SPD6 – Houses in Multiple Occupation (2018)

PROPOSALS MAP NOTATION

Borough Wide HMO Article 4 Direction

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) in December 2024. 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 December 2024. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

None

APPLICANT'S SUBMISSION

Application Form
Site Location Plan
Proposed Site Plan
Existing/Proposed Floor Plans

CONSULTATIONS

Pollution and Licensing (Nuisance)

It is a continued residential use of the premises, so the residential use is established and there are no comments I can make about noise and nuisance impacts that might arise that would be relevant to the planning process. Any noise nuisance issues would be determined under statutory nuisance as they would if the premises remained as a single household.

Housing Standards

Several comments made in respect of providing adequate internal services and facilities for occupants, alongside floor space and kitchen standards.

*(Apart from room sizes, these points are considered a separate matter to planning permission).

Local Highways Authority

No objection subject to provision of bin storage and cycle parking and requirement for installation/retention.

Waste Management Team

No objection - HMO's are treated the same as a house with one family. A 4 bed HMO will be entitled to the following bins:

1 x 140l General Waste
1 x 240l Paper & Card
1 x 240l Mixed Recycling
1 x 140l Food Waste

Any additional bins would be a chargeable item to the landlord/owner and would require a commercial contract.

REPRESENTATIONS

Objections have been received from 10no. properties on Morland Road, summarised as follows:

- *Increased noise/disturbance*
- *Parking/traffic issues and congestion*
- *Existing parking problem would be compounded*
- *Supermarket causes existing parking issues*
- *Waste management and bin problems from more occupants*
- *Loss of community cohesion from transient residents*
- *Detrimental impact upon property values*
- *Risk of anti-social behaviour*
- *Noise and disturbance from HMO residents*
- *Extra strain on local infrastructure*
- *Proposal is inconsistent with Council's homelessness priorities and should be prioritised for a family in need*
- *Disruption to residential character*

*In response to some of the above points –

- Any impact upon house values is not a planning consideration
- Any anti-social behaviour in a residential property is not a planning consideration

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

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 requirement.
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 (part c).
3. The Places for Everyone Joint Development Plan was adopted on 21st March 2024 providing Trafford with a five-year housing land supply. Therefore, for decision making purposes, it should be assumed that the Local Planning Authority has a five-year supply of specific, deliverable housing sites.
4. Trafford's latest Housing Delivery Test (HDT) figure from 2023 is 78% which is within the buffer. For decision making, where a Council has a housing requirement adopted in the last 5 years (in this case from Places for Everyone) the buffer does not apply until 1 July 2026. As such the Council's housing land

supply position therefore no longer triggers the tilted balance for decision making and an 'unweighted' balancing exercise should be carried out.

5. 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.
6. 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.
7. 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.*
8. The Core Strategy remains part of the statutory development plan. Some of its policies have been replaced or part-replaced by PfE whilst others remain in force. Prior to the adoption of PfE, some Core Strategy policies had been formally recognised as being inconsistent with current NPPF policy e.g. L4 (Sustainable Transport and Accessibility) for instance in this case. Whilst such inconsistency remains (and with the relevant policies not wholly superseded), PfE has introduced a new policy which is consistent with national policy (see Policy JP-C8 (Transport Requirements for New Development)).

Assessment

9. An HMO is considered to be a single dwelling and the application would make no net contribution to the supply of housing units. This is based upon the existing property already being in residential use as a single dwelling. However the HMO would widen the type and choice of accommodation in the area, which features predominantly single-family dwellings. The principle of the development is

considered acceptable against the above housing supply policies, subject to the HMO assessment below.

HMO ASSESSMENT

10. The application seeks permission to create an HMO and therefore the Council's Supplementary Planning Document 6: Houses in Multiple Occupancy is of relevance to the assessment and effectively controls the principle of an HMO at the site.
11. Policy 4 of this document states that Planning permission will not normally be granted for changes of use to HMOs:
 - i) *Where the proportion of HMO dwellings will exceed 10% of all residential properties* within a circle of radius 40 metres** from the application site. This includes all properties where the curtilage of the residential property lies wholly or partly within this radius. Where the circle does not include a minimum of 10 residential properties, the threshold will apply to the 10 residential properties nearest to the application site** located on all frontages of the street (with the same street address). or*
 - ii) *Where it would result in any residential property (C3 use) being 'sandwiched' between two HMOs*

When the threshold has been breached already, planning permission will only be granted in exceptional circumstances.

Notwithstanding the threshold limit and exceptional circumstances, other material considerations (such as intensification of use, highway safety, residential amenity of future and existing occupiers) arising from the impact of the proposal will be assessed in accordance with the Council's relevant development management policies and guidance, in particular Core Strategy Policy L7.

12. Policy JP-P1 of PfE contains extensive requirements for development, with 16 key design and sustainable places considerations outlined below. Namely, development should be: *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; Visually stimulating; 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.*

Assessment

13. The following residential properties have been found within a 40m radius of the application site:
 - 125, 131, 133, 135, 139, 141 Ayres Road
 - 1 to 11 Reynolds Road (odd inclusive)
 - 4 to 12 Morland Road (even inclusive)
 - 1 to 11 Morland Road (odd inclusive)
 - 10 and 11 Navenby Avenue
14. The Council's Licensing register confirms that there are no other licensed HMOs within this search area. Planning application records show that there have been no planning permissions for HMO uses within this area.
15. Following this, electoral register records have been used to determine whether there are any households with residents of 3 or more different surnames, which may indicate the presence of an HMO (e.g. unrelated individuals).
16. The electoral register revealed that none of the above properties are recorded as containing residents with 3 or more different surnames.
17. Out of the 25 properties within the search area, there are considered to be no existing HMO's. The proposed HMO at the applicant site would equate to an HMO concentration of 4%.
18. In addition, it is noted that the application site is at the end of Morland Road, behind the commercial terrace and diagonally opposite the food superstore. This location is considered appropriate for an HMO in terms of the general neighbours that are present.
19. Taking the above into account, the proposal is considered to comply with the stipulations of SPD6.
20. The creation of a House of Multiple Occupancy contributes towards a wider mix of housing types within the Borough. The use is particularly well suited to such a sustainable urban location. The development is therefore in compliance with policies L1 and L2 from the TBC Core strategy and policies from the Councils adopted SPD6 - House of Multiple Occupancy. This is alongside JP-H1 and JP-H3 of Places for Everyone. The principle of the development is therefore considered acceptable.

ASSESSMENT OF ACCOMODATION

21. Each bedroom would be of a satisfactory size against relevant Council HMO standards. Existing windows would be utilised with sufficient outlook and light provided. There would be a good sized kitchen and dining room which meet the HMO room space standards. A single first floor bathroom would be provided which is sufficient.
22. Regarding the comments which have been provided from the Housing Standards Team, these matters relate to more specific internal HMO requirements. This would be dealt with as part of any possible future HMO license application and is separate from planning permission. An informative is recommended, to advise the applicant that an HMO license may also be required.

RESIDENTIAL AMENITY

23. This section considers the potential amenity impact of the proposal upon the closest residential properties.
24. Policy L7; Design also states that:
L7.3 "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".*

Assessment

25. No physical alterations are proposed to the property and there is not considered to be any overbearing impact, visual intrusion, loss of light, overshadowing or loss of privacy for neighbours.

NOISE/NUISANCE

26. Paragraph 198 of the NPPF states: *"Planning policies and decisions should also 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*
27. The proposal is for a continued residential use in a mixed use, although predominantly residential area. The occupiers of any HMO are more likely to lead

independent lives from one another and it is considered that families typically occupying a single dwelling are more likely to carry out day to day activities together as a household. As such there could potentially be more comings and goings from the HMO, although given the size of the proposed HMO, this difference is unlikely to be significant and considered to be within the limit of what could be expected from a family living at this house. In this regard the proposal would remain in keeping with the residential nature of the area.

28. The Council's Environmental Health department have no objection to the application and note that the proposal is for a continued residential use of the property. Any possible behaviour of any future occupants in the property (anti-social or otherwise) is not a relevant matter for planning permission.

HIGHWAYS, PARKING AND SERVICING

29. The NPPF in paragraph 116 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”*.

30. Policy L7.2 of the Trafford Core Strategy 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;*
- *provide sufficient manoeuvring and operational space for service vehicles, as appropriate;*
- *Be satisfactorily served in terms of key utilities such as water, electricity, gas and telecommunications;*
- *Be satisfactorily served in terms of the foul sewer system; and*
- *Provide appropriate provision of (and access to) waste recycling facilities, preferably on site*

Parking

31. The proposal is for a 4no. bed HMO, which in accordance with SPD3, would require 0.5no. parking spaces per bedroom, equating to 2no. parking spaces overall. The existing property contains 3no. bedrooms and against SPD3, this would also require 2no. parking spaces. As such there would be no difference in parking requirement.

32. There would be no on-site car parking provided and is noted this would be no different to the existing site and most properties on Morland Road. It is noted that

there are good public transport options within the vicinity. This includes bus stops nearby, as well as two tram stops located 10 to 15 minutes walk away. There are a variety of shops, local services and facilities along Ayres Road. This sustainable location would help reduce reliance on private car for residents of the HMO.

33. HMO bicycle parking is required at a minimum rate of 1no. space per bedroom. 4no. covered spaces would be provided within the existing rear outbuilding which is appropriate. A condition to require retention of these spaces for the lifetime of the development is recommended.
34. The LHA raise no objection to the proposal on highways grounds. Whilst residents have commented on existing issues, it is not for this application to address these issues; officers must consider the impact of the proposal and in this case it is not considered to have a severe impact on the highway.
35. Taking the above into account, the proposal is considered acceptable on highways and parking grounds, having regard to Policy L4, JP-C7 and the NPPF.

Servicing

36. There is sufficient space within the rear garden for the storage of bins associated with the HMO. This area is suitably marked on the site plan and would allow the storage of bins off the pavement. The Council's Waste Management Team have been consulted and raise no objection to the application. The same bin storage requirement as a single-family dwelling would apply to the size of the proposed HMO. A condition requiring implementation of this bin store prior to first occupation and retention thereafter is recommended.

DEVELOPER CONTRIBUTIONS

37. No additional residential floor space is proposed and the application is not liable for the Community Infrastructure Levy (CIL).

PLANNING BALANCE AND CONCLUSION

38. The proposed HMO use of the property is considered appropriate in this location and would serve to widen the choice and type of accommodation available in the locality.
39. There is considered to be an acceptable amenity relationship with neighbouring properties and no external alterations or extensions are proposed. The lack of on-site car parking is considered acceptable given that the parking requirement is deemed to be the same as the existing property. Sufficient bin storage and bicycle storage would be provided.

40. All relevant planning issues have been considered and representations taken into consideration in concluding that the proposal comprises an appropriate form of development for the site. The application complies with relevant local and national planning policy alongside supplementary planning documents and is 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:

101 (location plan);
103 (proposed site plan, as received 06.12.2024)
301 (proposed floor plans);

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.

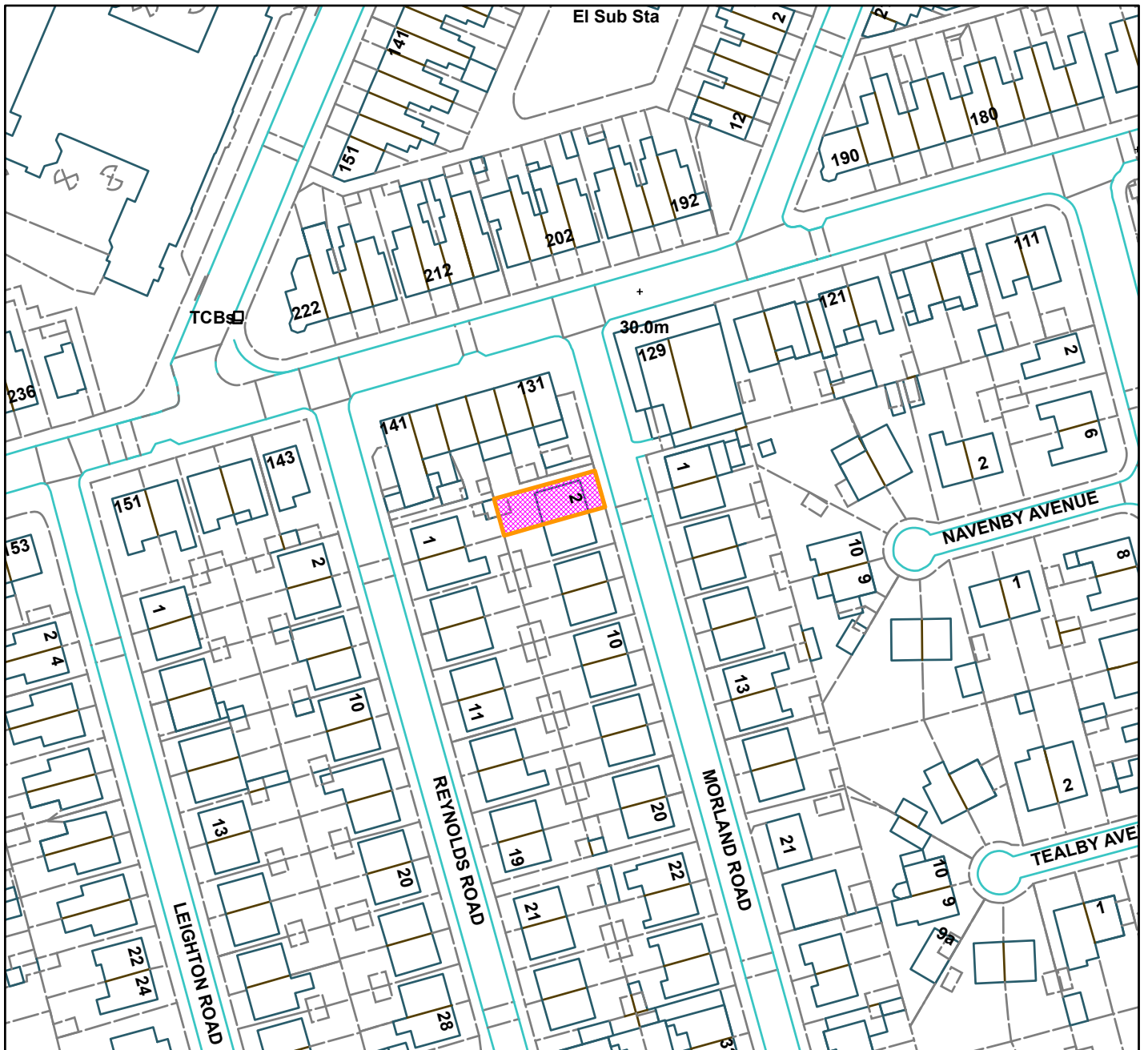
3. Prior to first occupation of the development the bin and bicycle stores as shown on the approved site plan shall be made available for use and retained thereafter.

Reason: In the interests of sustainable transport and bin storage, having regard to Policies L4 and L7 of the Trafford Core Strategy and Policies JP-P1 and JP-C6 of Places for Everyone.

GEN



2 Morland Road, Old Trafford, Manchester (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 23/01/2025
Date	13/01/2025
MSA Number	AC0000809316 (2022)

WARD: Flixton

114746/HHA/24

DEPARTURE: NO

Demolition of existing single storey extension and erection of a new single storey side/rear extension with solar panels, PV battery storage and rainwater storage tank to flat roof. Construction of new pitched roof above existing two storey flat roof side extension. Alterations to the front elevation including first floor render, changes to windows and doors and addition of front canopy.

16 Riverside Drive, Flixton, Manchester, M41 9FL

APPLICANT: Mr Young

AGENT:

RECOMMENDATION: GRANT

The application has been reported to the Planning and Development Management Committee as a Council employee within the Place Directorate has an interest in the application.

SITE

The proposed development site consists of a brick-built, detached house. The site is located in a residential area of Flixton bounded by Riverside Drive to the east and residential properties and rear gardens to all other aspects. The property currently benefits from an existing two storey side extension, single storey side/rear extensions and a front porch.

PROPOSAL

Planning permission is sought for the demolition of the dwelling's existing single storey extension and erection of a new single storey side/rear extension with solar panels, PV battery storage and a rainwater storage tank to be installed to the extension's flat roof. The proposals also include the addition of a pitched roof above the property's existing flat roofed two storey side extension, along with alterations to the front elevation including first floor render, changes to windows and doors and the addition of a front canopy.

Value Added:

During the planning process officers have engaged with the applicant to seek amendments to the proposal. Specifically, the planned timber cladding has been omitted, with the proposed external render reduced to only the front elevation's first floor level. The roof tiles of the front canopy addition and existing porch have been amended to reflect those of the dwelling's main roof. The applicant has additionally completed Certificate B and served notice on No.18 Riverside Drive, on the basis that the guttering attached to the new pitched roof above the existing two storey flat roof side extension would overhang the boundary with this neighbouring property.

The planned air source heat pump has been omitted from the application, given the need for additional specification details and technical reports to ensure that there would be no unacceptable amenity impacts. For the same reason, the applicant has recently confirmed that amended plans are to be submitted omitting the solar panels with PV battery storage. Further revisions to the detailed design of the planned front alterations are additionally anticipated. These are expected in advance of the Committee and will be reported in the Additional Information Report.

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 PfE POLICIES

JP-P1 – Sustainable Places

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L7 – Design

For the purpose of the determination of this planning application, this policy is 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

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

RELEVANT PLANNING HISTORY

H06846. Erection of extension to lounge. Approve with Conditions. 17/03/1978.

APPLICANT'S SUBMISSION

Cover Letter

CONSULTATIONS

Environmental Health Officer – *“There is no suitable assessment of noise impacts from the proposed air source heat pumps in line with applicable guidelines. I would recommend that the first step should be for the proposed installer to submit an assessment to satisfy the Microgeneration Certification Scheme (MCS)...*

... Information is sought on the reflection of sunlight from the proposed solar panels to establish if any receptors could be unduly impacted, in which case a glint and glare assessment would be required.”

As noted earlier, given that additional assessments have been requested prior to determination, the applicant has omitted the air source heat pump from the application, and confirmed that the solar panels are also to be omitted. On this basis, the above comments are not considered any further within this report.

REPRESENTATIONS

One representation was received from a neighbouring property in response to this application. The representation outlined concerns with regards to the fact that there would be an overhang in relation to the planned addition of a pitched roof (with soffit and guttering) over the existing two storey flat roof extension immediately adjacent to the site's boundary. Specifically, the comments state:

“I do not object to this per se, I need to understand clearly what is being proposed. The plans as currently presented do not state the dimensions of the roof structure to an extent that allows me to understand the impact on my property.”

The applicant has since completed Certificate B and served notice on the neighbour. Nevertheless, it is important to note that whilst the correct neighbour notice and certificate should be served, there is nothing to prevent an applicant applying for permission that includes development on neighbouring land or for that permission to be granted. The neighbour's rights as property owners are unaffected.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposal is for an extension and alterations to an existing residential property, within a predominately residential area. Therefore, the proposed development needs to be assessed against the requirements of Policy JP-P1 of the PfE Joint Development Plan, Policy L7 of Trafford's Core Strategy, SPD3 and SPD4.

DESIGN AND VISUAL AMENITY

2. Paragraph 131 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'.
3. Policy JP-P1 of the emerging Places for Everyone (PfE) Joint Development Plan states that developments should have a clear identity that, "respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used".
4. The design has been considered in line with Policy JP-P1 of PfE and guidance contained within SPD4: A Guide for Designing House Extensions and Alterations.
5. The proposed single storey side/rear extension following demolition of the single storey side extension would have a maximum projection of 8.3m from the rear elevation of the dwelling's existing two storey side extension. At this projection, it would have a width of 4.8m and be set approximately 500mm in off the shared boundary with No.18 Riverside Drive. The extension's rear projection reduces closest to No.14 Riverside Drive, with a projection of 2.25m from the existing single storey extension (total rear projection of 4.25m) and with a width of 5.9m. The extension would likewise be set approximately 550mm in off the common boundary at this side of the site. This extension taken as a whole is considered to be acceptably subservient to the original building and would not result in an overdevelopment of the plot.
6. The proposed extension is to have a part flat roof and part lean-to roof design. The flat roof close to No.18 Riverside Drive would have a maximum height of 3.2m and the new lean-to roof close to No.14 Riverside Drive would have a ridge height of 3.6m and an eaves height of 2.65m. The extension is to be finished in brickwork, white uPVC windows/doors and roof tiles (in respect of the lean-to roof) that would all match the appearance of the existing building materials at the property. It is considered that the design of the proposed extension would relate appropriately to the existing property. Whilst the flat roof design with a rainwater storage tank on top would be in contrast to the hipped design of the dwelling's main roof, the extension is single storey, would remain subservient to the original dwelling and the storage tank would be sited behind a 1.2m high louvered

screen. The extension is therefore considered to be acceptable in this site-specific context.

7. As part of the application, the construction of a new pitched roof above the application property's existing two storey side extension is planned. The proposal would see the extension of the original dwelling's hipped roof, removing the existing unsympathetic flat roof. The extended roof would maintain the dwelling's eaves height of 5.1m and have a ridge height set 300mm down from the main roof. This addition is considered to be an improvement in design terms.
8. Alterations to the front elevation of the dwelling are additionally proposed. Specifically, render and quoining detail is to be added. Whilst it is acknowledged that the existing application property is finished solely in red/brown brick, it is noted that render is a feature in the street scene with properties to the south seeing both render and quoining detail. As reported earlier, the proposed plans have been amended whereby the external rendering is now only proposed to the dwelling's first floor and seeks to replicate the design of Nos. 18 and 20 Riverside Drive. These revised plans are considered to provide an appropriate design and would not have a detrimental impact on the character and appearance of the surrounding area. As the addition of render would result in the potential to render the whole property at a later date under permitted development rights, it is recommended that a condition is attached removing this permitted development right.
9. In relation to the changes to the windows, permission is sought for the removal of all of the white uPVC windows to the property's front elevation and the replacement with black uPVC windows. It is important to note that the existing street scene comprises of houses of varying designs and materiality, with various window frame colours seen. Given the above context, it is considered that the alterations would not appear out of place or alien within the street scene and would not detract from the established character of the application property. Similarly, the removal of the existing side extension's ground floor door and two first floor windows, with the formation of two new single window openings planned are considered to provide an acceptable design.
10. The proposed front canopy would be positioned between the ground and first floor levels of the application property and it would see a width of 5m that joins to the property's existing porch and would project 0.6m towards Riverside Drive. Given this planned projection and the proposed lean-to roof with roof tiles to match the main roof (as amended), the planned canopy is considered to be acceptable and would not disproportionately erode the character and style of either the host dwelling or the street scene.
11. Notwithstanding the above, having regard to the overall scale of the front alterations, the addition of brick slips and infilling of existing window/door openings, it is considered that, in order to minimise the risk of an unsightly join

between old and new materials and to ensure an acceptable appearance in the street scene generally, a condition should be attached requiring samples / detailed specifications of materials to be submitted.

12. In summary, subject to appropriate conditions it is considered that the proposed extensions and alterations would be acceptable in design terms and would not have a detrimental impact on the character or visual amenity of the street scene or the surrounding area. As such, it is considered that the proposal would comply with Policy JP-P1 of PfE and policies in the NPPF in relation to design.

RESIDENTIAL AMENITY

13. Policy L7 of the Core Strategy specifies about residential amenity in paragraph L7.3:

'In relation to the protection of residential amenity, 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.'*

14. SPD4 also sets out detailed guidance for protecting neighbouring amenity (paras. 2.14 to 2.18) as well as under the relevant sections for particular types of development.

Overbearing and Overshadowing Impact:

15. Paragraphs 3.4.2. of SPD4 states:

The most common situation where harm may be caused to the neighbouring property is in the instance of terraced and semi-detached properties however these guidelines also apply to detached properties. 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).

16. In relation to the aspect of the single storey extension closest to the boundary with No.14 Riverside Drive, the planned projection is reduced to a total of 4.25m (including the existing rear extension). Whilst it is recognised that this neighbouring property is set further forward than the application property, when having regard to the fact that No.14 currently benefits from a single storey

projection of 2m immediately adjacent to the shared boundary, and the subsequent planned projection beyond this neighbour's rear projection (approximately 4m), with the separation distance of 550mm, the proposal would comply with the guidance contained in SPD4. Similarly, in relation to No.18 Riverside Drive, the planned projection beyond the rear elevation of the application property (6.25m projection) would be within the parameters of SPD4, given the distance from the shared boundary (500mm) and the position of the neighbour's rear elevation when considering its existing single storey rear extension with a rear projection of approximately 3m.

17. In terms of the planned front canopy this would have a forward projection of 0.6m and be open sided. On this basis, the canopy is not considered to project excessively forward and results in no unacceptable overshadowing or overbearing impact on the habitable rooms of No.18 Riverside Drive
18. No amenity concerns are anticipated as a result of the proposal's other alterations. The proposed extension and alterations are therefore not considered to cause any unacceptable overbearing or overshadowing impact.

Overlooking/Loss of Privacy

19. Paragraph 2.15.2 of SPD4 states:

Extensions which would result in the windows of a habitable room (e.g. living room or bedroom) being sited less than 10.5m from the site boundary overlooking a neighbouring private garden area are not likely to be considered acceptable, unless there is adequate screening such as significant mature evergreen planting or intervening buildings.

20. Paragraph 2.15.3 of SPD4 states:

Window to window distances of 21m between principal elevations (habitable room windows in properties that are directly facing each other) will normally be acceptable as long as account is taken of the fact that the facing properties may need, in fairness to be extended also. Where ground floor extensions result in separation distances that are less than the distances specified in these guidelines these are only likely to be acceptable where fencing, planting or other screening can mitigate the impact on the privacy of neighbouring properties. Any change in ground floor level between properties, or in a property, can affect the separation distance required to mitigate potential overlooking.

21. Whilst the proposal would introduce rear facing habitable room outlooks, which would be closer to the rear boundary of the development site (minimum separation distance of 7.8m), existing boundary treatments at this common boundary with Nos. 49 and 51 Southgate mean that there would be no unacceptable overlooking impact.

22. It is noted that the planned works would see two new windows installed to the side elevation of the extension. Nevertheless, on the basis that one of the windows would serve a wet room (non-habitable room) and the other would be a high level 'letterbox' style secondary window to the proposal's downstairs bedroom, no unacceptable overlooking is anticipated.
23. Furthermore, for the avoidance of doubt and in order to protect the privacy of the neighbouring properties, a condition is recommended restricting any further work that would allow the use of the flat roof of the extension as a balcony.
24. Given that the application property faces onto the open fields of Urmston Meadows, no undue impact would occur with regards to the introduction of the new windows to the front elevation.
25. In summary, subject to the submission of revised plans omitting the planned solar panels, it is considered that the proposal would not have any unacceptable impact on the residential amenity of any neighbouring dwellings and would comply with Policy L7 of the Trafford Core Strategy and policies in the NPPF.

PARKING

26. The proposed extension and alterations would not result in the creation of any additional bedrooms, with only alterations to the distribution of the existing five bedrooms planned. The proposal would therefore not generate any additional parking demand. It is noted that the application proposes the conversion of the dwelling's garage into a store/workshop, however it is to be acknowledged that this could be achieved under permitted development rights, whereby an assessment on parking provision would not be required. The existing parking spaces would also be retained on the site's driveway. It is therefore considered that there would not be any unacceptable parking impacts.

SUSTAINABILITY

27. It is acknowledged that, for reasons of residential amenity, the proposed air source heat pump has been removed from the plans and the solar panels will be. This is because further supporting information is required in order for the impact of these installations to be assessed in terms of the potential impact on neighbouring properties from noise / glint and glare. The applicant wishes to obtain consent for the extensions without further delay for the assessment of the ASHP and solar panels. These can be progressed separately, with the necessary supporting information once it is available.
28. There are permitted development rights for many domestic renewable energy installations. However, the installations previously proposed here do not fall within these permitted development rights – and their specification is such that

they have the potential for an adverse impact on neighbouring properties, hence the need for noise and glint and glare assessments. This does not mean that they cannot proceed, but that officers need to be satisfied that their impacts are acceptable. Alternatively, it may be possible for permitted development rights to be exercised, albeit a change to the specification of both installations would be required.

DEVELOPER CONTRIBUTIONS

29. The proposed development will increase the internal floorspace of the dwelling by less than 100m² and therefore will be below the threshold for CIL charging.

PLANNING BALANCE AND CONCLUSION

30. The scheme has been assessed against the development plan and national guidance and it is considered that, subject to the receipt of satisfactory amended plans, the proposed development will result in an acceptable form of development with regard to the amenity of neighbouring residents, and the impact on the street scene and the surrounding area more generally.

31. All relevant planning issues have been considered in concluding that the proposal comprises an appropriate form of development for the site. 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. Plans condition (to be detailed in Additional Information Report).
3. Notwithstanding any description of materials in the application no works involving the use of any materials to be used externally on the building shall take place until samples and / or full specifications of all such materials (including bricks, render, brick slips, roof tiles and windows/doors) 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 PfE 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 other than that shown on the approved plans, 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, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the National Planning Policy Framework.

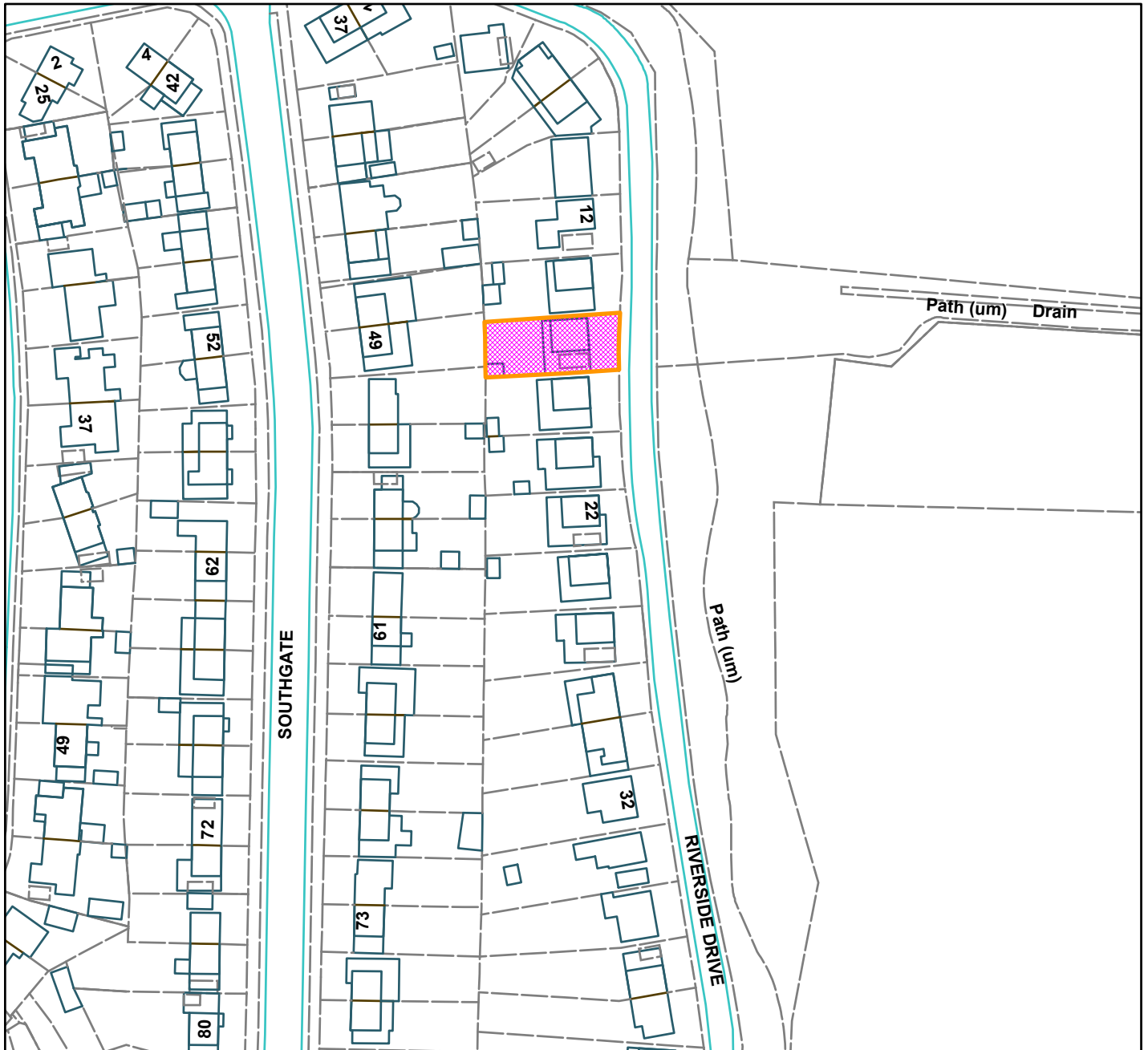
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) no further rendering of the front elevation of the application property shall take place other than that shown on the approved plans, unless a further permission has first been granted for these alterations on application to the Local Planning Authority.

Reason: In the interests of visual amenity, having regard to Policy JP-P1 of Places for Everyone, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the National Planning Policy Framework.

SAMP



16 Riverside Drive, Flixton, Manchester (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 23/01/2025
Date	13/01/2025
MSA Number	AC0000809316 (2022)

WARD: Ashton upon Mersey **115074/HHA/24**

DEPARTURE: No

Erection of single storey side and rear extension and rear bin store

9 Bowness Drive, Sale, M33 6WH

APPLICANT: Mr & Mrs Walley

AGENT: William McCall

RECOMMENDATION: GRANT

The application has been reported to the Planning and Development Management Committee as a Council employee within the Place Directorate has an interest in the application.

SITE

The application site relates to a two-storey, semi-detached dwellinghouse sited on the eastern side of Bowness Drive, Sale. There is an existing front porch and detached garage to the rear. The property is surrounded by residential land uses on all sides. Off-street parking provision is provided by the driveway to the front of the property.

PROPOSAL

Planning permission is sought for the removal of the existing garage and the erection of a single storey side and rear extension with external alterations including an external bin store to the rear.

The proposed single storey side extension is to project 1.57m beyond the original side elevation of the dwelling. The proposed extension is to be set back 130mm from the existing front elevation of the property. A minimum separation distance of at least 770mm is to be retained between this proposed side extension and the side boundary at its closest point.

The proposed single storey rear extension is to project 3m beyond the original rear elevation of the dwelling with a separation distance of at least 150mm to be retained to the common boundary shared with No.11 Bowness Drive.

The proposed bin store would be situated to the rear of the extension along the shared boundary with No.7 Bowness Drive. The proposed bin store would be 2.74m wide, have depth of 810mm and a height of 1.2m.

The proposed side extension is to have a hipped roof with a ridge height of 3.04m and an eaves height of 2.52m. The proposed rear extension is to have a gable roof with a maximum ridge height of 3.74m and an eaves height of 2.52m. There would be 1no. electrical vehicle charging point to the front and side elevations respectively.

Brickwork, concrete roof tiles and white uPVC windows/doors would match the appearance of existing building materials at the property.

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 PfE POLICIES

JP-P1 – Sustainable Places

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L7 – Design (amenity)

For the purpose of the determination of this planning application, this policy is considered 'up to date' in NPPF Paragraph 11 terms

OTHER LOCAL POLICY DOCUMENTS

SPD4 – A Guide for Designing House Extensions and Alterations

PROPOSALS MAP NOTATION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DLUHC published the latest version of the National Planning Policy Framework (NPPF) on 12th December 2024. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The DLUHC published the National Planning Practice Guidance on 6th March 2014, and was last updated on 12 December 2024. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

None

APPLICANT'S SUBMISSION

None

CONSULTATIONS

None

REPRESENTATIONS

No representations have been received in response to this application.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposal is for an extension to an existing residential property, within a predominantly residential area. Therefore, the proposed development needs to be assessed against the requirements of Policy JP-P1 of PfE, Policy L7 of Trafford's Core Strategy and SPD4.

DESIGN AND VISUAL AMENITY

2. Paragraph 131 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'.
3. Policy JP-P1 of the emerging Places for Everyone (PfE) Joint Development Plan states that developments should have a clear identity that, "respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used".
4. The design has been considered in line with Policy JP-P1 of PfE and guidance contained within SPD4: A Guide for Designing House Extensions and Alterations.
5. The proposed single storey side extension would project 1.57m beyond the original side elevation of the dwelling with a setback of 130mm from the existing front elevation of the property. A minimum separation distance of at least 780mm is to be retained between this proposed side extension and the side boundary with No. 7 at its closest point. The proposed single storey rear extension is to project 3m beyond the original rear elevation of the dwelling and would be set 150mm away from the common boundary with No.11. The

extension is considered to be of an acceptable scale and proportionate and complementary, in height and width, to the size of the original dwelling.

6. The proposed side extension is to have a hipped roof with a ridge height of 3.04m and an eaves height of 2.52m. The proposed rear extension is to have a gable roof with a maximum ridge height of 3.74m and an eaves height of 2.52m. The extension is to be finished in brickwork, concrete roof tiles and white uPVC windows/doors to match the appearance of the existing building materials at the property. It is considered that the design of the proposed extension would relate appropriately to the existing property. Whilst the gabled roof design at the rear would be in contrast to the hipped design of the main roof, the extension would remain subservient to the original dwelling and would be acceptable in this respect.
7. The proposed bin store would be situated to the rear along the shared boundary with No.13 Bowness Drive. The proposed bin store is to be constructed from timber and would be 2.74m wide and have a depth of 810mm and a height of 1.2m. The proposed bin store is modest in scale and would not have any significant impact in the street scene.
8. It is therefore considered that the proposed extensions and alterations would be acceptable in design terms and would not have a detrimental impact on the visual amenity of the street scene or the surrounding area. As such, it is considered that the proposal would comply with Policy JP-P1 of PfE and policies in the NPPF in relation to design.

RESIDENTIAL AMENITY

9. 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.
10. SPD4 also sets out detailed guidance for protecting neighbouring amenity (paras 2.14 to 2.18) as well as under the relevant sections for particular types of development.

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*

11. SPD4 also sets out detailed guidance for rear extensions (paras 3.4.1 to 3.4.11).

Paragraph 3.4.2 states '*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).*'

12. The impact of the extension on the amenity of the respective neighbouring properties is considered in turn below.

7 Bowness Drive

13. No.7 Bowness Drive is the neighbouring property located to the north of the application dwelling.

14. The proposed rear extension would project 3m beyond the rear elevation of this neighbouring property with a minimum separation distance of 780mm to be retained to the common boundary. The proposed extension would therefore comply with paragraph 3.4.2 of SPD4 in relation to this neighbouring property and is not considered to cause any undue overbearing or overshadowing impact.

15. The proposed French doors and access door to the utility room in the side elevation facing this neighbouring property are not considered to cause any undue overlooking impact, given that screening would be provided by the fence on the side boundary and given that the windows would face the side elevation of the neighbouring property, which does not include any principal main habitable room windows.

16. The proposed rear bin store would be screened from view from this neighbouring property by the garage situated along the common boundary.

11 Bowness Drive

17. No.11 Bowness Drive is the neighbouring property located to the south of the application dwelling.

18. The proposed rear extension would project 3m beyond the rear elevation of this neighbouring property with a minimum separation distance of 150mm to be retained to the common boundary. The proposed extension would therefore comply with paragraph 3.4.2 of SPD4 in relation to this neighbouring property and is not considered to cause any undue overbearing or overshadowing impact.
19. There are no windows proposed to the side elevation facing this neighbouring property.

Neighbouring properties to the rear

20. A minimum separation distance of at least 9.5m is to be retained between the proposed rear extension and the rear site boundary. The proposed rear extension is not considered to have any unacceptable impact upon the residential amenity of any of the neighbouring properties to the rear.
21. As such, it is considered that the proposal would not have any unacceptable impact on the residential amenity of any neighbouring dwellings and would comply with Policy L7 of the Core Strategy and policies in the NPPF in this respect.

PARKING

22. The proposed scheme would not result in any additional bedrooms at the property and would have no impact upon the existing parking arrangements.

DEVELOPER CONTRIBUTIONS

23. The proposed development will increase the internal floor space of the dwelling by less than 100m² and therefore will be below the threshold for CIL charging.

PLANNING BALANCE AND CONCLUSION

24. The scheme has been assessed against the development plan and national guidance and it is considered that the proposed development would result in an acceptable form of development with regard to the amenity of neighbouring residents, and the impact on the street scene and the surrounding area more generally. The proposals comply with the development plan when taken as a whole.
25. All relevant planning issues have been considered in concluding that the proposal comprises an appropriate form of development for the site. 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, number 11/24/108 Sheet 1 Rev. A, received by the local planning authority on 6 January 2025, and Sheet 2, received by the local planning authority on 29 November 2024.

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

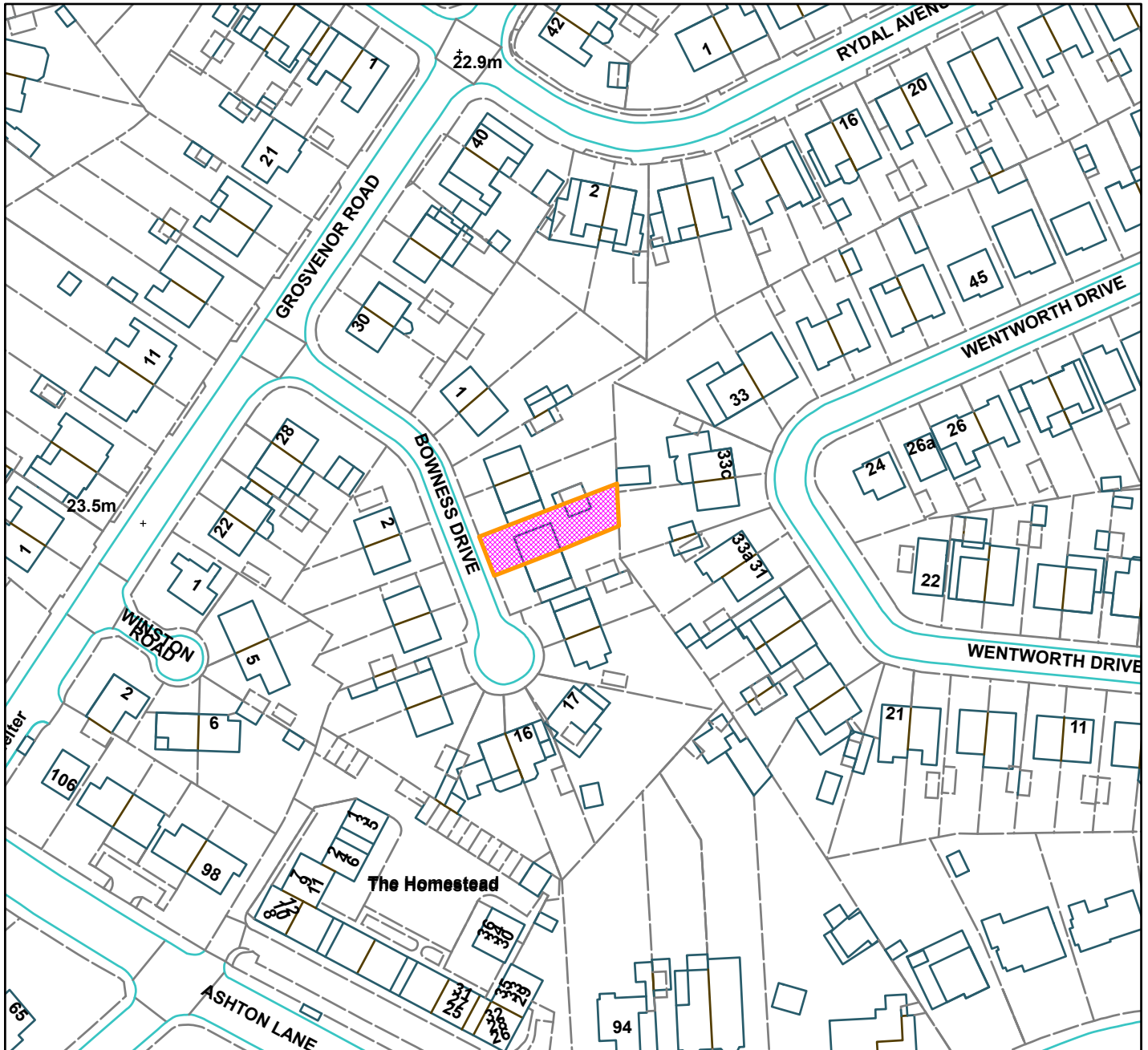
3. The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy JP-P1 of PfE, 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.

DC



9 Bowness Drive, Sale (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 23/01/2025
Date	13/01/2025
MSA Number	AC0000809316 (2022)