

USE OF LAND AND EXISTING BUILDING FOR STORAGE, INCLUDING THE PROVISION OF STORAGE CONTAINERS. EXTERNAL ALTERATIONS TO EXISTING BUILDING.

57 Waverley Road, Sale, M33 7AY

APPLICANT: M60 Self Storage

AGENT: Smith Planning Consultancy

RECOMMENDATION: GRANT

SITE

The application site relates to land on the east side of Waverley Road; the site has an existing lean-to brick building and a number of existing storage containers, but is largely empty. An electricity substation is located immediately to the south, to which access would remain through the application site.

Residential properties are located to the west and south of the site, Willan Trading Estate bounds the site to the north, and the tow path to the Bridgewater canal bounds the site to the east. The boundary treatment consists of a brick wall that varies in height, topped with barbed wire.

The site has lawful use as a building contractor's depot involving the storage of materials, plant and equipment associated with the building trade and ancillary light manufacturing of items.

PROPOSAL

Planning permission is sought for the use of land and an existing building for storage, including the provision of 34 units (reduced from 36). The premises will act as a satellite site for the business M60, which operates an existing storage facility at Dane Road, approved under planning permission 75419/FULL/2010.

The site would contain 21 large containers and 10 small containers, each with a height of 2.6m and lifted off the ground by approx. 100mm. The containers are proposed to be dark green in colour matching the containers at the Dane Road site. The existing building would be altered to contain 3 storage units and toilet facilities.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF)

development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.

- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2013. On the 13th March 2013, the Council resolved that the Minerals Plan, together with consequential changes to the Trafford Policies Map, be adopted and it came into force on the 26th April 2013. The GM Joint Minerals Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

No allocations

PROPOSALS MAP NOTATION

L4 – Sustainable Transport and Accessibility

L7 - Design

W1 - Economy

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

No allocations.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

H44605 – Renewal of outline planning permission for the demolition of existing building; erection of single storey building to form warehouse extension and formation of ancillary parking. Approved with conditions: 1997.

H39872 – Renewal of outline planning permission for the demolition of existing building, erection of single storey building to form warehouse extension, formation of ancillary parking. Approved with conditions: 1994.

H36471 – Application for a certificate of lawfulness for use of site as a building contractors depot. Deemed consent: 1993.

H34354 – Demolition of existing building, erection of single storey building to form warehouse extension, formation of ancillary parking. Approved with conditions: 1991.

H31380 – Outline application for the erection of a 2-storey office block with all matters reserved. Withdrawn: 1990.

H28491 – Renewal of outline planning permission for the erection of single storey light industrial workshop and ancillary 2 storey office building. Refused: 1989.

H22404 – Renewal of outline planning permission for the erection of a single storey light industrial workshop with an ancillary 2-storey office block. Approved with conditions: 1985.

H17010 – Renewal of outline planning permission for the erection of single storey light industrial workshop and ancillary 2-storey office building. Approved with conditions: 1982.

H10486 – Erection of single storey light industrial workshop with an ancillary 2-storey office building. Approve with conditions: 1979.

H00936 – Proposed change of use from store yard to waste paper reclamation. Approved with conditions: 1974.

APPLICANT'S SUBMISSION

Planning, Design & Access Statement

Transport Statement

Technical Note – LHA Response.

CONSULTATIONS

Greater Manchester Police Design for Security: Supports the application, with a recommendation that a condition is attached requiring the submission of a crime prevention plan to address – lighting, CCTV and alarm systems, boundary treatment details, details of the gates, and removal of barbed wire. Concerns with regards to opening hours.

Pollution and Licensing – Nuisance: Recommends a restriction of opening hours from those proposed.

LHA: Objected to the original proposal, on the grounds of lack of parking, limited turning circle and the limited access to site. The plans have been amended to create 2 parking spaces, 2 motorcycle spaces and 2 cycle spaces, which the LHA now considers acceptable.

Metrolink: No comments

Electricity North West: The development is shown to be adjacent to or affect Electricity North West operational land or distribution assets, great care should be taken to protect these.

REPRESENTATIONS

The application has received objections from the Priory Ward Councillors, summarised as follows:

- Particular concerns with regards to the traffic and highways implications of the proposal;
- The entrance to the site is located on the bend where Harley Road and Waverley Road meet, and is opposite the junction with Dargle Road. The vehicles entering and exiting the site will present a traffic safety hazard;
- The proposal will increase traffic on these residential roads, which are often restricted in width with parked vehicles;
- The generation of noise by users of the storage facilities could adversely affect the amenities of adjacent residential properties.
- The local residents already suffer damage to vehicles caused by lorries, perhaps the vehicles could enter the site via Dudley Road;
- A grant of planning permission should have conditions preventing the use of the site during unsocial hours.

The application has received 9 letters of objection, summarised as follows:

- The proposal will impact on the character and appearance of the residential area, making it appear more industrial;
- The proposed development is likely to make considerable noise, especially at evenings and weekends;
- The proposal will worsen the impact that the existing industrial area has on the surrounding residential area through an increase in noise and traffic pollution;
- The proposal will lead to a considerable increase in traffic on what are already busy and restricted roads;
- The proposed development will cause additional parking problems;
- The increase in traffic will impact on highway safety, and the safety of children playing on the roads;
- It will bring more heavy lorries that already have difficulty negotiating the roads and junctions
- The site is not suitable for a self-storage use or any use of a similar nature;
- Impact on land value;
- If the proposal is granted, there should be restrictions on the height and colour of the storage containers to minimise the impact;
- According to the report attached, only 37 out of 120 units at the Dane Road site are occupied, therefore there is no need for extra space.

32 comments and letters of support were received, summarised as follows:

- The proposed use is suitable for the site, particularly given the current permitted use;
- The site at Dane Road is efficient, tidy, well maintained and well run;

- The tenants tend to be longer term and do not cause noise disturbance or traffic problems at Dane Road;
- The site and surroundings at Dane Road have improved since M60 have operated there; the proposal for Waverley Road will improve the surroundings as the site will be well cared for;
- The proposal would bring a dilapidated site back into positive use, replacing the existing buildings with good quality green containers that would improve the visual appearance of the site, as would the removal of hostile barbed wire;
- The proposal would present a better use of the site that would be more neighbourhood friendly than the existing builders yard;
- There is already an industrial site next to the proposed development, whose access is worse than that proposed;
- The applicants support small local businesses that require small storage units as a cost effective storage solution;
- The application supports the local housing market by enabling people to store furniture locally;
- The proposal will allow for the growth of a local company with a good reputation;
- The company invest in security equipment and take pride in providing an excellent service;

OBSERVATIONS

Principle of the Development

1. The existing lawful use of the site allows for the storage of items relating to the building trade. The proposed use for storage containers essentially represents a similar use, although the proposed storage containers will be occupied and used by a variety of customers.
2. Policy W1 of the Trafford Core Strategy encourages the growth of the local economy to facilitate the revival of industrial and commercial activity. Although the application site is not located within a designated employment area, given the existing use the application is considered acceptable in principle, particularly as it is considered to promote the use of neglected and under-used previously developed land.

Design and Streetscene

3. In relation to matters of design, Policy L7 of the Core Strategy states development must:
 - Be appropriate in its context;
 - Make best use of opportunities to improve the character and quality of an area;
 - Enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works and boundary treatment;

4. The site is enclosed by a brick wall to all sides, with 1 access point fronting onto Waverley Road. The proposed storage containers would be visible above the brick wall, and through the vehicular gate. It is proposed that the containers would be a dark green colour to match the containers at Dane Road. It is considered that this would present a uniform appearance that would be an improvement from the existing overgrown site that has a number of derelict storage containers visible from Waverley Road.
5. The application site is bounded to the east by the Bridgewater Canal; the 2.6m high storage containers would be visible above the boundary wall, which is approx. 2.3m in height.
6. In order to ensure that the visual impact of the site would not be detrimental to the streetscene or surrounding area, it is recommended that if permission is granted, a landscaping condition should be attached requiring trees to be planted along the front and rear boundaries. A landscaping plan has been submitted showing a mixture of shrubs and trees to be planted to the front and rear boundaries, to screen the storage units. It is considered that this would enhance the streetscene and views from the towpath in the context of the recent improvements to the Bridgewater Canal.
7. It is proposed that the site would be secured through the use of CCTV and intruder alarms, although no details of this have been submitted; as such, if the application is approved, a condition should be imposed for the submission of a Crime Prevention Strategy.
8. Plans have been submitted within the current application showing the positioning of wall mounted lighting; it is recommended that a condition is attached to any approval requiring the submission of further details of lighting including light contour plans.
9. It is recommended that the height of the storage containers should be limited to 3m high; to ensure that no storage containers are 'double-stacked' should the business grow.

Residential Amenity

10. In relation to residential amenity, Policy L7 of the Core Strategy states development must not prejudice the amenity of the occupants of adjacent properties by reason of being overbearing, overshadowing, overlooking or visual intrusion.
11. A number of residential properties surround the application site, including flats to the west and south. The application has received a number of objections on the grounds that the proposal may increase the noise levels. However, it is not considered that the proposed use of the site for the siting of storage containers would be an intensive use and it is therefore considered that any impacts in terms of noise and disturbance would be limited.

12. The Council's Pollution and Licensing Section has raised no objections subject to amended hours of operation, which have been reduced from the following:

06.00-21.00 daily

To:

07.00-20.00 Mondays to Saturday

08.00-17.00 Sundays and Bank Holidays.

13. It is considered that the amended hours of opening would reduce the potential for noise nuisance to occur, preventing the use of the site at unsociable hours. It is also recognised that the site has an existing lawful use for a building contractor's depot with unrestricted hours. It is therefore considered that subject to appropriate conditions including control over the hours of operation, the proposed use would not have a significant detrimental impact on residential amenity such as to justify refusal of the application.

Access, Highways and Car Parking

14. The applicant runs an existing site at Dane Road, containing 120 storage containers. A Transport Assessment has been submitted alongside the current application, using data from when the Dane Road site had 37 occupied units, as a comparable measure for trip generation.

15. The proposal was amended to create 2 car parking spaces, motor cycle spaces, cycle spaces and to create space for vehicles to turn and manoeuvre. However, the applicant suggests that users of the site are likely to drive directly to their allocated unit, rather than using the car parking spaces.

16. Although the LHA originally stated that 4 car parking spaces should be provided, it was considered that 2 car parking spaces would be acceptable given the relatively low levels of predicted trips. Amended plans have been submitted including the provision of 2 car parking spaces, 2 motorcycle spaces and 2 cycle parking spaces.

17. The LHA officer originally raised concerns regarding the width of access to the site, stating that a width of 4.5m would be required in order to allow two vehicles to pass. However, given the daily trip figures, which suggest that there are only likely to be approximately 8 trips per day, it is not considered that the volume of vehicles to the site would result in a significant overlap of vehicles coming and going. The access is therefore considered acceptable.

18. Following the amendment process, the proposal is now considered acceptable in terms of access, highways and car parking.

Developer Contributions

19. This proposal is subject to the Community Infrastructure Levy (CIL) and comes under the category of 'industry and warehousing' development, 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). No other planning obligations are required.

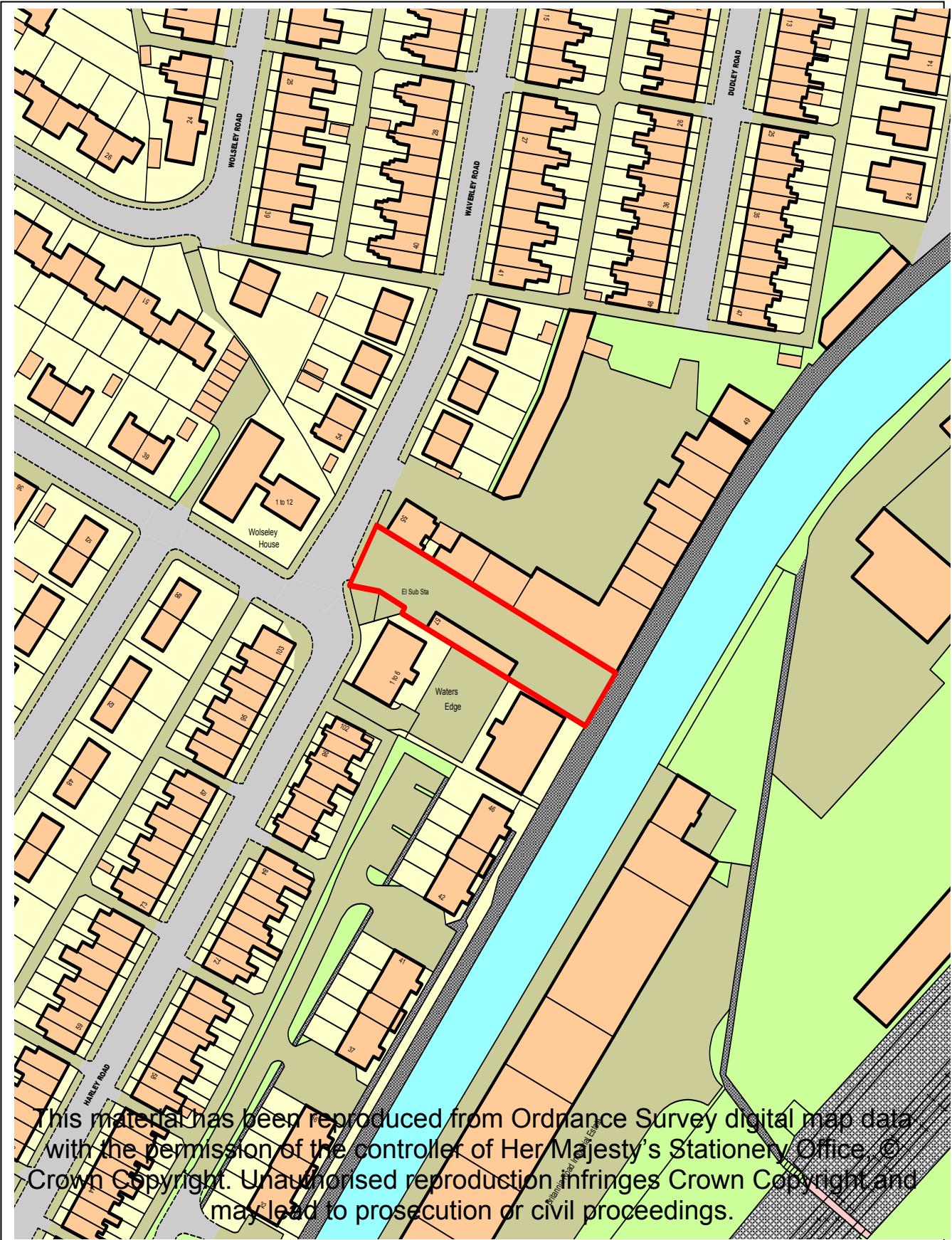
Conclusion

20. The proposed development is therefore considered to be acceptable in terms of visual amenity, residential amenity and highway safety, and would comply with Policy L7 of the Trafford Core Strategy and the NPPF.

RECOMMENDATION: GRANT subject to the following conditions

1. Standard
2. Amended plans
3. Materials – colour of containers to be dark green as specified in application
4. Parking provision
5. Management Plan to be submitted – including limiting size of vehicles to site
6. Hours of opening – 0700-2000 Monday to Saturday, 0800-1700 Sundays and Bank Holidays.
7. Implementation of landscaping
8. Notwithstanding the submitted details, details of lighting and light spread drawings
9. Crime Prevention Plan
10. Number, height and siting of storage containers to be implemented and retained in accordance with application details.
11. Restriction of use to no other use within Class B8

OST-A



LOCATION PLAN FOR APPLICATION No: - 83878/FULL/2014

Scale 1:1250 for identification purposes only.

Head of Planning Services, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH

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ERECTION OF FIRST FLOOR REAR EXTENSION; SINGLE STOREY SIDE EXTENSION; REAR ORANGERY EXTENSION FOLLOWING DEMOLITION OF EXISTING REAR CONSERVATORY AND DEMOLITION OF EXISTING SIDE CONSERVATORY.

Springvale, Wicker Lane, Hale Barns, WA15 0HQ

APPLICANT: Mr M. Goldstone

AGENT: Hunter Architects & Planners

RECOMMENDATION: REFUSE

Councillor Myers has called-in the application for consideration by Planning Development Control Committee for the reasons set out in the Representations section below.

SITE

The site is located on the west side of Wicker Lane close to its junction with Hawley Lane and Chapel Lane and to the south west of the centre of Hale Barns. It contains a two storey barn which dates from the late 18th century and a two storey dwelling built 1808, both are separately grade II listed. Both buildings now form a single dwelling. The property is within the South Hale Conservation Area.

Springvale House was erected in 1808 for John Crampton. It is 2 storeys in height and constructed from rendered brick with a pitched blue slate roof. Typical of the Georgian style, the original house is designed with a double-depth central-staircase plan. The neo-classical style is enriched with detailing such as a stone plinth, dentilled eaves cornice, gable ridge stacks in conjunction with a 6-panel door with fanlight, open pediment, Tuscan half-columns and a flat roofed porch on Tuscan columns which was taken from the old Bowdon Station. The original house incorporates four 16-pane sash windows with stone sills and one C19 sash window above door.

The separately listed barn lies to the west of Springvale House and was erected in the late 18th century, constructed from Flemish bond brickwork with a graduated slate roof. The barn is split into 4 bays, the fourth being a slightly later addition. The barn was greatly altered internally when converted to residential; it is possible to still read the full height winnowing floor in part but alterations have been undertaken. The building is otherwise two storeys.

Springvale House and the Barn now comprise two linked buildings in the same ownership. The special architectural and historic interest of both is enhanced by their close proximity or 'group value'. During the late 19th/early 20th century, a number of extensions were added to both buildings including the single storey link between the

House and Barn at ground floor (this possibly includes an historic part link present on 1875/1910 OS maps); conservatories to the south west elevation of the House and west elevation of the Barn; single storey lean-to the barn along the length of the west elevation; 2 storey extension to the north elevation of the House.

This part of the Conservation Area (sub-area D) is described in the guidelines as a residential area mainly comprising large two-storey modern, detached dwellings on small housing estates. Some are mock-Tudor or mock-Georgian in design. A small number of the dwellings in this area are from the inter-war period. The average density is around 6 houses per hectare. The properties are set in landscaped grounds a short way back from the road. The roadside boundaries are less well-defined and the layout consists of cul-de-sac and open front gardens. The roads are curved and short in length. The materials of the dwellings are predominantly red brick with slate roofs.

PROPOSAL

Permission is sought for the following extensions and alterations to the building: -

- First floor rear extension to create a bedroom
- Single storey side extension adjoining the existing single storey section between the original dwelling and barn to create a family room
- Rear orangery extension following demolition of existing rear conservatory
- Demolition of an existing side conservatory.

The total floorspace of the proposed extensions would be 74m² although taking into account the conservatories to be demolished, the net increase in floorspace would be approximately 38m².

An application for listed building consent has been submitted alongside this application and is included on this agenda (ref. 83887/LB/2014).

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

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- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-

specific planning documents for the purpose of determining planning applications.

- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L7 - Design

R1 – Historic Environment

PROPOSALS MAP NOTATION

Conservation Area

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

ENV21 – Conservation Areas

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

There is an extensive planning history to this site for alterations and extensions to the buildings. The most recent previous applications are summarised as follows: -

83887/LB/2014 - Listed building consent for erection of first floor rear extension; single storey side extension; rear orangery extension following demolition of existing rear conservatory and demolition of existing side conservatory. Appears elsewhere on this agenda

83217/LB/2014 – Listed building consent for erection of two storey and single storey extensions to rear of dwelling and single storey rear extension to replace existing conservatory. Withdrawn 08/08/14

83180/HHA/2014 – Erection of two storey and single storey extensions to rear of dwelling and single storey rear extension to replace existing conservatory. Withdrawn 08/08/14

79829/HHA/2013 - Erection of first floor extension; erection of 2 no. orangery extensions; demolition of existing conservatory; various internal and external alterations. Withdrawn 11/03/13

79830/LB/2013 - Listed Building Consent for the: Erection of first floor extension; erection of 2 no. orangery extension; demolition of existing conservatory; various internal and external alterations. Withdrawn 08/03/13

H/LB/71707 - Listed Building Consent for replacement windows, resiting of existing canopy entrance to north elevation, replacement of external render, internal works and partial infilling of glazed entrance screen to barn. Approved 14/10/09

H/LB/71288 - Listed Building Consent for replacement windows, resiting existing canopy entrance to north elevation, removal of render and erection of shiplap boarding to eastern elevation and internal alterations. Refused 18/06/09. Appeal Dismissed 03/02/10

H/LB/57255 - Listed Building Consent for the insertion of three velux roof lights to the rear elevation and removal of internal purlin support walls. Approved 25/09/03

H/OUT/50200 - Erection of a detached dwelling. Refused 24/11/00 & Appeal Dismissed 01/06/01

H/LB/45089 - Listed Building Consent for retention of extension and internal alterations to barn in connection with conversion to a dwellinghouse (amendments to previously approved scheme). Refused 18/03/98

H45088 - Change of use and retention of extension and material elevational alterations to barn to form dwellinghouse (amendment to previously approved scheme). Refused 18/03/98

H40966 - Listed building consent for erection of rear conservatory. Approved 09/08/95

H40746 - Erection of single storey rear extension to form conservatory. Approved 21/06/95

APPLICANT'S SUBMISSION

A supporting statement incorporating a Planning Statement, Design and Access Statement and Heritage Statement has been submitted, summarised as follows: -

- The proposed first floor extension respects the existing relationship between the listed dwelling and the barn.
- The proposed extensions reference the materials, scale, proportion and architectural detail of the listed dwelling.
- The proposal creates an accessible, appropriate, legible and contextual development.
- The overall proposal will make a positive contribution to the area and accord with planning policies.
- The proposals will not have a detrimental impact on the South Hale Conservation Area or the listed buildings.

CONSULTATIONS

GMAAS – No objections. Comment that the proposed development does not threaten the known or suspected archaeological heritage and there is no reason to impose any archaeological requirements upon the applicant.

Greater Manchester Ecology Unit – No objections

REPRESENTATIONS

Neighbours – One letter received which states they want to preserve the right to build a second floor above their garage (which is next to Springvale), with possibility to enjoy enough light as well.

Councillor Myers – comments as follows: -

1. The proposed new orangery will replace the existing conservatory and improve the overall appearance of the dwelling.
2. The proposed extension to the family room and the modifications to the cornice detail will also improve appearance and increase functionality of the building.
3. The proposed additional bedroom on the first floor will have an external render to blend in with the existing rendering on the property. The windows will be of similar proportions to those in the main dwelling.
4. Whilst the proposals will have little or no impact on the street scene, they will make a substantial difference to the lives of the residents.

OBSERVATIONS

BACKGROUND

1. The two original buildings have been subject to a number of previous extensions and alterations, including the single storey link between the House and Barn at ground floor; conservatories to the south west elevation of the House and west elevation of the Barn; single storey lean-to the Barn along the length of the west elevation; 2 storey extension to the north east elevation of the House.

IMPACT ON CHARACTER OF LISTED BUILDINGS AND CONSERVATION AREA

First floor extension

2. The proposed first floor extension to the rear is proposed above the existing flat roofed single storey link between the rear of the original dwelling and a previous extension to the side of the former Barn. The main extension would project 4.5m from the original House and retains a 2m gap to the former Barn whilst the proposal also includes a lower and narrower link that would connect the extension to the Barn. The extension would form a bedroom accessed from a new opening at first floor level in the original house. To accommodate the extension an existing window and opening which appears original will need to be removed and blocked up, a later oriel window removed and a new window formed. The proposed bedroom will also be accessed via a glazed link from the Barn, which will result in a further opening being created at first floor. The proposal will be flush with the southern elevation of the ground floor link, the projecting eaves will remain, and it is noted the proposed bedroom will be in line with the northern gable of the Barn. In terms of its design and

materials the extension would have a rendered finish to match the existing, two timber framed windows to each side elevation and a gabled roof with slate covering to match the existing. The proposed glazed link would be 1 metre wide x 2 metres in length, with a glazed pitched roof. The link will join the roof slope of the Barn at a position higher than the existing eaves.

3. The first floor extension would infill a significant proportion of the existing gap between the first floor elements of each listed building and although there would be a 2m gap retained between the main extension and front elevation of the Barn, this extent of infilling will result in the loss of distinction between the House and its ancillary building. The relationship of these two buildings both in terms of design and siting reflects the historic uses of the buildings (a Georgian dwelling and a former agricultural barn) and the separation between them is an important aspect of their significance. Whilst this relationship has changed over the years as a result of previous extensions and alterations to the buildings, it is considered the proposed extension would harm the integrity and distinctive character of each building to the detriment of their character.
4. It is noted that the main part of this extension would not completely infill the space between the two buildings; however the extension greatly encroaches on the visual separation and appears disproportionate to the simple plan form of the original Georgian House. The proposed bedroom is larger than existing rooms and appears excessive in relation to the historic central stair plan. It is difficult to ascertain the true impact on the historic roofscape of the proposed pitched roof of the first floor extension and the removal of historic fabric; however the submitted photomontage and elevations clearly demonstrate that the present views of the rear of the House will be obscured by the proposal. This will also be exacerbated by the extension of the flat roof ground floor extension which increases the massing between the two buildings and overwhelms the simple plan forms of the two listed buildings. Whilst the main part of the extension would retain a gap to the Barn, the glazed link would nevertheless infill part of this gap and result in physical connection at first floor level, whereas there is currently separation between the buildings at this height. Whilst the link is glazed and therefore lightweight in appearance it would still nevertheless be a physical link visible between the buildings and is also considered would have a poor relationship with the Barn by entering the roof above its eaves level.
5. In addition to the above it is considered the proposals would result in harm to the historic fabric of the listed buildings as a result of the following alterations; 1) the removal and blocking up of two windows in the rear elevation of the original dwelling, 2) the removal of historic fabric where the roof of the glazed link is proposed to join the roof of the historic extension to the barn and 3) the removal of historic fabric where the main roof of the extension would join the roof of the original dwelling.
6. In terms of its impact on the wider Conservation Area, the first floor extension would extend no closer to the side or rear boundaries than the existing buildings and would not be prominent from outside the site, although it would be visible from Wicker Lane where the site access. Although it would increase

the two storey volume of buildings on the site and result in greater linkage of the two original buildings, its infill nature ensures no significant impact on the spacious landscaped quality of the area and it complies with the South Hale Conservation Area guidelines. Nevertheless the harm caused to the special character of the buildings as described above would consequently result in harm to and a failure to preserve or enhance the character and appearance of the Conservation Area

Ground floor side extension

7. The proposed ground floor extension to the side of the existing link/rear of the main dwelling would extend 5.1m to the side and for a depth of 4.5m alongside the existing building. Part of the existing ground floor link which is 'L-shaped' is flush with the 2 storey extension to the House. The proposal will increase this building line to bring the extension forward of the northern gable of the Barn. The form of extension seeks to reflect the existing ground floor extension to which it would be attached, comprising render to the elevations, a flat roof, heavy dentilled eaves and timber windows to the side and rear elevations.
8. As stated above, the two original buildings have been extended and altered previously, including a ground floor link between the two original buildings. It is considered a further increase in footprint that would add to the massing of the existing link between the buildings would result in a loss of distinction between the House and its ancillary building. The proposed extension would also encroach on the garden setting. The relationship of these two buildings both in terms of design and siting reflects the historic uses of the buildings and the separation between them is an important aspect of their significance. The large footprint of the proposed ground floor extension would increase the massing between the two buildings and overwhelms the simple plan forms of the two listed buildings. It is considered therefore that the proposals will result in overdevelopment of the buildings and harm the significance of these two listed buildings.
9. In terms of its impact on the wider Conservation Area and the spacious character of the site, the extension would be positioned behind a previous two storey side extension to the dwelling and extends no further to the side than this existing side elevation. The distance retained to the side boundary would be approximately 23.5m and complies with the South Hale Conservation Area guidelines and it is considered this element of the proposals would not adversely affect the spacious character of the area, although the harm caused to the special character of the buildings as described above would consequently result in harm and a failure to preserve or enhance the character and appearance of the Conservation Area

Proposed orangery

10. The proposed orangery to the rear would replace an existing late 20th century conservatory on a similar footprint to the existing structure, extending 3.4m to the rear and 5.8m across the rear elevation of the building. This is considered

acceptable in principle given it would be on a similar footprint and similar scale to the existing conservatory. It would retain between 16m and 17.5m to the rear boundary which is less than the 20m required by the guidelines, however given that it would extend no further to the rear than the existing conservatory it will replace, it would not harm the spacious landscaped quality of the area.

11. The proposed orangery would however, be a larger flat roofed extension with atrium and would extend past the side wall of the lean-to to the rear of the Barn whereas the existing retains a gap. Whilst there is some set back afforded from the north gable of the Barn, it is noted that the proposal results in a poor relationship with the existing single storey lean-to positioned to the rear of the Barn. The proposed orangery will extend from the outer wall of this lean-to. This results in the orangery appearing to partly obscure the lean-to which visually appears at odds with the existing extension and Barn. In addition the proposed flat roof and classical detailing exhibited by the orangery is discordant with the series of historic pitched and lean-to roofs which characterise the listed Barn.

Demolition of conservatory

12. The conservatory on the south west side of the dwelling proposed to be demolished is a 20thC addition to the original dwelling and not in itself of architectural or historic significance. Its demolition is welcomed and this element of the proposals would enhance the setting of the original dwelling. Further details would need to be submitted with regards to the repair of existing render following the removal of the conservatory and whether or not it is proposed to replace the existing French doors which will be external.

Hard area coverage

13. The Planning Guidelines for the South Hale Conservation Area set maximum hard area parameters which for a site of this size (approx. 0.3 ha) should not exceed about 8% of the site area. The footprint of the dwelling as proposed to be extended together with the existing outbuildings and hard surfaced areas (including part of the driveway and patio areas but excluding the driveway up to the front of the building as per the guidelines) would cover approximately 38% of the site area. Although this would significantly exceed the guideline set out in the SPG the proposals would not result in an increase over and above the existing building and hard area coverage. The proposed extensions would add approximately 43 sq. m to the footprint of the existing building, although as the proposed orangery would replace an existing conservatory the net increase in footprint is the extension to provide the family room only which is approximately 24 sq. m. This would be built on an area of existing hardsurfacing (patio) and therefore would not increase hard area coverage. Furthermore the proposals include removal of the existing conservatory to the side of the dwelling and the plans indicate this area would be replaced with grass and a path and therefore a net reduction in hard area coverage in this area.

Conclusion on heritage issues

14. Whilst the removal of the existing conservatory on the southern elevation of Springvale House is beneficial, the sum total of the extensions proposed would still result in an increase in footprint and greatly increase the connection of the two listed buildings. It is considered that the proposals will result in the loss of distinction between the House and Barn and will harm the significance of the two listed buildings and fail to preserve or enhance of the character of the Conservation Area. The relationship of these two buildings both in terms of design and siting reflects the historic uses of the buildings and the separation between them is an important aspect of their significance. It is noted that the main part of the first floor extension would not completely infill the space between the two buildings; however the link section would result in a physical connection at this height and the extension greatly encroaches on the visual separation and appears disproportionate to the simple plan form of the original Georgian House. The proposed bedroom is larger than existing rooms and appears excessive in relation to the historic central stair plan. It is difficult to ascertain the true impact on the historic roofscape of the proposed pitched roof of the first floor extension and the removal of historic fabric; however the photomontage and elevations 2&4 clearly demonstrate that the present views of the rear of the House will be obscured by the proposal. This will also be exacerbated by the extension of the flat roof ground floor extension which increases the massing between the two buildings and overwhelms the simple plan forms of the two listed buildings. With regard to the replacement orangery the principle is acceptable; nevertheless the design of the roof is a concern in conjunction with the obscuring of the existing lean-to.
15. The NPPF states that local planning authorities should take into account the particular significance of the heritage asset when considering the impact of a proposal to avoid or minimise conflict between the heritage asset and its conservation (paragraph 129). Paragraph 132 also states '*significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting*'. The NPPF refers to harm to the significance of a heritage asset as either '*substantial harm or total loss*' or '*less than substantial harm*'. In this case the degree of harm that would result from the extensions is considered would be 'less than substantial', which the NPPF states should be weighed against the public benefits of the proposal, including securing its optimum viable use (Paragraph 134). The application does not identify any public benefits resulting from the extensions. The optimum viable use of the property is as a single dwelling which is the existing established use. The dwelling is currently occupied and has comprised the original House and Barn as one dwelling for over 20 years, therefore there is no overriding reason why this optimum viable use requires the proposed extensions to continue.
16. The applicant has provided a series of proposed views, whilst it is acknowledged there are only glimpses of the first floor extension from Wicker Lane, this has no bearing on the assessment of the proposals in legislative terms, which must have 'special regard to the desirability of preserving the

building or its setting or any features of special architectural or historic interest which it possesses’.

17. It is also considered there is a significant lack of information regarding a historic buildings survey undertaken by a suitably qualified heritage consultant, methods of construction, and the salvage of existing materials and proposed materials which should accompany such an application. The NPPF at paragraph 128 requires that; *‘in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’*. In this case it is considered the level of detail provided is insufficient to satisfy this requirement, given the significance of the site i.e. two separately listed buildings, within a conservation area and having regard to the scale of development proposed.

IMPACT ON RESIDENTIAL AMENITY

18. As the proposed first floor extension is infill it would be concealed by the existing two storey parts of the building from the properties to the rear and south west side of the site. As such it would have no adverse impact on the two dwellings to the rear (The Paddocks) or the dwelling south west of the site (Old Meadow) in terms of visual impact or loss of privacy. There are also trees and hedges between the properties that provide effective screening.
19. To the north east of the site a new synagogue is under construction and nearing completion. The synagogue is positioned relatively close to the shared boundary between the two properties and there are ground floor and first floor windows in the side elevation, however as the proposed first floor extension would be at a distance of over 25m from the boundary and be no closer than the existing dwelling it is considered there would be no adverse impact. There are also trees along this boundary that provide an effective screen between the two properties.
20. Similarly the position of the ground floor extensions relative to the neighbouring properties and being single storey ensures they would have no adverse impact on the surrounding properties.

TREES

21. There are a number of trees within the site, predominantly along the boundaries. The application form and plans confirm no trees are to be removed or cut back and the position of the proposed extensions would retain sufficient distance to these trees so as not to have any adverse impact.

DEVELOPER CONTRIBUTIONS

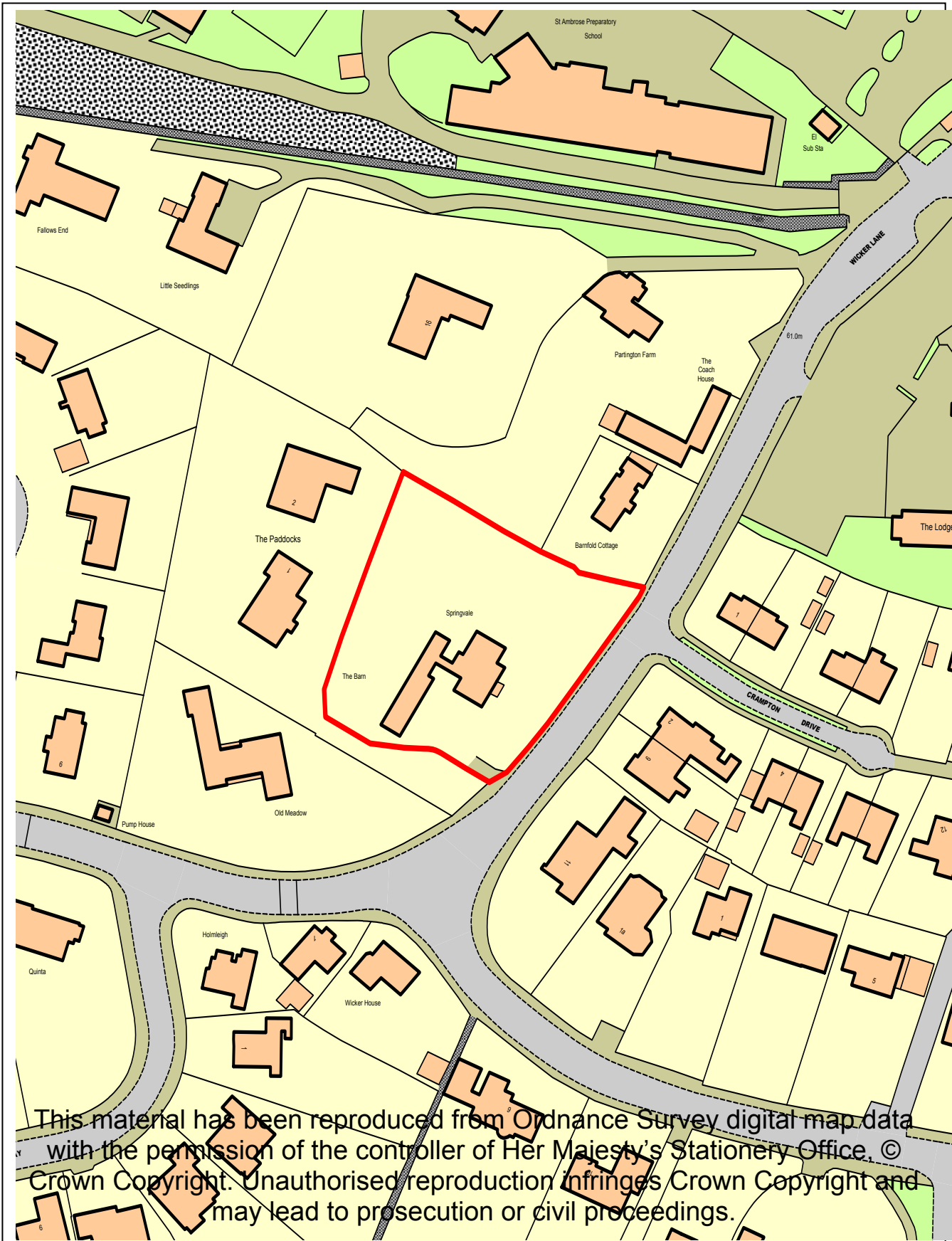
22. The development would be subject to the Community Infrastructure Levy (CIL) if comprising 100 sq. m or more of new build floorspace in line with

Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).

RECOMMENDATION: REFUSE for following reasons: -

1. The proposed extensions and alterations, by reason of their siting, scale, height, massing and design, would result in a loss of distinction between the listed buildings and harm their special architectural character, historic interest and significance. The harm to the character of the buildings would also result in the development failing to preserve or enhance the character and appearance of the South Hale Conservation Area. As such the proposed development is contrary to Policies L7 and R1 of the Trafford Core Strategy, Proposal ENV21 of the Revised Trafford Unitary Development Plan and relevant guidance in the National Planning Policy Framework.
2. The applicant has provided insufficient information to describe the significance of the heritage assets affected, including the contribution made by their setting and how the proposed extensions would affect its character and setting, as required by the National Planning Policy Framework. As such the proposed development is contrary to Policy R1 of the Trafford Core Strategy and relevant guidance in the National Planning Policy Framework.

RG



LOCATION PLAN FOR APPLICATION No: - 83886/HHA/2014

Scale 1:1250 for identification purposes only.

Head of Planning Services, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH

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LISTED BUILDING CONSENT FOR ERECTION OF FIRST FLOOR REAR EXTENSION; SINGLE STOREY SIDE EXTENSION; REAR ORANGERY EXTENSION FOLLOWING DEMOLITION OF EXISTING REAR CONSERVATORY AND DEMOLITION OF EXISTING SIDE CONSERVATORY.

Springvale, Wicker Lane, Hale Barns, WA15 0HQ

APPLICANT: Mr M. Goldstone

AGENT: Hunter Architects & Planners

RECOMMENDATION: REFUSE

Councillor Myers has called-in the application for consideration by Planning Development Control Committee for the reasons set out in the Representations section below.

SITE

The site is located on the west side of Wicker Lane close to its junction with Hawley Lane and Chapel Lane and to the south west of the centre of Hale Barns. It contains a two storey barn which dates from the late 18th century and a two storey dwelling built 1808, both are separately grade II listed. Both buildings now form a single dwelling. The property is within the South Hale Conservation Area.

Springvale House was erected in 1808 for John Crampton. It is 2 storeys in height and constructed from rendered brick with a pitched blue slate roof. Typical of the Georgian style, the original house is designed with a double-depth central-staircase plan. The neo-classical style is enriched with detailing such as a stone plinth, dentilled eaves cornice, gable ridge stacks in conjunction with a 6-panel door with fanlight, open pediment, Tuscan half-columns and a flat roofed porch on Tuscan columns which was taken from the old Bowdon Station. The original house incorporates four 16-pane sash windows with stone sills and one C19 sash window above door.

The separately listed barn lies to the west of Springvale House and was erected in the late 18th century, constructed from Flemish bond brickwork with a graduated slate roof. The barn is split into 4 bays, the fourth being a slightly later addition. The barn was greatly altered internally when converted to residential; it is possible to still read the full height winnowing floor in part but alterations have been undertaken. The building is otherwise two storeys.

Springvale House and the Barn now comprise two linked buildings in the same ownership. The special architectural and historic interest of both is enhanced by their close proximity or 'group value'. During the late 19th/early 20th century, a number of extensions were added to both buildings including the single storey link between the

House and Barn at ground floor (this possibly includes an historic part link present on 1875/1910 OS maps); conservatories to the south west elevation of the House and west elevation of the Barn; single storey lean-to the barn along the length of the west elevation; 2 storey extension to the north elevation of the House.

This part of the Conservation Area (sub-area D) is described in the guidelines as a residential area mainly comprising large two-storey modern, detached dwellings on small housing estates. Some are mock-Tudor or mock-Georgian in design. A small number of the dwellings in this area are from the inter-war period. The average density is around 6 houses per hectare. The properties are set in landscaped grounds a short way back from the road. The roadside boundaries are less well-defined and the layout consists of cul-de-sac and open front gardens. The roads are curved and short in length. The materials of the dwellings are predominantly red brick with slate roofs.

PROPOSAL

Listed building consent is sought for the following extensions and alterations to the building: -

- First floor rear extension to create a bedroom
- Single storey side extension adjoining the existing single storey section between the original dwelling and barn to create a family room
- Rear orangery extension following demolition of existing rear conservatory
- Demolition of an existing side conservatory.

The total floorspace of the proposed extensions would be 74m² although taking into account the conservatories to be demolished, the net increase in floorspace would be approximately 38m².

An application for planning permission has been submitted alongside this application and is included on this agenda (ref. 83886/HHA/2014).

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

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

- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L7 - Design

R1 – Historic Environment

PROPOSALS MAP NOTATION

Conservation Area

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

ENV21 – Conservation Areas

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

There is an extensive planning history to this site for alterations and extensions to the buildings. The most recent previous applications are summarised as follows: -

83886/HHA/2014 - Erection of first floor rear extension; single storey side extension; rear orangery extension following demolition of existing rear conservatory and demolition of existing side conservatory. Appears elsewhere on this agenda

83217/LB/2014 – Listed building consent for erection of two storey and single storey extensions to rear of dwelling and single storey rear extension to replace existing conservatory. Withdrawn 08/08/14

83180/HHA/2014 – Erection of two storey and single storey extensions to rear of dwelling and single storey rear extension to replace existing conservatory. Withdrawn 08/08/14

79829/HHA/2013 - Erection of first floor extension; erection of 2 no. orangery extensions; demolition of existing conservatory; various internal and external alterations. Withdrawn 11/03/13

79830/LB/2013 - Listed Building Consent for the: Erection of first floor extension; erection of 2 no. orangery extension; demolition of existing conservatory; various internal and external alterations. Withdrawn 08/03/13

H/LB/71707 - Listed Building Consent for replacement windows, resiting of existing canopy entrance to north elevation, replacement of external render, internal works and partial infilling of glazed entrance screen to barn. Approved 14/10/09

H/LB/71288 - Listed Building Consent for replacement windows, resiting existing canopy entrance to north elevation, removal of render and erection of shiplap boarding to eastern elevation and internal alterations. Refused 18/06/09. Appeal Dismissed 03/02/10

H/LB/57255 - Listed Building Consent for the insertion of three velux roof lights to the rear elevation and removal of internal purlin support walls. Approved 25/09/03

H/OUT/50200 - Erection of a detached dwelling. Refused 24/11/00 & Appeal Dismissed 01/06/01

H/LB/45089 - Listed Building Consent for retention of extension and internal alterations to barn in connection with conversion to a dwellinghouse (amendments to previously approved scheme). Refused 18/03/98

H45088 - Change of use and retention of extension and material elevational alterations to barn to form dwellinghouse (amendment to previously approved scheme). Refused 18/03/98

H40966 - Listed building consent for erection of rear conservatory. Approved 09/08/95

H40746 - Erection of single storey rear extension to form conservatory. Approved 21/06/95

APPLICANT'S SUBMISSION

A supporting statement incorporating a Planning Statement, Design and Access Statement and Heritage Statement has been submitted, summarised as follows: -

- The proposed first floor extension respects the existing relationship between the listed dwelling and the barn.
- The proposed extensions reference the materials, scale, proportion and architectural detail of the listed dwelling.
- The proposal creates an accessible, appropriate, legible and contextual development.
- The overall proposal will make a positive contribution to the area and accord with planning policies.
- The proposals will not have a detrimental impact on the South Hale Conservation Area or the listed buildings.

CONSULTATIONS

GMAAS – No objections. Comment that the proposed development does not threaten the known or suspected archaeological heritage and there is no reason to impose any archaeological requirements upon the applicant.

REPRESENTATIONS

Councillor Myers – comments as follows: -

1. The proposed new orangery will replace the existing conservatory and improve the overall appearance of the dwelling.
2. The proposed extension to the family room and the modifications to the cornice detail will also improve appearance and increase functionality of the building.
3. The proposed additional bedroom on the first floor will have an external render to blend in with the existing rendering on the property. The windows will be of similar proportions to those in the main dwelling.
4. Whilst the proposals will have little or no impact on the street scene, they will make a substantial difference to the lives of the residents.

OBSERVATIONS

BACKGROUND

1. The two original buildings have been subject to a number of previous extensions and alterations, including the single storey link between the House and Barn at ground floor; conservatories to the south west elevation of the House and west elevation of the Barn; single storey lean-to the Barn along the length of the west elevation; 2 storey extension to the north east elevation of the House.

IMPACT ON CHARACTER OF LISTED BUILDINGS AND CONSERVATION AREA

First floor extension

2. The proposed first floor extension to the rear is proposed above the existing flat roofed single storey link between the rear of the original dwelling and a previous extension to the side of the former Barn. The main extension would project 4.5m from the original House and retains a 2m gap to the former Barn whilst the proposal also includes a lower and narrower link that would connect the extension to the Barn. The extension would form a bedroom accessed from a new opening at first floor level in the original house. To accommodate the extension an existing window and opening which appears original will need to be removed and blocked up, a later oriel window removed and a new window formed. The proposed bedroom will also be accessed via a glazed link from the Barn, which will result in a further opening being created at first floor. The proposal will be flush with the southern elevation of the ground floor link, the projecting eaves will remain, and it is noted the proposed bedroom will be in line with the northern gable of the Barn. In terms of its design and

materials the extension would have a rendered finish to match the existing, two timber framed windows to each side elevation and a gabled roof with slate covering to match the existing. The proposed glazed link would be 1 metre wide x 2 metres in length, with a glazed pitched roof. The link will join the roof slope of the Barn at a position higher than the existing eaves.

3. The first floor extension would infill a significant proportion of the existing gap between the first floor elements of each listed building and although there would be a 2m gap retained between the main extension and front elevation of the Barn, this extent of infilling will result in the loss of distinction between the House and its ancillary building. The relationship of these two buildings both in terms of design and siting reflects the historic uses of the buildings (a Georgian dwelling and a former agricultural barn) and the separation between them is an important aspect of their significance. Whilst this relationship has changed over the years as a result of previous extensions and alterations to the buildings, it is considered the proposed extension would harm the integrity and distinctive character of each building to the detriment of their character.
4. It is noted that the main part of this extension would not completely infill the space between the two buildings; however the extension greatly encroaches on the visual separation and appears disproportionate to the simple plan form of the original Georgian House. The proposed bedroom is larger than existing rooms and appears excessive in relation to the historic central stair plan. It is difficult to ascertain the true impact on the historic roofscape of the proposed pitched roof of the first floor extension and the removal of historic fabric; however the submitted photomontage and elevations clearly demonstrate that the present views of the rear of the House will be obscured by the proposal. This will also be exacerbated by the extension of the flat roof ground floor extension which increases the massing between the two buildings and overwhelms the simple plan forms of the two listed buildings. Whilst the main part of the extension would retain a gap to the Barn, the glazed link would nevertheless infill part of this gap and result in physical connection at first floor level, whereas there is currently separation between the buildings at this height. Whilst the link is glazed and therefore lightweight in appearance it would still nevertheless be a physical link visible between the buildings and is also considered would have a poor relationship with the Barn by entering the roof above its eaves level.
5. In addition to the above it is considered the proposals would result in harm to the historic fabric of the listed buildings as a result of the following alterations; 1) the removal and blocking up of two windows in the rear elevation of the original dwelling, 2) the removal of historic fabric where the roof of the glazed link is proposed to join the roof of the historic extension to the barn and 3) the removal of historic fabric where the main roof of the extension would join the roof of the original dwelling.

Ground floor side extension

6. The proposed ground floor extension to the side of the existing link/rear of the main dwelling would extend 5.1m to the side and for a depth of 4.5m

alongside the existing building. Part of the existing ground floor link which is 'L-shaped' is flush with the 2 storey extension to the House. The proposal will increase this building line to bring the extension forward of the northern gable of the Barn. The form of extension seeks to reflect the existing ground floor extension to which it would be attached, comprising render to the elevations, a flat roof, heavy dentilled eaves and timber windows to the side and rear elevations.

7. As stated above, the two original buildings have been extended and altered previously, including a ground floor link between the two original buildings. It is considered a further increase in footprint that would add to the massing of the existing link between the buildings would result in a loss of distinction between the House and its ancillary building. The proposed extension would also encroach on the garden setting. The relationship of these two buildings both in terms of design and siting reflects the historic uses of the buildings and the separation between them is an important aspect of their significance. The large footprint of the proposed ground floor extension would increase the massing between the two buildings and overwhelms the simple plan forms of the two listed buildings. It is considered therefore that the proposals will result in overdevelopment of the buildings and harm the significance of these two listed buildings.

Proposed orangery

8. The proposed orangery to the rear would replace an existing late 20th century conservatory on a similar footprint to the existing structure, extending 3.4m to the rear and 5.8m across the rear elevation of the building. This is considered acceptable in principle given it would be on a similar footprint and similar scale to the existing conservatory. It would retain between 16m and 17.5m to the rear boundary which is less than the 20m required by the guidelines, however given that it would extend no further to the rear than the existing conservatory it will replace, it would not harm the spacious landscaped quality of the area.
9. The proposed orangery would however, be a larger flat roofed extension with atrium and would extend past the side wall of the lean-to to the rear of the Barn whereas the existing retains a gap. Whilst there is some set back afforded from the north gable of the Barn, it is noted that the proposal results in a poor relationship with the existing single storey lean-to positioned to the rear of the Barn. The proposed orangery will extend from the outer wall of this lean-to. This results in the orangery appearing to partly obscure the lean-to which visually appears at odds with the existing extension and Barn. In addition the proposed flat roof and classical detailing exhibited by the orangery is discordant with the series of historic pitched and lean-to roofs which characterise the listed Barn.

Demolition of conservatory

10. The conservatory on the south west side of the dwelling proposed to be demolished is a 20thC addition to the original dwelling and not in itself of

architectural or historic significance. Its demolition is welcomed and this element of the proposals would enhance the setting of the original dwelling. Further details would need to be submitted with regards to the repair of existing render following the removal of the conservatory and whether or not it is proposed to replace the existing French doors which will be external.

Conclusion

11. Whilst the removal of the existing conservatory on the southern elevation of Springvale House is beneficial, the sum total of the extensions proposed would still result in an increase in footprint and greatly increase the connection of the two listed buildings. It is considered that the proposals will result in the loss of distinction between the House and Barn and will harm the significance of the two listed buildings. The relationship of these two buildings both in terms of design and siting reflects the historic uses of the buildings and the separation between them is an important aspect of their significance. It is noted that the main part of the first floor extension would not completely infill the space between the two buildings; however the link section would result in a physical connection at this height and the extension greatly encroaches on the visual separation and appears disproportionate to the simple plan form of the original Georgian House. The proposed bedroom is larger than existing rooms and appears excessive in relation to the historic central stair plan. It is difficult to ascertain the true impact on the historic roofscape of the proposed pitched roof of the first floor extension and the removal of historic fabric; however the photomontage and elevations 2&4 clearly demonstrate that the present views of the rear of the House will be obscured by the proposal. This will also be exacerbated by the extension of the flat roof ground floor extension which increases the massing between the two buildings and overwhelms the simple plan forms of the two listed buildings. With regard to the replacement orangery the principle is acceptable; nevertheless the design of the roof is a concern in conjunction with the obscuring of the existing lean-to.
12. The NPPF states that local planning authorities should take into account the particular significance of the heritage asset when considering the impact of a proposal to avoid or minimise conflict between the heritage asset and its conservation (paragraph 129). Paragraph 132 also states '*significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting*'. The NPPF refers to harm to the significance of a heritage asset as either '*substantial harm or total loss*' or '*less than substantial harm*'. In this case the degree of harm that would result from the extensions is considered would be '*less than substantial*', which the NPPF states should be weighed against the public benefits of the proposal, including securing its optimum viable use (Paragraph 134). The application does not identify any public benefits resulting from the extensions. The optimum viable use of the property is as a single dwelling which is the existing established use. The dwelling is currently occupied and has comprised the original House and Barn as one dwelling for over 20 years, therefore there is no overriding reason why this optimum viable use requires the proposed extensions to continue.

13. The applicant has provided a series of proposed views, whilst it is acknowledged there are only glimpses of the first floor extension from Wicker Lane, this has no bearing on the assessment of the proposals in legislative terms, which must have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.
14. It is also considered there is a significant lack of information regarding a historic buildings survey undertaken by a suitably qualified heritage consultant, methods of construction, and the salvage of existing materials and proposed materials which should accompany such an application. The NPPF at paragraph 128 requires that; *'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*. In this case it is considered the level of detail provided is insufficient to satisfy this requirement, given the significance of the site i.e. two separately listed buildings, within a conservation area and having regard to the scale of development proposed.

RECOMMENDATION: REFUSE for following reasons: -

1. The proposed extensions and alterations, by reason of their siting, scale, height, massing and design, would result in a loss of distinction between the listed buildings and harm their special architectural character, historic interest and significance. As such the proposed development is contrary to Policies L7 and R1 of the Trafford Core Strategy and relevant guidance in the National Planning Policy Framework.
2. The applicant has provided insufficient information to describe the significance of the heritage assets affected, including the contribution made by their setting and how the proposed extensions would affect its character and setting, as required by the National Planning Policy Framework. As such the proposed development is contrary to Policy R1 of the Trafford Core Strategy and relevant guidance in the National Planning Policy Framework.

RG



LOCATION PLAN FOR APPLICATION No: - 83887/LB/2014

Scale 1:1250 for identification purposes only.

Head of Planning Services, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH

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DEMOLITION OF EXISTING COMMERCIAL UNITS AND ERECTION OF DETACHED DORMER BUNGALOW WITH ASSOCIATED PARKING AND LANDSCAPING.

33A Hawthorn Court, Hawthorn Road, Hale, WA15 9RQ

APPLICANT: Ms G Worth

AGENT: The Gauchwin Group

RECOMMENDATION: GRANT

SITE

The application relates to a backland site to the rear of properties on Hawthorn Road and Finchley Road with an existing narrow drive access on the eastern side between No's 33 and 35 Hawthorn Road. The site is occupied by a number of single storey and one two storey commercial units which are currently unoccupied. No 33a, Hawthorn Court, Hawthorn Road is a 2 storey detached dwelling at the northern end of the site which was converted to residential accommodation from a joiners/plumbers workshop in the late 1980's. There are substantial brick walls around the site to adjacent residential properties. The outbuilding at the southern end of the site has a flat roof with guardrails around it although this roof terrace does not appear to be accessible from ground level due to the removal of the associated steps.

The site is adjoined on the eastern and western sides by the rear gardens of residential properties fronting Hawthorn Road and Finchley Road respectively. These are predominantly 2 storey terraced properties although some have rear dormers associated with accommodation in the roofspace. At the southern end of the site are a pair of semi-detached properties, 1 and 2 Hawthorn Cottages, which are at a higher level than the application site.

PROPOSAL

Erection of detached 3 bed dormer bungalow with associated garden area to the rear and parking area to the front. Access to the site would be via an existing access road between No's 33 and 35 Hawthorn Road.

The various commercial outbuildings that currently exist on the site would be removed as a result of the proposal, but the substantial brick boundary walls would remain.

The plans for the design of the proposed new dwelling have been amended since they were originally submitted to address concerns regarding the impact of the proposal on residential amenity

The total floorspace of the proposed new dwelling would be 128 m² resulting in a net decrease of 44 m² of built development on the site following the removal of the existing commercial buildings.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L1 – Land for New Homes
L2 – Meeting Housing Needs
L4 – Sustainable Transport and Accessibility
L7 – Design
L8 – Planning Obligations
R2 – Natural Environment
W1 - Economy

PROPOSALS MAP NOTATION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

H/41763 – Erection of open-sided covered storage area on east side of yard – Approved 1996

H/41270 – Retention of roof over storage / parking areas and increase in height of existing wall, including removal of existing copings – Approved 1995

H/37610 – Retention of material alterations to external appearance of 2 existing buildings, involving installation of new windows/doors, the application of render to the walls and the re-covering of the roofs in slate, and erection of single storey building in connection with the use of the site for the storage and trade display of ceramic tiles - Approved 1993

H/36720 – Change of use from builders' yard and residential accommodation to the storage and trade display of ceramic tiles and residential accommodation – Approved 1993

H/29954 – Demolition of existing offices and outbuilding and erection of one pair of semi-detached houses – Refused 1989

H/25024 – Change of use and conversion of joiners/plumbers workshop to dwellinghouse – Approved 1987

H/00568 – Proposed erection of a single storey office – Approved 1974

CONSULTATIONS

LHA – No objection subject to use of permeable surfacing on areas of hardstanding. Adequate off street parking is provided and the proposed use is considered likely to generate less vehicle movements than the existing use of the site as a commercial business.

Strategic Planning and Developments - No objection in principle. Comments incorporated into the Observations Section of the report.

Pollution and Licensing (Contaminated Land) – The site is situated on brownfield land and as such a condition requiring a contaminated land Phase I report to assess actual/potential contamination risks and a Phase II report as necessary is recommended.

Pollution and Licensing (Nuisance) - No comments received. Any comments will be included in the Additional Information Report.

Built Environment – It will be necessary to constrain the peak discharge of storm water from this development in accordance with the limits indicated in the Guidance Document to the Manchester City, Salford City and Trafford Council's Level 2 Hybrid Strategic Flood Risk Assessment. No development shall be commenced unless and until full details of the proposals to meet the requirements of the Guidance have

been submitted to and approved by the Local Planning Authority and none of the development shall be brought into use until such details as approved are implemented in full. Such works shall be retained and maintained thereafter.

GM Ecology Unit – Minor evidence of transient use of one of the buildings to be demolished by a single bat has been recorded during the bat survey conducted in support of the application. This is not regarded as a substantive bat roost and it is not considered that the proposal would have a detrimental impact on local bat populations. Nevertheless it is considered that the buildings do have some limited potential to support bats and given the mobile and sometimes cryptic habits of bats, further precautions as regards bats are justified. Therefore it is recommended that:-

- If demolition is delayed until after May 2015 then a further bat survey should be required, to be undertaken by a suitably qualified person. If bats are found during this survey then a method statement must be prepared giving details of measures to be taken to avoid harm to bats. Once completed and approved the method statement must be implemented in full.
- That the applicants be advised of the possible, albeit unlikely, presence of bats in the buildings at any time of year and the need to stop any approved works immediately if bats are found at any time and seek advice from a suitable qualified person.

REPRESENTATIONS

Neighbours: - Objections have been received from 11 separate addresses. Grounds of objection summarised below:-

- Loss of light, view and privacy
- Too close to neighbours properties, too high and overbearing
- Undesirable backland development
- Design and materials out of character with the area
- Insufficient car parking – surrounding area is permit parking only
- Access not designed for regular use. Poor visibility and difficult access for emergency services
- Concerns about building contractors vehicles on Hawthorn Road which is already congested.
- One objector states they are supportive of the principle of replacing a former industrial unit with a dwelling more in keeping with the character of the area but have concerns over access
- Only access and egress for contractors is via narrow access road which is also the only access to the rear of properties fronting Hawthorn Road bringing vehicles into conflict with residents.
- Concerns over possible removal of boundary walls to private garden areas of adjacent residential properties. These are special historic features that also provide a barrier for privacy and sound.
- Additional dwelling will exacerbate sewer problems
- The development will result in a decrease in property values
- Disruption and possible damage to properties
- The development is contrary to a covenant relating to the area

- Applicant does not own site access
- No evidence the site is no longer viable for business
- There has been a previous refusal on the site

Amended plans were received in relation to the change to the design of the roof and additional 10 day neighbour notification letters were sent out in relation to this matter. Any additional comments received will be included in the Additional Information Report.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The application site is unallocated in the Revised Adopted UDP. The site is surrounded by residential properties.
2. The applicant has submitted an Employment Land Assessment that states the commercial unit has been vacant for several years, following the retirement of the applicant. Since then attempts have been made to lease the premises and due to its location and enclosed nature there has been little interest. The unit is slowly falling in to a state of disrepair, as the applicant cannot viably maintain its upkeep both economically and physically. The Council's Economic Growth Team confirms there is little evidence to support the need to retain the commercial unit in this location.
3. Taking the above points into account it is considered that the proposal will make a positive contribution to the housing land target as set out in Policy L1.2. Additionally, the application site is a brownfield site, located within a sustainable location close to Altrincham Town Centre and Hale District Centre and good public transport links.
4. The principle of this development is therefore considered acceptable.

DESIGN AND IMPACT ON THE STREETSCENE

5. Policy L7 is also relevant and states that in relation to matters of design, development must be appropriate in its context; make best use of opportunities to improve the character and quality of an area; and enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works and boundary treatment.
6. The dwelling has been designed to address the constraints of this backland site. The property has therefore been designed as a dormer bungalow, to keep the building at a relatively low level but to allow some accommodation in the roofspace. The design has been driven by the need to minimise the impact on residential amenity of the occupiers of adjacent properties but is nonetheless considered to have an acceptable appearance. The design is relatively simple and would be significantly different to the adjacent Victorian terraced properties to the east and west and the later two storey detached and semi-detached

properties to the north and south of the site. In addition the materials proposed would be grey concrete roof tiles rather than slate and brick. However the constraints of the site make it impossible to replicate the height and design of the other properties in the vicinity and it is noted that the property is not located within a Conservation Area and that the existing buildings to be removed as part of the application do not contribute particularly positively to the area at the present time. As the building would be low level and to the rear of substantial properties fronting Hawthorn Road and Finchley Road to the east and west it is considered that the impact of the development on the streetscene would be negligible and that the removal of the existing somewhat dilapidated commercial buildings would have some benefit to the visual amenity of the area.

IMPACT ON RESIDENTIAL AMENITY

7. Policy L7 of the Core Strategy states development must not prejudice the amenity of the occupants of adjacent properties by reason of being overbearing, overshadowing, overlooking or visual intrusion.
8. SPG1 (New Residential Development) states that *'Tandem development (a new building behind an existing one with shared access from the road) will not normally be acceptable'*. It goes on to explain that *'The main problems with this type of development are that it introduces disturbance into formerly quiet garden areas, causes disturbance from the comings and goings of vehicles and pedestrians passing close behind and between the houses on the frontage, creates problems of overlooking and of being overlooked, and is likely to appear visually obtrusive. Other forms of development in backland areas may create similar problems. As with infill development, tandem and backland development will not be accepted at the expense of the amenity of the surrounding properties or the character of the local area.'*
9. It is noted that there was a previous refusal in 1989 for the erection of a pair of semi-detached houses on the site (H/29954), however the current scheme is for one dormer bungalow and is smaller in scale and is therefore materially different from the previous scheme and must be considered in its own right.
10. The proposed dwelling would have a maximum ridge height of 6.3 metres and this would be significantly lower than the surrounding residential properties. The eaves height of the dwelling would be approximately 2.5 metres. The development would therefore be low level in nature and similar in height to one of the two storey outbuildings proposed for removal on the western edge of the site. The plans have been amended to include a Dutch hip to either side to further reduce the impact on the gardens of adjacent properties.
11. The main front elevation of the property, containing main habitable room windows would face north across the access road and parking areas and onto the front elevation of 33a, Hawthorn Court which would be approximately 28 metres away. The proposal is therefore in excess of the 21 metres required between the front elevations of the properties by the Council's adopted Guidelines set out in SPG1 (New Residential Development).

12. The two properties either side of the access road have blank gable ends and fencing to the private garden areas and it is not therefore considered that additional low level comings and goings generated by the dormer bungalow would have a material impact on the occupiers of these properties.
13. In addition the existing situation at the site is that there is an established use of the buildings thereon for the storage and trade display of ceramic tiles with the associated access road between 33 and 35 Hawthorn Road. It is therefore considered that the potential levels of comings and goings would be reduced in comparison with the existing authorised use.
14. The rear (south) elevation of the property would face No's 1 and 2 Hawthorn Cottages which are at a higher level than the application site. The proposed rear facing rooflights would be approximately 15 metres away from the rear garden boundary (in excess of the 10.5 metres required) and approximately 25 metres away from the windows in the rear of No's 1 and 2, Hawthorn Road (in excess of the 21 metres required). Given these distances and the land level differences between the sites it is not considered that the proposal would result in loss of privacy to these properties or be overbearing or result in loss of light or overshadowing of these properties.
15. The side elevations of the proposed dwelling would not contain any windows and as indicated above would have a maximum ridge height of 6.3 metres; eaves heights would be 2.5 metres at the lowest point and 5 metres to the eaves of the Dutch hip roof (this section of eaves being less than half the width of this side elevation). The proposed dwelling would be situated adjacent to the rear garden boundaries of properties fronting Hawthorn Road to the east and Finchley Road to the west and would be set approximately 1m away from these side boundaries.
16. There are existing walls separating the application site from these gardens. There is some variation in height along the length of the walls but the wall on the eastern side is predominately approximately 2 metres high and the wall on the western side of the site to Finchley Road is predominately approximately 3 metres high and one section is additionally topped with wooden trellis. The application states that the intention is to retain the existing boundary walls. Therefore the main side walls of the building at ground floor level would be largely screened from the adjacent gardens although the hipped gable end would be visible.
17. The proposed development is not considered to be overbearing or result in loss of light or overshadowing to the living accommodation within the adjacent houses either side of the proposed property. This is as a result of the distances involved to the nearest sole main habitable room windows in these properties (approximately 18 metres on the western side – 37 and 39 Finchley Road - and 14 metres on the eastern side – 23, 25 and 27 Hawthorn Road). A distance of 15 metres is usually required between any main sole habitable room ground floor windows and a blank two storey gable wall. Given that the proposed dwelling at its highest point is lower than a standard two storey property (such that the development would not present a two-storey gable elevation towards the houses to either side), the existing boundary treatments and the distances involved, it is

not considered that the proposed dwelling would be overbearing when viewed from within the adjacent properties. It is considered that privacy would be unaffected as there are no windows in the side elevations and the boundary walls would be retained. In order to ensure that privacy levels are maintained it is considered that permitted development rights should be removed to ensure that windows are not inserted into the side elevations at a later date and to ensure that unacceptable extensions are not carried out given the constrained nature of the site.

18. However, there are concerns from neighbours regarding the impact of the proposed dwelling on the adjacent gardens in term of loss of light and having an overbearing appearance. Given the significant existing boundary treatments to the properties on the western side of the site (on Finchley Road) and the length of the private garden areas (approximately 15-16 metres) it is not considered that the development would have a materially detrimental impact on the garden areas of these properties. The ridge of the proposed dwelling (i.e. the highest point) would be adjacent to the rear garden area of No. 25, Hawthorn Road on the eastern side. The maximum height of the new dwelling would be 6.3 metres and due to the half hipped roof design, this maximum would be at a point 2.5 metres away from the garden boundary with No. 25. The side wall of the roof area would be visible from the garden of No. 25 and would be viewed as a triangular wall with the upper section pitching away from the boundary with No. 25. However due to the amended height and design of the roof, the distances involved and the orientation of the proposed dwelling to the west of No. 25 it is not considered that it would result in a material loss of light or outlook and as indicated above there would be benefits to adjacent residents from extinguishing the existing potentially noisy authorised commercial use of the site and demolishing the associated buildings. It is considered that the impact on No's 23 and 27 would also be acceptable as the proposed building would not extend the full width of their gardens and their gardens would not be opposite the highest part of the property, much of which would be screened by the existing boundary walls.
19. The comments set out in SPG1 regarding tandem or backland development are noted; however it is considered that the concerns set out about the introduction of disturbance into quiet backland areas is in this specific instance not as relevant. This is because the proposal does not seek to create a new vehicular access through the site as one exists already and this will stay in the same position as at present. In addition it would extinguish the existing authorised use of the site for the storage and trade display of ceramic tiles, which could generate more activity, traffic and noise than the proposed use and which has the potential for disamenity in a residential area.
20. The proposed development is considered to be more in keeping with the residential nature of the area and is a relatively low level use. It is also noted that although the proposal would have some additional visual impact on the properties either side, the removal of the existing commercial buildings, particularly the two storey offices would have some benefit to the existing residential properties adjacent to that part of the site.

21. Consequently and for the foregoing reasons it is considered that given the specific nature of this site and the design of the proposed development, on balance this backland development is acceptable.

PARKING AND ACCESS

22. The LHA have raised no objections to the proposal as no new or altered access is proposed and the existing access is currently used to serve a dwellinghouse and commercial business premises. Adequate off street parking is provided within the site. The proposed use is considered likely to generate less vehicle movements than the existing use of the site as a commercial business. They do however recommend that permeable surfaces be used on the areas of hardstanding.

OTHER MATTERS

23. The GM Ecology Unit have not raised any objections to the proposal subject to a condition requiring that if demolition is delayed until after May 2015 then a further bat survey should be carried out and an informative to advise the applicants of the need to stop any approved works immediately if bats are found at any time and seek advice from a suitable qualified person.

24. There are no trees on the application site at present and three trees would be required to be planted on the site via the landscaping condition.

25. One objector has raised the issue of the impact on sewers. It is not apparent that there are significant sewer problems in the area at present; drainage and permeable surfacing conditions are recommended and any sewer issues can be dealt with at the Building Regulations stage if required.

26. The impact of the proposed development on property values is not a material planning consideration. In addition, land ownership issues and any covenants which may relate to the site are private legal matters and not a planning consideration. Any damage to properties as a result of the construction of the development would be the responsibility of the developer.

27. Whilst not normally a planning consideration, it is considered in this case, that the constrained nature of the site, the narrow access to it and the level of parking on street are such that it would be appropriate to require a construction management plan for the development. This would seek to ensure that measures are put in place to minimise adverse impacts on the area and residents during the construction period.

DEVELOPER CONTRIBUTIONS

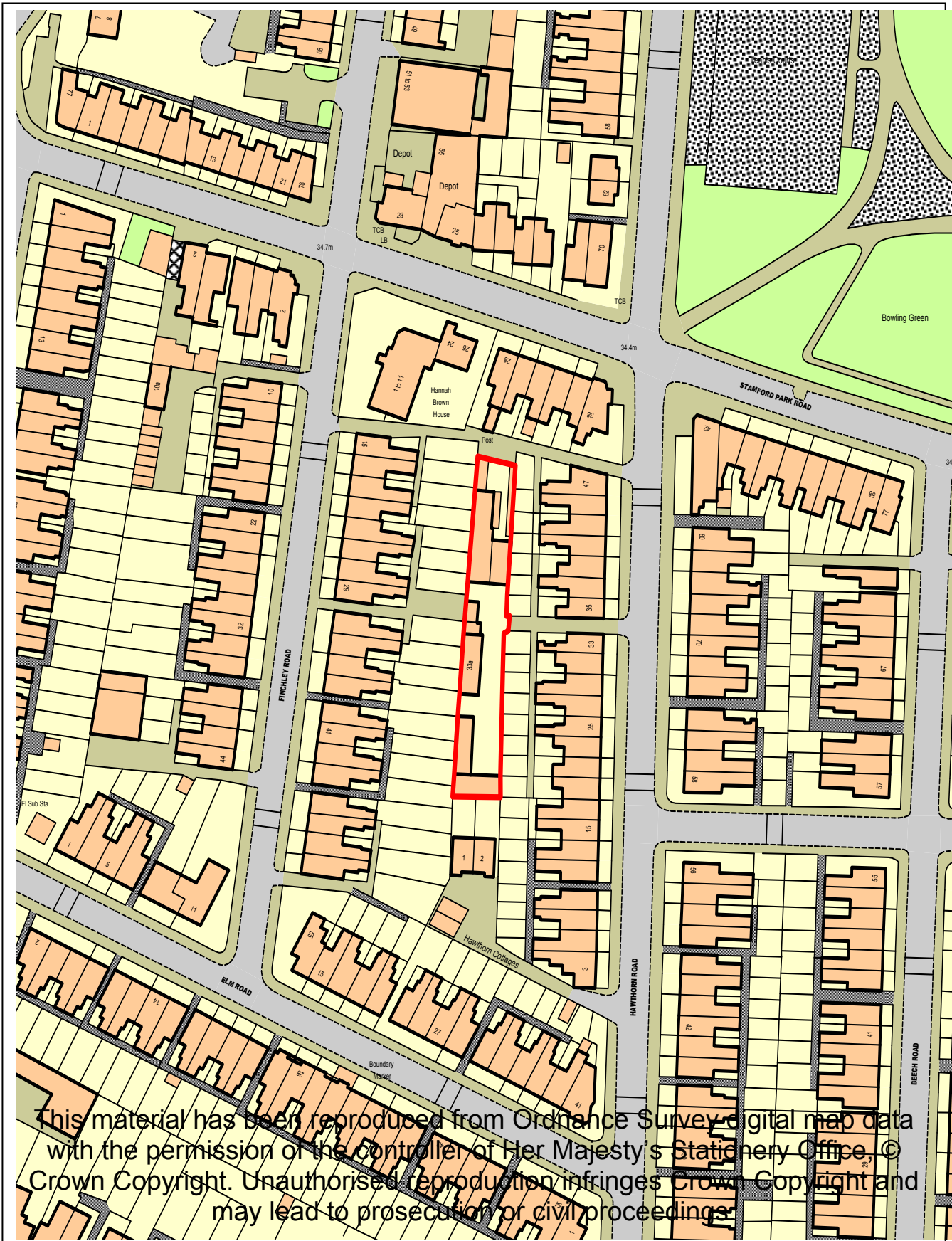
28. This proposal is subject to the Community Infrastructure Levy (CIL) and is located in the 'hot zone' for residential development, consequently private market houses will be liable to a CIL charge rate of £80 per square metre, in line with Trafford's

CIL charging schedule and revised SPD1: Planning Obligations (2014). No other planning obligations are required.

RECOMMENDATION: GRANT subject to the following conditions

1. Standard time
2. Compliance with plans
3. Materials (samples)
4. Landscaping (to include 3 trees)
5. Contaminated Land
6. Removal of permitted development rights
7. Permeable surfacing for hardstanding
8. Drainage
9. Provision and retention of parking spaces
10. Additional bat survey required if demolition delayed beyond May 2015.
11. Construction management scheme to be submitted and agreed.

JJ



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LOCATION PLAN FOR APPLICATION No: - 84110/FULL/2014

Scale 1:1250 for identification purposes only.

Head of Planning Services, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH

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ERECTION OF SINGLE STOREY, 2 STOREY AND 3 STOREY EXTENSIONS TO SCHOOL TO INCLUDE CREATION OF ADDITIONAL CLASSROOMS AND INTERNAL COURTYARD, EXTENSION TO EXISTING HALL AND KITCHEN AND REMODELLING OF EXISTING SPACES. CREATION OF CAR PARKING AREA ON EASTERN SIDE OF SITE AND ALTERATIONS TO VEHICULAR AND PEDESTRIAN ACCESSES. ERECTION OF CANOPIES TO SIDE AND REAR, LANDSCAPING INCLUDING LIVING WALL, BIN STORES AND MARKING OUT OF SPORTS PITCHES / PLAY AREAS. REMOVAL OF EXISTING PORTACABIN BUILDINGS.

Oldfield Brow Primary School, Taylor Road, Altrincham, WA14 4LE

APPLICANT: Trafford Council (Mr Andy Warrington)

AGENT: Trafford Council (Mr Gavin Paul)

RECOMMENDATION: GRANT

SITE

The application relates to Oldfield Brow Primary School which is located on a sloping site on the northern side of Taylor Road. The land levels fall from south to north and therefore the school building is at a lower level than Taylor Road with intervening landscaping and tarmaced drive. The main school building fronts Taylor Road to the north and there is an existing vehicular access on the western side to the staff car parking area at the rear of the school. There are two substantial portacabin buildings to the rear of the school. The main school playing field is to the northwest with some informal outdoor play areas to the rear (north) of the school buildings. There are a number of mature trees around the periphery of the site.

To the north of the site is a line of trees and fencing separating the site from a recreation ground which borders the Bridgewater Canal. This recreation ground is allocated as Protected Open Space on the Revised Trafford UDP Map. There is fencing, gates and vegetation along the eastern site boundary to Stokoe Avenue, with two storey semi-detached and terraced properties beyond to the east and northeast. There are residential properties to the south and west on Taylor Road and Hillcroft Road.

PROPOSAL

The application proposes the erection of single storey, 2 storey and 3 storey extensions to the school to provide 7 additional classrooms to increase the capacity of the school from a single form entry to a two form entry. This would result in an

eventual increase in the number of pupils from 210 to 420. The proposals also involve upgrading communal areas to create an internal courtyard, extension to the existing hall and kitchen and remodelling of various other ancillary spaces.

The application also proposes the creation of a 28 space car parking area on the eastern side of the site with access from Stokoe Avenue and alterations to vehicular and pedestrian accesses around the site including the removal of an existing vehicular access adjacent to No. 46, Taylor Road.

The proposal also involves the erection of canopies to the side and rear of the building, the creation of a living wall on the western elevation of the extension, bin stores and marking out of sports pitches / play areas on the areas to the north and west of the main building. Existing temporary classroom accommodation at the site in the form of portacabin buildings would be removed upon completion of the works proposed.

The net increase in floor space of the proposed development would be 1314 m².

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility

L7 – Design

L8 – Planning Obligations

R2 – Natural Environment

R5 – Open Space, Sport and Recreation

PROPOSALS MAP NOTATION

Part of the school site is allocated as Protected Open Space

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

OSR5 – Protected Open Space

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

82838/FULL/2014 - Erection of detached prefabricated building containing 4 no. classrooms for a temporary period to accommodate classes during building works to the main school – Approved June 2014

74720/FULL/2010 - Erection of single storey classroom extension and extension to existing playground – Approved 2010

H/68605 - Erection of single storey side extension to form additional classroom and library facility – Approved 2008

H/LPA/55683 - Erection of an external canopy over entrance to infant's school – Approved 2003

H/48475 - Erection of a container structure for storage use to north of existing building – Approved 2000

H44334 - Erection of single storey extension to form additional nursery area – Approved 1997

APPLICANT'S SUBMISSION

A Design and Access Statement, Bat Survey Report, Flood Risk Assessment, Ground Investigation Report and Transport Assessment. These documents will be referred to within the 'Observations' section of the report where necessary.

CONSULTATIONS

LHA – No objections in principle. Comments incorporated into the Observations Section of the report.

Strategic Planning and Developments – No objections as the proposal would not result in the loss of any Protected Open Space

Built Environment – It will be necessary to constrain the peak discharge of storm water from this development in accordance with the limits indicated in the Guidance Document to the Manchester City, Salford City and Trafford Council’s Level 2 Hybrid Strategic Flood Risk Assessment. No development shall be commenced unless and until full details of the proposals to meet the requirements of the Guidance have been submitted to and approved by the Local Planning Authority and none of the development shall be brought into use until such details as approved are implemented in full. Such works shall be retained and maintained thereafter.

Environmental Protection (Contaminated Land) – No comments received. Any comments will be included in the Additional Information Report.

Environmental Protection - (Pollution and Licensing) – No comments received. Any comments will be included in the Additional Information Report.

Sport England – No comments received. Any comments will be included in the Additional Information Report.

Design for Security – No comments received. Any comments will be included in the Additional Information Report.

GM Ecology Unit – No objections to this application on nature conservation grounds. The Bridgewater Canal Site of Biological Importance (SBI) will not be affected by the proposal and the site itself has low potential for supporting any protected or priority species.

It is however recommended that trees to be retained on site be properly protected during the course of any approved development, as the mature broadleaved trees on the site have local amenity and nature conservation value.

United Utilities Water - No comments received. Any comments will be included in the Additional Information Report.

Electricity North West - The development is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity.

The applicant should also be referred to two relevant documents produced by the Health and Safety Executive. The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant.

REPRESENTATIONS

Neighbours: - Objections have been received from 3 separate addresses, comments summarised as follows:-

- No alterations to the surrounding roads are proposed. The surrounding roads are already very congested at school pick up and drop off. If capacity is to increase something needs to be done about the traffic
- Grass verges are an eyesore due to being parked on and churned up and driveways and pavements are blocked causing parking problems
- Buses frequently cannot get down the road and have to use their horns causing disturbance to residents
- Increased hazard for pedestrians, particularly school children, as a result of the increase in traffic and parking
- The plans for the Community Hall should be incorporated in the plans for the school expansion and there should be joint parking for both and links between the two. The two developments should not be considered in isolation
- Disagree with the findings of the Transport Assessment with regard to potential increases in traffic and existing problems at the school. It also does not consider the parking needs of local residents.

OBSERVATIONS

PRINCIPLE

1. Some parts of the wider Oldfield Brow Primary School site are allocated on the Revised Trafford Unitary Development Plan as 'Protected Open Space'. However the site of the proposed extensions to the school do not affect these areas.
2. The proposal is for extensions and alterations within the grounds of the existing school. This is driven by a critical shortage of places for primary school children within both the school's catchment area and neighbouring catchments areas. The proposal to increase the size of the school from single form entry to two form entry is to enable the Council to fulfil its statutory obligations to provide school places for all eligible local children. The proposed development would therefore have the wider public benefit of facilitating improvements to the educational facilities at the site. Paragraph 72 of the NPPF states that '*The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools*'. In addition, the Communities and Local Government Policy Statement 'Planning for Schools Development' published in August 2011 states that '*There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.*'
3. As such the proposal is acceptable in principle as it is complementary to the existing school use on site and does not affect areas of Protected Open Space.

DESIGN AND IMPACT ON THE STREETSCENE

4. The existing building, which appears to date from the 1930's, while having some character is not of any particular architectural significance. The main extensions to the building would be situated around an internal courtyard on the footprint of the former kitchen, dining hall and staff car park which is to the rear of the main school building.
5. The design has been driven by the limited area of the site, the need to maximise hard and soft play areas and rationalise internal circulation and the desire for as much natural ventilation as possible. Amendments were made to the originally proposed design solution in order to address concerns over potential impact on the amenities of adjacent residents, particularly to the west. This has resulted in reducing the footprint by moving the development away from the western boundary but also resulted in the necessity for some classrooms at second floor level on a section of the south elevation. Other options were considered including altering sections of the existing school to provide another storey, but, the applicant states "structurally this would have meant rebuilding it from scratch and considerably compromising the character of the existing building. It would also have made keeping the school live during construction and resulted in us having to build a temporary school."
6. The applicants further state "The existing school is on three different levels on a sloping site with the requirement for the school as a whole to provide level access. This dictated the ground floor level as the intermediate of the three. Having viewed the computer model we are confident that the impact from the Taylor Road frontage will be minimal. The traditional materials (brick to match existing and clay roof tiles) will provide coherence to the scheme and, while there is three storey element, the roof pitch has been taken down to 25 degrees allowing the massing to sit comfortably with the existing school and other elements of the extension." Furthermore, the applicant states that the design has proved popular with parents, governors, staff and neighbours based on feedback from the school where the drawings are on display.
7. Whilst not ideal, the various constraints around the proposal have resulted in a 3-storey element to the rear of the buildings. Buildings of this height are not typical of the area, which is very much a traditional 2-story housing area, nor is it typical of suburban schools. Nevertheless, as an assessment of the impact of the development, including the 3-storey element is necessary.
8. The majority of the new built development would be to the western side and rear of the existing school building and would be at ground and first floor level, with an additional two classrooms either side of the lift and stairs at second floor level. Falling land levels to the north result in access to the ground floor being at a slightly lower level than the ground floor classrooms. Due to the setback of the extension on the site and the land levels falling to the north, views of much of the three storey extension would be screened by other school buildings and trees when viewed from street level on Taylor Road. As the school site is at a lower level than Taylor Road the impact of the development on the Taylor Road streetscene is reduced. Clearer views of the development would be seen from Stokoe Avenue to the east. Again from this side the higher part would be screened in part by existing buildings and trees and there is scope for further tree

planting also. Views from this side would be predominantly of the side elevation of the extensions which are set a significant distance from the Stokoe Avenue boundary (approximately 46 metres from the three storey extension to the eastern site boundary). Views from the north, that is from the open space and beyond the canal (there is a well-used towpath on the northern side of the canal) would be softened by the existing tree line along the boundary of the school land with the area of open space. The proposed two storey extension on the western side of the school would not exceed the two storey height of the existing school building and part of the western elevation of the two storey extension is proposed to include an evergreen living wall.

9. The proposed materials would be sympathetic to the original building with brickwork to match existing and the roof in reclaimed clay tiles similar to the existing roof. There is already a mixture of styles within the school site as the building has been extended and altered over the years to meet the needs of the school. It is therefore considered that the design of the extensions / alterations is acceptable and that they would not have a detrimental impact on the streetscene. It is also considered that there is an opportunity to improve the landscaping at the site and that the addition of a living wall would contribute to the visual amenity of the area. Whilst the three-storey element is not typical of the area and will be seen as atypical for the school and surroundings, it would not be so intrusive as to detract significantly from the character of amenities of the area. Furthermore, there is as set out above, a strong presumption to support school developments.

IMPACT ON RESIDENTIAL AMENITY

10. There are fields to the north and northwest, however there are residential properties on Stokoe Avenue to the east and Taylor Road to the south and southwest.
11. The distance from the 3 storey extension to the eastern site boundary is approximately 46 metres and to the front elevations of houses on Stokoe Avenue approximately 64 metres. These distances are significantly in excess of the 18 metres required to prevent the 3 storey development having an overbearing impact or resulting in loss of light and the 24 metres required to maintain privacy to the nearest properties to the east on Stokoe Avenue (as set out in the Council's guidelines SPG1 – New Residential Development).
12. Additionally the development would not be any closer to the properties across Taylor Road to the south than at present and although the proposed extensions would result in an increase in the height of the development on the site, the land upon which the extensions are situated is at a lower level than Taylor Road and this reduces the impact of the development. The proposed two storey extension closest to the Taylor Road frontage is still set back 18 metres from the site frontage and approximately 40 metres from the front elevations of properties on Taylor Road to the south. The three storey extension would be approximately 62 metres from the nearest property to the south on Taylor Road. This element of the proposal is therefore also in excess of the 18 metres required to prevent the development having an overbearing impact or resulting in loss of light and the 24

metres required to maintain privacy to the nearest properties to the south on Taylor Road.

13. The nearest property to the application site is No. 46, Taylor Road, which is the most easterly of three two storey detached properties on the western side of the application site and the northern side of Taylor Road. These 3 dwellings are angled towards the school site at the rear and the main private garden areas are to the north of the dwellings and to the west of the school site. There are main habitable room windows in the south, east and northern elevations of No. 46, Taylor Road and a small single storey porch on the eastern side elevation. The property would be offset in relation to the proposed extensions to the school and therefore the windows in the south and eastern elevations of the property would not look onto the proposed extension and the mature boundary trees at this point are proposed for retention. The windows in the north-eastern elevation of the property would not look out directly onto the extension although it would be visible from these windows and also from the private rear garden area at that property. The extension is set approximately 12 metres away from the site boundary with No. 46, Taylor Road and a living wall has been included on the western side wall of the northernmost classroom to soften the visual impact. No windows are proposed at first floor level at the point the extension is adjacent to the garden of No. 46, Taylor Road and this should ensure that privacy levels are maintained. In addition it is noted that there is no built development to the north and west of No. 46 which backs onto playing fields and open land. There are also some benefits to that property from the removal of the existing vehicular access from the eastern boundary of No. 46, which will reduce noise and activity from vehicle movements.
14. The school site is long established and although there may be some additional noise generated by the increase in pupils at the site this would be predominantly limited to school hours.

PARKING AND HIGHWAYS ISSUES

15. The main concerns raised by the objectors relate to the potential increase in traffic generated by the proposals and the impact on congestion and highway safety on the roads in the vicinity of the school.
16. The LHA have considered the Transport Assessment and parking layout submitted as part of the application and have made several comments on the proposals.
17. To meet the Council's car parking standards the provision of 2 car parking spaces are required per classroom. The proposals include 14 classrooms and therefore 28 car parking spaces are required and 29 are provided. Furthermore, 145 cycle parking spaces are required at the site, 5 for staff and 140 for children; these should be provided in a secure long stay arrangement. It is acceptable for some to be provided for student use as scooter parking instead of cycle parking. Whilst the plan is annotated with cycle parking, no details are provided and therefore the provision of adequate cycle / scooter parking should be conditioned.

18. The provision of 3 motorcycle parking spaces should be provided to meet the proposals, these are provided within the site but lockable points should be provided to ensure they can be secured and therefore the LHA would request that a condition is supplied to meet this requirement.
19. The new access proposed off Stokoe Avenue is acceptable in principle but needs to be widened to 4.5m wide to allow simultaneous access and egress.
20. The TA submitted states that the junctions within the vicinity of the site are operating well within their notional capacity and this is unlikely to change with the extra trips generated from the proposals. Surveys have demonstrated that there are a relatively high level of trips to the school made sustainably. Surveys showed just 53 vehicles dropping off in the AM peak and 54 in the PM peak, approximately 25% of the school trips are car based. Although this is the case, there is clearly short term parking issues around the site that cause congestion and obstructive parking. This is relatively short in duration and is quite typical of schools at peak times. A travel plan update form should be provided for the school.
21. There are school keep clear markings on Taylor Road but none located on Stokoe Avenue and there are no junction protection measures at the junction of Stokoe Avenue and Taylor Road. It is the LHA's view that the proposals necessitate the provision of further TRO's surrounding the site. The LHA would request the installation of guard railing in front of pedestrian entrances on safety grounds and further to this would request junction improvements / narrowing with associated dropped kerbs and tactile paving at the junctions of Taylor Road / Stokoe Avenue and Taylor Road / Hillcroft Road. The sum of £24k should be provided by the applicant to cover the required highway works.
22. The applicant must also ensure that adequate drainage facilities or permeable surfacing is used on the area of hard standing to ensure that localised flooding does not result from these proposals.

TREES, LANDSCAPING and ECOLOGY

23. A limited number of trees have already been removed to facilitate the new car park and access onto Stokoe Avenue. In addition, it is proposed that a small sub-dominant English Oak and a Cherry tree in the Nursery play area be removed and replaced. An English Oak and large Beech in the same area will be retained, as will an American Oak and 2 no. sycamores to the north east of No. 46, Taylor Road. It is considered that these works are acceptable subject to replacement planting within the site. It is considered that there are opportunities to add to the landscaped areas within the site, including additional tree planting, and this can be dealt with via a landscaping condition. The addition of a living wall on the western side of the site is considered to be of benefit to the site and would be both educational for the pupils and would contribute to the visual amenity and ecology of the site.
24. A Bat Survey report has been submitted in support of the application and the GM Ecology Unit have not raised any objections to this application on nature

conservation grounds as they don't consider that the Bridgewater Canal SBI will be affected by the proposal and the site itself has low potential for supporting any protected or priority species. Tree Protection conditions are recommended as the mature broadleaved trees on the site have local amenity and nature conservation value.

DEVELOPER CONTRIBUTIONS

25. This proposal is subject to the Community Infrastructure Levy (CIL) and comes under the category of public or institutional facility, 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).

26. No other planning obligations are required.

RECOMMENDATION: GRANT subject to the following conditions:-

1. Standard Time
2. Compliance with plans
3. Details of access to Stokoe Avenue to be submitted and agreed
4. Materials (samples)
5. Landscaping (to include new tree planting and living wall)
6. Landscape Maintenance
7. Tree Protection 1
8. Retention of trees / shrubs
9. Removal of existing portacabins within 1 month of new classrooms being first brought into use
10. Details of bin store
11. Details of cycle / motorcycle parking
12. No windows to be added to western elevations of extension
13. Permeable surfacing for parking
14. Drainage – details to constrain peak discharge of storm water
15. Provision and retention of parking
16. Provision of TRO's in the vicinity of the site
17. Travel Plan update form

JJ



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LOCATION PLAN FOR APPLICATION No: - 84118/FULL/2014
Scale 1:1250 for identification purposes only.
Head of Planning Services, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH
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