



**AGENDA PAPERS FOR  
PLANNING AND DEVELOPMENT MANAGEMENT  
COMMITTEE MEETING**

**Date: Thursday, 14 September 2017**

**Time: 6.30 pm**

**Place: Committee Suite, Trafford Town Hall, Talbot Road, Stretford, Manchester  
M32 0TH**

<b>AGENDA</b>	<b>ITEM</b>
<b>1. ATTENDANCES</b>	
To note attendances, including Officers and any apologies for absence.	
<b>2. MINUTES</b>	
To receive and, if so determined, to approve as a correct record the Minutes of the meeting held on 10 <sup>th</sup> August, 2017.	2
<b>3. ADDITIONAL INFORMATION REPORT</b>	
To consider a report of the Head of Planning and Development, to be tabled at the meeting.	
<b>4. APPLICATIONS FOR PERMISSION TO DEVELOP ETC</b>	
To consider the attached reports of the Head of Planning and Development.	4
<b>5. WARRENER STREET SITE, SALE MOOR: PLANNING AND DEVELOPMENT BRIEF</b>	
To consider the attached report of the Head of Planning and Development.	5

**6. URGENT BUSINESS (IF ANY)**

Any other item or items which by reason of special circumstances (to be specified) the Chairman of the meeting is of the opinion should be considered at this meeting as a matter of urgency.

**THERESA GRANT**

Chief Executive

Membership of the Committee

Councillors Mrs. V. Ward (Chairman), Mrs. J. Reilly (Vice-Chairman), Dr. K. Barclay, D. Bunting, N. Evans, T. Fishwick, P. Gratrix, E. Malik, D. O'Sullivan, B. Sharp, L. Walsh and J.A. Wright

Further Information

For help, advice and information about this meeting please contact:

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This agenda was issued on **5<sup>th</sup> September, 2017** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

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Please contact the Democratic Services Officer 48 hours in advance of the meeting if you intend to do this or have any queries.

## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**10<sup>th</sup> AUGUST, 2017**

### **PRESENT:**

Councillor Mrs. Ward (In the Chair),  
Councillors Dr. Barclay, Bunting, N. Evans, Fishwick, Gratrix, Malik, O'Sullivan,  
Mrs. Reilly, Sharp and Stennett MBE (Substitute).

In attendance: Head of Planning and Development (Mrs. R. Coley),  
Planning and Development Manager – East Area (Mr. S. Day),  
Planning and Development Officer (Mr. G. Davies),  
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),  
Solicitor (Mrs. C. Kefford),  
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Brotherton, Cordingley and Lloyd.

### **APOLOGIES**

Apologies for absence were received from Councillors Walsh and Wright.

### **15. MINUTES**

RESOLVED: That the Minutes of the meeting held on 13<sup>th</sup> July, 2017, be approved as a correct record and signed by the Chairman.

[Note: The Head of Planning and Development updated the Committee regarding an amendment to Minute number 12(A)(ii) and the removal of the reference to 'spatial green infrastructure'; in order that the resolution reflected the body of the committee report. The wording is therefore amended as follows:-

12(A)(ii) The submission of a further viability review of the scheme at a point to be agreed with the applicant and agreement that an appropriate contribution towards affordable housing will be made should the review conclude that developer profits will exceed 20%.]

### **16. ADDITIONAL INFORMATION REPORT**

The Head of Planning and Development submitted a report informing Members of additional information received regarding applications for planning permission to be determined by the Committee.

RESOLVED: That the report be received and noted.

**Planning and Development Management Committee**  
**10<sup>th</sup> August, 2017**

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**17. APPLICATIONS FOR PERMISSION TO DEVELOP ETC**

- (a) Permission granted subject to standard conditions prescribed by statute, if any, and to any other conditions now determined

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
90621/FUL/17 – ASDA Stores Ltd – 230 Marsland Road, Sale.	Erection of new click and collect lockers.
90872/HHA/17 – Mrs. S. Rabanni – 46 Bradfield Road, Stretford.	Erection of part single and part two storey side and rear extensions, increase in ridge height to accommodate loft conversion and increase in front gable feature with roof lights to create additional living accommodation, enlargement to the front porch and raised decking and canopy area to side (Retrospective).
90991/FUL/17 – Bellward Properties Limited – Land bound by Bridgewater Way, Chester Road, Virgil Street and Princess Street, Old Trafford.	Demolition and redevelopment of the site to create a residential development comprising 363 residential units within five new residential buildings rising from 4 to 19 storeys in height, together with parking, landscaping, ancillary facilities and associated works.

**18. APPLICATION FOR PLANNING PERMISSION 90738/FUL/17 – COLE WATERHOUSE (TW) LTD – LAND ON TRAFFORD WHARF ROAD, BOUNDED BY WHARF END TO THE NORTH, BT EXCHANGE BUILDING TO THE WEST AND TRAFFORD WHARF ROAD TO THE SOUTH AND WEST, TRAFFORD PARK**

[Note: All Members of the Committee declared a Personal Interest in Application 90738/FUL/17, as the speaker against was known to them being a former employee of the Council.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing buildings, and construction of a mixed use development including two towers of 15 and 18 storeys, to provide 354 dwellings (C3), with 2 commercial units (A1, A2, A3, B1, D2 use), and associated car parking, access and landscaping works.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

**Planning and Development Management Committee**  
**10<sup>th</sup> August, 2017**

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RESOLVED: That Members are minded to grant planning permission for the development and that the determination of the application hereafter be deferred and delegated to the Head of Planning and Development as follows:-

- (i) To complete a suitable Legal Agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure:
  - A contribution of £500,000 to affordable housing
  - The implementation of the public realm works identified on drawing ExA\_1618\_PL\_100
  - Should the public realm works not be implemented, the balance of the cost of the works as identified on the applicant's email to the Council of 11/07/2017 to be transferred to an affordable housing contribution
  - A viability review of the scheme at a point to be agreed with the applicant and agreement that an appropriate contribution towards affordable housing and outdoor sports facilities provision will be made should the review conclude that developer profits will exceed 20%.
- (ii) To carry out minor drafting amendments to any planning condition.
- (iii) To have discretion to determine the application appropriately in the circumstances where a S106 Agreement has not been completed within three months of the resolution to grant planning permission.
- (iv) That upon the satisfactory completion of the above Legal Agreement planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

The meeting commenced at 6.32 pm and concluded at 8.29 pm.

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## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 14<sup>th</sup> SEPTEMBER 2017**

### **REPORT OF THE HEAD OF PLANNING AND DEVELOPMENT**

#### **APPLICATIONS FOR PERMISSION TO DEVELOP, ETC.**

##### **PURPOSE**

To consider applications for planning permission and related matters to be determined by the Committee.

##### **RECOMMENDATIONS**

As set out in the individual reports attached. Planning conditions referenced in reports are substantially in the form in which they will appear in the decision notice. Correction of typographical errors and minor drafting revisions which do not alter the thrust or purpose of the condition may take place before the decision notice is issued.

##### **FINANCIAL IMPLICATIONS**

None unless specified in an individual report.

##### **STAFFING IMPLICATIONS**

None unless specified in an individual report.

##### **PROPERTY IMPLICATIONS**

None unless specified in an individual report.

Further information from: Planning Services

Proper Officer for the purposes of the L.G.A. 1972, s.100D (Background papers):

Head of Planning and Development

Background Papers:

In preparing the reports on this agenda the following documents have been used:

1. The Trafford Local Plan: Core Strategy.
2. The GM Joint Waste Development Plan Document.
3. The GM Joint Minerals Development Plan Document.
4. The Revised Trafford Unitary Development Plan (2006).
5. Supplementary Planning Documents specifically referred to in the reports.
6. Government advice (National Planning Policy Framework, Circulars, practice guidance etc.).
7. The application file (as per the number at the head of each report).
8. The forms, plans, committee reports and decisions as appropriate for the historic applications specifically referred to in the reports.
9. Any additional information specifically referred to in each report.

These Background Documents are available for inspection at Planning Services, 1<sup>st</sup> Floor, Trafford Town Hall, Talbot Road, Stretford, Manchester M32 0TH.

**TRAFFORD BOROUGH COUNCIL**

**PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 14<sup>th</sup> September 2017**

**Report of the Head of Planning and Development**

**INDEX OF APPLICATIONS FOR PERMISSION TO DEVELOPMENT etc.  
PLACED ON THE AGENDA FOR DECISION BY THE COMMITTEE**

<b>Applications for Planning Permission</b>				
<b>Application</b>	<b>Site Address/Location of Development</b>	<b>Ward</b>	<b>Page</b>	<b>Recommendation</b>
<a href="#"><u>90568</u></a>	3 Harrop Road, Hale, WA15 9BU	Hale Central	1	Grant
<a href="#"><u>91906</u></a>	5A South Downs Road, Hale Barns, WA14 3HU	Hale Central	15	Grant



**WARD:** Hale Central

**90568/HHA/17**

**DEPARTURE: No**

**Erection of a part single/part 2 and a half storey rear extension with an attached garage following the demolition of the existing garage and rear extension. External alterations to the dwelling to include new lightwells, and new entrance steps.**

3 Harrop Road, Hale, WA15 9BU

**APPLICANT:** Mr & Mrs Ashby

**AGENT:** AUD Architects

**RECOMMENDATION: GRANT**

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**This application has been called in by Councillor Alan Mitchell on the grounds of impact to residential amenity and impact upon the character and appearance of South Hale Conservation Area**

### **SITE**

The application property is located on the north west side of Harrop Road, Hale. This lies within Character Zone B of South Hale Conservation Area which is characterised by residential properties of relatively low density. The surrounding area comprises Victorian or Edwardian residential properties, and examples of inter-war and modern infilling. The properties are generally set back from the road with long front gardens set in spacious grounds of semi-mature/mature planting, with frontages predominantly defined by low stone walls and planting behind.

The application dwelling is a detached Victorian dwelling, comprising Cheshire common brick, with brick quoin detailing to the windows and corners, and brick string courses to the dwelling's elevations. The building has a two storey feature bay window to its south west corner sited at a 45 degree angle to the property, with a planted timber gable to the top, and the rear of the property is more utilitarian in character. The dwelling is two storey with a front and rear dormer to accommodate habitable rooms in the roof.

The application dwelling is set back between 12m and 14m from the highway, with a low stone wall and planting defining the front boundary. The dwelling has a hard surfaced driveway leading up to a flat roof detached garage, located to the side and rear of the dwelling, with soft landscaping to the frontage.

The immediate context contains properties that display characteristics that are typical of the conservation area. The property is not listed however it is located within close proximity to the Grade II listed St Peter's Church, located to the west of the application site.

## **PROPOSAL**

Planning permission is sought for the erection of a part single storey rear, part two and a half storey rear extension, and a single storey glazed link to a replacement garage following the demolition of the existing garage and rear single storey structure. External alterations are proposed including two new light wells to the front elevation, and new entrance steps to replace the existing entrance steps. An amendment to the hard and soft landscaping layout is proposed to the site frontage.

## **DEVELOPMENT PLAN**

**For the purposes of this application, the Development Plan in Trafford Comprises:**

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

## **PRINCIPAL RELEVANT CORE STRATEGY POLICIES**

L4 – Sustainable Transport and Accessibility

L7 – Design

R1 – Historic Environment

## **PROPOSALS MAP NOTATION**

Critical Drainage Area

South Hale Conservation Area.

## **PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS**

ENV 21 – 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.

## **NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)**

DCLG published the National Planning Practice Guidance on 6 March 2014, which replaced a number of practice guidance documents. The NPPG will be referred to as appropriate in the report.

## **OTHER RELEVANT LEGISLATION**

Planning (Listed Buildings and Conservation Areas) Act 1990

## **RELEVANT PLANNING HISTORY**

No planning history for the application property.

No. 5 Harrop Road –

H/71334 - Erection of two storey part rear extension following demolition of existing single storey rear morning room. Erection of single storey part rear extension, dormer window to rear and erection of new pitched roof to detached garage. External alterations to include double doors plus Juliette balcony to first floor rear elevation; roof light to rear, new window opening to ground floor south west elevation and installation of light-wells throughout. (amendment to planning approval H/69963)  
Approved with conditions - 02.07.2009

H/69963 - Erection of two storey part rear extension following demolition of existing single storey rear morning room. Erection of single storey part rear extension, dormer window to rear and erection of new pitched roof to detached garage. External alterations to include double doors plus Juliette balcony to first floor rear elevation; roof light to rear and new window opening to ground floor south west elevation  
Approved with conditions - 24/11/2008

H/62472 - Erection of a two storey rear extension incorporating ground floor side bay window, first floor rear french doors with railings and single storey rear extension following demolition of existing morning room. Erection of pitched roof to existing flat roofed detached double garage.  
Approved with conditions - 15/08/2005

## **APPLICANT'S SUBMISSION**

Heritage Statement

Bat Survey - A further bat survey was received by the LPA on 16.08.2017 – the contents of which are discussed in the Observations section of this report.

## **CONSULTATIONS**

GMEU – No objection. The main points of which are discussed in the Observations section.

## **REPRESENTATIONS**

5 letters of objection have been received from 5 Harrop Road, 6 Harrop Road and Melbreak, Belmont Road raising the following concerns:

- Loss of light and loss of amenity and enjoyment of three neighbouring windows/rooms integral to neighbouring property; a family room on the ground floor, the kitchen, and upstairs family bathroom.
- Detrimental impact upon the views currently enjoyed from the neighbouring property of St. Peters Church, which have been integral to enjoyment of the property since it was built more than 120 years ago.
- The proposed extension would affect the views currently enjoyed and replace it with brick walls at first floor level and the view of the side of a roof.
- The proposed development would increase the size of the property and extend the rear patio area, which would therefore then be overlooked by the neighbouring property.
- Loss of privacy due to additional windows overlooking neighbouring rear garden.
- Fundamentally alter the appearance of the property which forms part of a group of distinctive properties on Harrop Road which were built together and are of historic significance and interest.
- The proposal would fundamentally alter the character of the property, the size and scale is large and out of proportion with the property and out of keeping with neighbouring properties.
- The extension represents a significant increase in the size of the property, resulting in the dwelling being out of keeping with the neighbouring properties both in terms of size and height, to the detriment of the Conservation Area.
- The proposed development is higher and longer than other neighbouring rear extensions.
- The proposed development would not preserve the existing historic nature of the area.
- Whilst the replacement garage would enhance the frontage of the property; the scale and proportions of the rear extension are entirely out of character with the property and the surrounding properties.
- The proposed development would impact upon the view of the rear of the property and the surrounding properties enjoyed from the grounds of St Peter's Church, from Murieston Road and from Belmont Road.
- The proposed development would make the property incongruous with the surrounding properties
- The proposed development is likely to impinge upon a TPO oak tree

- Proposal relates to a three storey extension, which is out of keeping with the SHCA and neighbouring properties
- No reasonable basis has been set out for the development which is entirely inconsistent with the objectives of the SHCA

One letter of neutral comment from 1 Harrop Road, St Peter's Vicarage outlining:

- It is understood that there is a concern that the views of St Peter's Church currently enjoyed from neighbouring properties would be obscured by the height of this proposed development. If Officers of the Council would like to visit St Peter's Churchyard, the Churchyard is open and accessible to members of the public.

An additional 10 day re-consultation period was carried out on 18.07.2017 on the basis of the amended scheme received by the Local Planning Authority on 12.07.2017

3 further letters of objection from 2 neighbouring properties at 5 Harrop Road and Melbreak have been received reiterating the above objections and noting that an application for tree works has been received for the site.

## **OBSERVATIONS**

### **Impact on heritage assets**

1. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay, "special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area" when determining planning applications.
2. The NPPF requires that when considering the impact of a proposed development on the significance of a designated or non-designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
3. Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 advises that "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall 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."
4. Policy R1 of the Core Strategy states that all new development must take account of surrounding building styles, landscapes and historic distinctiveness and that developers must demonstrate how their development will complement and enhance

existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets.

5. The South Hale Conservation Area (SHCA) Conservation Area Appraisal and Conservation Area Management Plan have identified the specific qualities that contribute to the special architectural or historic interest of the SHCA. It outlines that the Conservation Area derives its significance partly from its spacious layout, mature landscape and combination of natural and built form. It has many fine individual residences in a variety of architectural styles and from a variety of periods including Victorian, Edwardian and modern. There is a high level of architectural integrity and detail and houses are set in generous gardens, which are characterised by a variety of mature trees and shrubs. The low proportion of the gardens given over to hard standing and the space around the properties give the area its characteristic spaciousness. The application site lies within the predominantly residential Character Zone B, which does not contain one dominant architectural style. However the respective site is one of four distinctive detached Victorian dwellings of high architectural quality and character, which make a strong positive contribution to the prevailing Conservation Area due to their architectural detailing, materials and positioning within a large plot.
6. The principle of a two storey rear and single storey rear extension to a dwelling within the conservation area is acceptable subject to appropriate scale, design and materials and the proposal not adversely affecting the historic significance and locally distinctive character of the application building or the surrounding conservation area. The application dwelling is identified as positively contributing to the character and appearance of the conservation area within the SHCA Conservation Area Appraisal, and it exemplifies architectural features that are typical of the area.
7. The amended submission has reduced the scale of the proposed two storey rear gable as its width has been reduced from 5.6m to 4.8m, and its height has been reduced from 9.7m to 9.3m tall. The scale of the resultant gable is considered to be proportionate in relation to the width of the original dwelling and the proportions of the rear gable align with the proportions and detailing of the original rear elevation. The amended gable is subservient, not more than half the width of the dwelling, substantially set down from the ridge and not considered to dominate or appear out of scale with the rear elevation.
8. The proposed glazing treatment to the ground floor of the gable has been centralised and, whilst contemporary in appearance, has been designed to reflect the raised internal ground level and tall proportions of the existing windows in the property. The articulation of the glazing and 1.2m deep projecting bay is considered reflective of the features throughout the Conservation Area and an appropriate treatment to the rear elevation.

9. The proposed two and half storey projection has been reduced to 5m approximately from 6.2m. It is considered that the proposed projection of 5m is an acceptable projection in relation to the approximate 8m deep original dwelling and would not appear disproportionate to the scale of the original dwelling. The amended scheme is reflective of the scale and projection of neighbouring two storey rear extensions at No.5 and 7 Harrop Road. As such, a projection of 5m would not be considered to be disproportionate to the scale of the host dwelling or excessively large in relation to the context. In 2008 planning permission ref, H/69963 was granted for a two storey rear extension at No. 5 Harrop Road measuring 4.9m, which can be given some weight in the consideration of this application. The proposed scale and design of the single storey projection at 4.5m, with a monopitch roof, is considered acceptable in relation to the depth of the original dwelling and appropriately designed to complement the more utilitarian rear elevation of the property.
10. The proposed materials and detailing would match the existing house with matching brick, brick courses, arched brick window heads, and matching clay tiles. The proposed bi-folding doors would be powder coated metal to match windows on the main dwelling, which is considered appropriate to the rear elevation of the property. The proposed 1.2m deep ground floor window is considered reflective of broader detailing with a projecting bay window. It is acknowledged that the extension would have a strong visual impact upon the rear elevation, however alterations to the rear are not precluded by the SHCA Conservation Area Management Plan.
11. It is acknowledged that the rear elevation is visible to properties to the rear and within a public viewpoint of the conservation area however the scale and specific design of the proposal is considered proportionate and complementary to the detailing and proportions of the original dwelling and neighbouring extended dwellings.
12. The proposed loss of the existing flat roof garage which is a later addition to the property would be considered beneficial to the character of the conservation area. The garage has been reduced in width in the amended proposal from 5.2m to 4.5m and from 2.7m and 4.8m at eaves and ridge respectively to 2.4m and 4.5m to satisfactorily reflect a domestic scale. The roof pitch has been amended to match the parent roof and the vertical panelled door is considered more sympathetic to the prevailing historic character.
13. The proposal involves the introduction of a link between the proposed replacement garage and the single storey rear extension. The proposed glazed link measures 2.3m wide and 2.4m tall. An important feature identified within the SHCA appraisal is the spacious character throughout the conservation area and the views afforded between properties to greenery beyond which contributes to this prevailing character. The applicant's agent has submitted supporting information to outline that the link is for security purposes and to demonstrate that the resultant gap between the dwelling and the replacement garage would be greater than the existing circumstance increasing from 0.45m to 2.3m as viewed from the frontage. The

applicant's agent outlines that this allows for an increased visual aperture. The erection of a glazed link in this location would visually maintain the historic relationship of the garage being visually separate to the main dwelling, as a lightweight glazed link allows the garage to appear visually distinct. It is acknowledged that a 2m fence could be erected in this location without permission being required and as such the erection of the 2.4m tall glazed link would be considered to be no more harmful than the erection of a 2m tall fence. The proposed link would be considered to satisfactorily preserve the spaciousness of the area and afford views of greenery within the site.

14. The proposal involves landscaping works to the front to reduce the gradient and alter the layout of hard surfacing. The proposed extent of hard surfacing would not be increased and there would be a minimal alteration to the extent of hard surfacing visible to the front of the property with no alteration to extent of planting along the front boundary. As such, this would not be considered to have a significant impact upon the character of the Conservation Area.
15. The scheme includes the introduction of a new light well to the bottom of the corner gable and a light well inserted into an existing basement window opening to the front elevation that would be enclosed by railings, which is considered appropriate to the historic character of the dwelling and surrounding area. The replacement of the front steps is acceptable and would not be harmful to the appearance of the dwelling subject to appropriate materials, which would be controlled by condition.
16. It is considered that the proposal would not harm the historic significance of this group of Victorian dwellings located at the end of Harrop Road. The predominant architectural appearance of the main dwelling would not be fundamentally altered from Harrop Road. The proposed rear extensions, whilst visible to the public realm and within the setting of a listed building, are proportionate and appropriate to the scale and character of the host dwelling. The proposed replacement garage is beneficial to the prevailing character and the glazed link would be considered to have a neutral impact by virtue of its lightweight single storey nature preserving the prevailing spaciousness and visual distinction between house and garage. There is no harm caused by the proposal to the significance of the SHCA or the host dwelling as a positive contributor within the SHCA.

#### Impact on the setting of the listed building

17. The amended scheme is considered an appropriate response to the setting of the adjacent Grade II listed St Peters Church. The proposal equates to a proportionate house extension in appropriate materials and styling, which would have a neutral impact upon the setting of the listed building. Whilst the proposal would be visible within the setting of the listed building, the amended scale and design of the domestic extension would not harm the setting or significance of the historic character of the respective listed building



18. In arriving at this conclusion, considerable importance and weight has been given to the desirability of preserving the South Hale Conservation Area and the setting of the adjacent Grade II listed building.

### **Residential Amenity**

19. The proposal would comply with the required 10.5m to a neighbouring boundary due to the length of the rear garden and as such would not result in overlooking to the rear. Concerns have been raised with regard to potential overlooking due to the additional first floor windows in the rear elevation, however these windows would face the applicant's garden and would be at right angles to the boundaries with the neighbouring gardens and the resultant conventional relationship with neighbouring gardens would not be considered to result in an adverse overlooking impact. The proposed two and a half storey rear projection contains rooflights in both side roof planes, which would be sited a minimum of 1.7m above the internal floor level to mitigate any potential overlooking impact. The two and a half storey rear projection would also contain two first floor windows facing the boundary with No.1 Harrop Road, which would not result in an adverse overlooking impact due to the separation distance achieved to the shared boundary being significantly in excess of 10.5m at approximately 13m.

20. Objections have been raised with regard to the loss of the view of St.Peters Church however the planning process does not safeguard private views and as such this could not be a reason for refusal.

21. Objections have been raised with regard to loss of light and enjoyment of side windows in the neighbouring property at No.5 Harrop Road. This property has a bathroom window at first floor, a secondary kitchen window at ground floor and the only source of a light to a family room at ground floor. It is acknowledged that the proposal would site a two storey flank wall within approximately 13m of these windows, however, given that only one of the windows is a principal main habitable room window and this is positioned on a side elevation rather than the main orientation of the dwelling this separation distance would be considered sufficient to mitigate any overbearing or visually intrusive impact to these windows, combined with the existing 3-4m tall planting along the shared boundary. The proposal would therefore be considered to not result in an overbearing or visually intrusive impact to the neighbouring dwelling.

22. The proposal would comply with SPD4 in terms of the relationship to No.5 Harrop Road and No.1 Harrop Road and there would be no undue loss of light to the rear elevations of No.s 1 and 5 Harrop Road.

23. There are no habitable room windows in the side elevation of No.1 Harrop Road. This neighbouring property has a single storey rear structure that serves a utility/kitchen area which has no windows to the rear elevation. Therefore the proposed replacement garage would not adversely impact upon the neighbouring property.

## **Highway Matters**

24. The proposal would result in a five bedroom dwelling, which would require the provision of three parking spaces. The proposal provides a garage and sufficient parking on the driveway in front of the garage to accommodate three parking spaces within the curtilage of the site. The parking provision allows for vehicles to enter and exit the site in a forward gear, which is considered beneficial due to the parking congestion along this section of Harrop Road.

## **Trees within the Conservation Area**

25. The site is not the subject of a TPO but the trees within the vicinity are protected by the status of the South Hale Conservation Area. Concerns have been raised by the neighbouring occupier with regard to the potential impact upon the large oak tree within the curtilage of 5 Harrop Road within close proximity to the boundary. It is considered that subject to the submission of a special foundation design, that there would be no adverse impact to the oak tree on the neighbouring site. It is therefore recommended that a tree protection scheme and a foundation scheme are conditioned to be submitted prior to works beginning to safeguard the adjacent oak tree and all trees within the site. A neighbouring letter in the latest round of objection referred to the submission of an application for tree works on the site however that tree works application was determined in December 2016 prior to the submission and consideration of this planning application.

## **Protected species**

26. A preliminary bat survey was undertaken at the application property in January 2017 when the building was found to have some bat roosting features and further survey work was recommended. A second bat survey was carried out at the property in August 2017 which found that no bats were found to be roosting within the building on site. The GMEU has no objection and commented that as no bats or signs of bats were found during the preliminary survey, and that no bats were seen to emerge or re-enter the house on any of the dusk/dawn surveys, no further surveys are therefore considered necessary at this time and work can proceed with a low risk to roosting bats.

27. The building has potential to support nesting birds and therefore the GMEU recommend that works should be completed outside of the breeding bird season (which runs from March to August inclusive). Where this is not feasible, a breeding bird nest check should be undertaken up to 48 hours prior to works starting on site and if breeding birds are present the works would have to be delayed. A condition is recommended to safeguard this.

## **CONCLUSION**

28. In the consideration of this application, special attention has been paid to the desirability of preserving or enhancing the character of a conservation area and to the setting of the nearby listed building. It is not considered that harm would arise to any affected heritage asset from these proposals.
29. The proposed scheme is considered acceptable in terms of design and visual amenity, residential amenity and highway safety and would comply with Policies L4, L7 and R1 of the Trafford Core Strategy and guidance in the NPPF. As such it is recommended that planning permission should be granted, subject to conditions.

## **RECOMMENDATION**

**GRANT** subject to the following conditions:-

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 10139\_P03 Rev G, 10139\_P04 Rev G, and 10139\_P05 Rev G received by the Local Planning Authority on 12<sup>th</sup> July 2017 and number 10139\_P06 C received by the Local Planning Authority on 16<sup>th</sup> August 2017 and the submitted location plan.

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

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building (including details of rainwater goods and joinery details for windows and doors] have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policies L7 and R1 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

4. (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.  
(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.  
(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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

5. No development shall take place until details of special foundations, to be installed to an engineer- designed specification adjacent to the oak tree sited within the curtilage of No. 5 Harrop Road, and accompanying method statement, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: In order to ensure the wellbeing of trees on and adjacent to the site having regard to the amenity of the area and Policies L2, L7, R1 and R2 of the Trafford Core Strategy.

6. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

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

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

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) no window or other opening shall be formed in the north east elevation (facing No. 5 Harrop Road) of the extension hereby permitted unless a further permission has first been granted on application to the Local Planning Authority.

Reason: To ensure satisfactory level of privacy between properties, having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the National Planning Policy Framework.

9. Notwithstanding the submitted details, upon first installation, the three rooflights in the single storey rear extension and the two rooflights in the two storey rear projection shall be 'conservation style' and recessed below the plane of the roof tiles so that their upper level is flush with the roofplane and shall be retained as such thereafter.

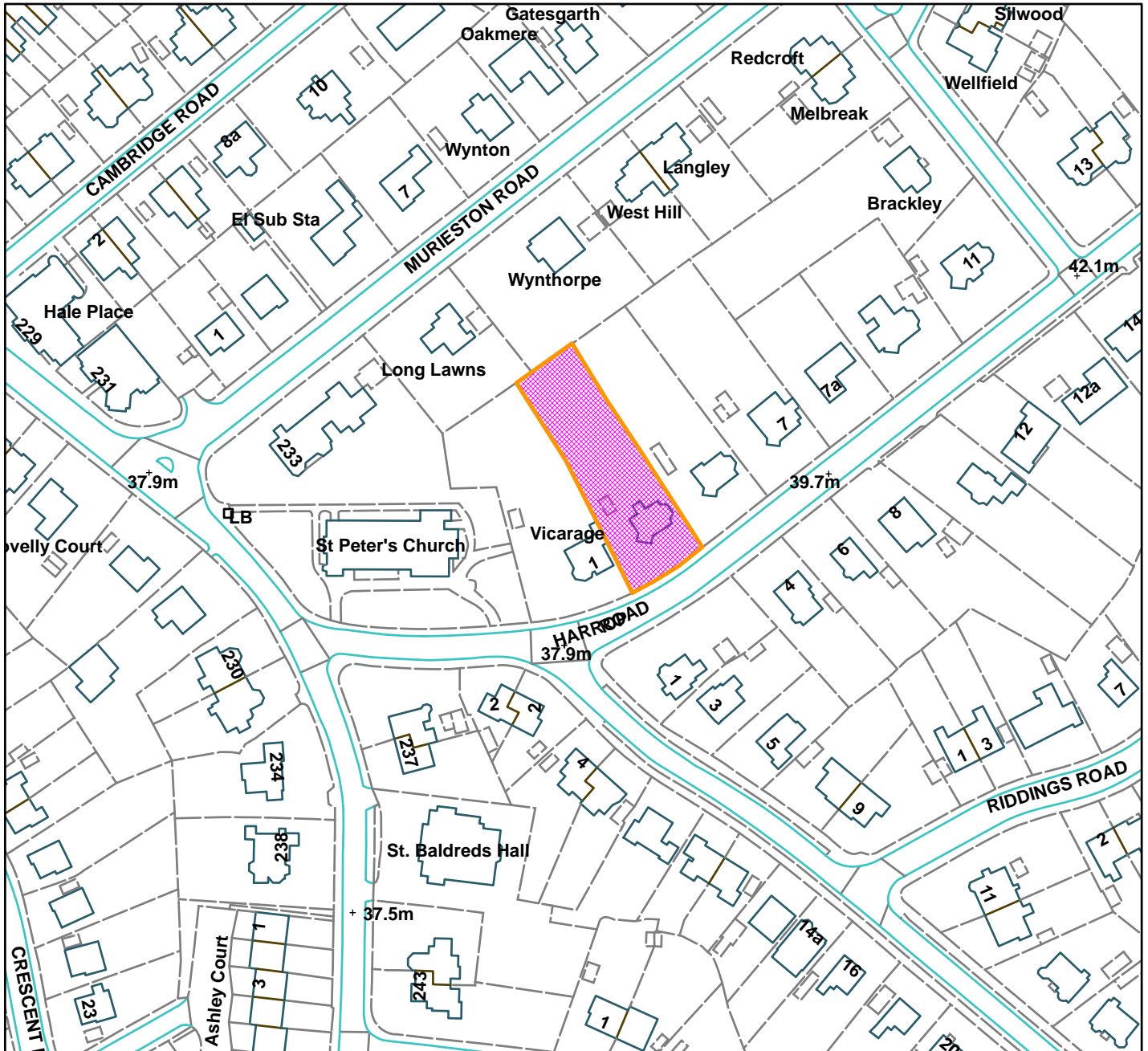
Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policies L7 and R1 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

RW

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3 Harrop Road, Hale (site hatched on plan)



Scale: 1:1,750

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 14/09/2017
Date	04/09/2017
MSA Number	100023172 (2012)

**WARD:** Hale Central

**91906/HHA/17**

**DEPARTURE: NO**

**Erection of a part single/part two storey rear extension and a first floor side extension.**

5A South Downs Road, Hale Barns, Altrincham, WA14 3HU

**APPLICANT:** Dr And Mrs P Haddad

**AGENT:** Mr David Ormesher, Holborow & Ormesher

**RECOMMENDATION: GRANT SUBJECT TO CONDITIONS**

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**The application has been reported to the Planning and Development Management Committee as the applicant is a serving councillor for Trafford Council.**

**SITE**

The application site relates to a two storey detached dwelling sited to the western side of South Downs Road, a short distance south of its junction with South Downs Drive. The dwellinghouse is set well back from the public highway, in line with the neighbouring dwellinghouse at number 3a but set back from the position of the neighbouring dwellinghouse at number 5 and the general building line along the western side of South Downs Road. The dwellinghouse has an existing single storey front, side and rear extension. The application site is set within a predominantly residential area and within the Ashley Heath Conservation Area.

**PROPOSAL**

Planning permission is sought for the erection of a part single and part two storey rear extension, as well as for a first floor side extension. New windows would be created in the front, rear and north side elevations.

This application effectively follows withdrawn application 88549/HHA/16. The scheme is similar with the notable omission of a proposed balcony area, in line with advice given at that time.

The first floor side extension would be positioned above the existing single storey side extension with a width to match, with a front elevation, eaves height, ridge height and roof pitch to match those of the existing main dwellinghouse.

The proposed two storey rear element will effectively form a rear-facing gable and will not project to the side of the existing first floor south side elevation of the main dwellinghouse

The proposed single storey rear element will be positioned to the side and rear of the proposed two storey rear element, joining up with the existing single storey side and rear extension and the rear of the proposed first floor side extension, with a part hipped, part lean-to roof above. The proposed external materials and finishes will be to match those of the existing dwellinghouse.

Amended plans were submitted at the request of the case officer to clarify the design and position of part of the proposed single storey roof.

The additional floorspace of the proposed development would be approximately 65m<sup>2</sup>.

## **DEVELOPMENT PLAN**

**For the purposes of this application, the Development Plan in Trafford Comprises:**

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

## **PRINCIPAL RELEVANT CORE STRATEGY POLICIES**

L4 – Sustainable Transport and Accessibility

L7 – Design

R1 – Historic Environment

## **PROPOSALS MAP NOTATION**

Ashley Heath Conservation Area

## **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.

## **NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)**

DCLG published the National Planning Practice Guidance on 6 March 2014, which replaced a number of practice guidance documents. The NPPG will be referred to as appropriate in the report.



## **OTHER RELEVANT LEGISLATION**

Planning (Listed Buildings and Conservation Areas) Act 1990.

## **RELEVANT PLANNING HISTORY**

88549/HHA/16: Erection of a part single/part two storey rear extension with a balcony and a first floor side extension. Withdrawn on 01<sup>st</sup> August 2016.

H/58412: Erection of first floor side extension and rear balcony. Approved with conditions on 09<sup>th</sup> March 2004.

## **CONSULTATIONS**

None

## **REPRESENTATIONS**

The adjoining properties were notified by letter on 27<sup>th</sup> July 2017 and again on 23<sup>rd</sup> August 2017, with a site notice displayed adjacent to the site on the same dates, and were advised that comments had to be received by 17<sup>th</sup> August 2017 and 02<sup>nd</sup> September 2017 respectively.

Four objections were received, one each from 1 South Downs Drive, 3A South Downs Drive, 1 Glentwood and one with no address provided:

- It is noted that the plans do not show a balcony but the description of development does – a balcony would have an objectionable impact on privacy and on the conservation area.
- The proposed side extension will damage neighbour amenity with respect to the space and privacy between the adjacent sites. It would be overshadowing and overbearing.
- More detailed and better drawings are needed to visualise what the proposed extension will look like.
- The rear elevation plans do not clearly show the proposed rear roof form.
- Any materials used should complement the character of the conservation area.

Following the further consultation, the occupier of 1 Glentwood has written to state that their concerns related to the balcony originally included in the application description and that, as it has now been clarified that no balcony is proposed, their original objection can be withdrawn.

A further representation has also been received from the objectors who did not provide an address stating that as the application no longer refers to a balcony and states that materials are to match the existing, they also withdraw their objection (although it is noted that there are mature trees within felling distance (contrary to the application form).

## **OBSERVATIONS**

### **PRINCIPLE OF DEVELOPMENT**

1. The principle of extending a residential property is acceptable subject to the proposal not being harmful to the character and appearance of the dwelling, to residential amenity and highway safety, and not being detrimental to the character and appearance of the Ashley Heath Conservation Area.
2. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay, *“special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area”* in the determination of planning applications.
3. The NPPF is also a significant material consideration. Paragraph 132 states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”*
4. Paragraph 58 of the NPPF states that *“The Government attaches great importance to the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”*. Paragraph 64 states that *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”*.
5. Furthermore Policy R1 of the TBC Core Strategy advises that Trafford’s historic environment makes a major contribution to the attractiveness and local distinctiveness of the Borough. Heritage assets are buildings, monuments, sites, or landscapes of historic, archaeological, architectural or artistic interest whether designated or not. The significance, character, and appearance of these heritage assets are qualities that will be protected, maintained and enhanced. Furthermore, developments within the historic environment should preserve or enhance the character and appearance of these areas.
6. Policy L7 of the Trafford Core Strategy states that *“In relation to matters of design, development must:*

*Be appropriate in its context;*

*Make best use of opportunities to improve the character and quality of an area;*

*Enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works, boundary treatment; and,*

*Make appropriate provision for open space, where appropriate, in accordance with Policy R5 of this Plan”.*

7. Paragraph 3.1.1 of SPD4 states that side extensions should be appropriately scaled, designed and sited so as to ensure that they do not appear unacceptably prominent, erode the sense of spaciousness within an area and detract from the character of the dwelling.
8. In addition, paragraph 58 of the NPPF states that *“The Government attaches great importance to the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.*

## **DESIGN AND APPEARANCE**

### Side and Rear Extensions

9. The Councils SPD4 A guide for Designing House Extensions and Alterations, within paragraph 3.1.2 states: *“two storey side extensions or first floor additions should always seek to retain at least 1 metre from the side boundaries to retain the impression of space to the side of the dwelling. This is particularly important within a row of closely spaced detached or semi-detached houses.”*
10. The proposed development will be largely screened from public view by virtue of the position of the dwellinghouse set back at least 25m from the public highway and also the significant level of screening provided by the front and side boundary walls, vegetation and trees.
11. Where the development will be visible from the public highway it will be in terms of the proposed first floor side extension which will effectively extend the existing roof form and front elevation of the main dwellinghouse to the side by 2.7m (and 2.5m at roof level) maintaining the existing gap to the side site boundary at ground floor level of at least 2m.
12. The guidance contained within SPD 4 also states that side extensions should not usually be flush with the front elevation. However, it is considered in this instance that the proposal would not appear overly dominant or out of keeping with the host

dwelling. The proposed roof form of the extension would reflect that of the original dwelling and provide visual balance to the dwellinghouse, and as such the side extension is considered to be appropriate and reflective of the character and appearance of the host dwelling without harm to the visual amenity of the streetscene.

13. The part two storey, part single storey rear extension will not be visible from the public realm. When viewed from the rear of the site and neighbouring sites, given its size and position relative to the original dwellinghouse with a maximum rear projection relative to the existing dwellinghouse of 2m at first floor level and 1.2m at ground floor level, as well as the roof forms which will be set lower than the existing main roof but with a pitched roof at first floor level to match the existing rear gable feature, the proposed development will appear visually subservient to and coherent with the character and appearance of the original dwellinghouse and surrounding area.
14. Whilst the neighbouring dwellinghouse at 3a South Downs Road is of a similar design and appearance to the original host dwellinghouse, given the significant separation from the public highway and boundary screening these two dwellinghouses have relatively little impact in the South Down Road street scene, thereby ensuring that there will be no harmful impact on the character of the streetscene in this respect.
15. The submitted application form states that the proposed external materials will be to match those of the existing dwellinghouse.
16. It is therefore considered that the proposed development seeks to reflect the character of the existing property and surrounding area in terms of design, materials and scale and street scene and would be acceptable in this respect in terms of Policy L7 of the Trafford Core Strategy and the Council's SPD4 guidelines.

## **IMPACT ON THE CHARACTER OF THE CONSERVATION AREA**

17. The Ashley Heath Conservation Area Appraisal (CAA) and Management Plan (CAMP) have identified the specific qualities that contribute to the special architectural or historic interest of the Ashley Heath Conservation Area. It outlines that the Conservation Area derives its significance partly from a high level of architectural detail, the significant intervening spaces between buildings, as well as the size, maturity and quality of many gardens and the plants and trees they contain.
18. With particular relevance to this application, the CAMP identifies that harmful development would include that which would significantly reduce the intervening space between the existing building and plot boundary, and extensions which would not respect the established architectural style of the house. Whilst the

proposed development would reduce the space between the dwellinghouse and side site boundary at first floor level, the retention of a minimum 2m gap to that side site boundary will ensure that a significant visual break still exists and thereby ensure that no significant reduction in the intervening space would result. The form and materials of the proposed first floor side extension will relate directly to the existing dwellinghouse, whilst the proposed rear extension will have a subservient built form and roof form with matching materials, thereby ensuring that the established architectural style of the house is respected.

19. The proposed development will not significantly reduce the existing garden space and does not include the removal or alteration of any trees or boundary features, thereby ensuring that the size, maturity and quality of the existing front and rear garden on site is retained.
20. It is therefore concluded that the proposed development would not harm the character or significance of the Ashley Heath Conservation Area. In arriving at this assessment, great weight has been given to the desirability of preserving the Ashley Heath Conservation Area.

## **RESIDENTIAL AMENITY**

21. Policy L7 of the Trafford Core Strategy states that *“In relation to matters of amenity protection, development must be compatible with the surrounding area; and not prejudice the amenity of the future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and/or disturbance, odour or in any other way”*.
22. Paragraph 3.1.1 of SPD4 states that side extensions should not adversely affect the amenities of neighbouring properties.

### Privacy and Overlooking

23. Paragraph 2.15.1 of SPD4 states that windows in close proximity to a neighbouring boundary are likely to lead to loss of privacy to a neighbouring house or garden. No habitable openings are to be introduced to the side elevation of the two-storey side extension facing towards number 3a. The proposed alteration to the ground floor windows facing towards the shared side site boundary with number 5 will be at least 12m from that site boundary, with the neighbouring dwellinghouse being entirely screened from any lines of sight by virtue of the relative position of the main dwellinghouses on each site.
24. Paragraphs 2.15.2-3 of SPD4 state that extensions which would result in the windows of a habitable room (e.g. living room or bedroom) being sited less than 10.5m from the site boundary overlooking a neighbouring private garden area are not likely to be considered acceptable, unless there is adequate screening such as significant mature evergreen planting or intervening buildings and window to

window distances of 21m between principal elevations (habitable room windows in properties that are directly facing each other) will normally be acceptable as long as account is taken of the fact that the facing properties may need, in fairness, to be extended also. The window sited at first floor level to the rear elevation of the proposed two storey rear extension would serve a habitable room and would be separated from the rear site boundary by at least 10.5m, with any opposing dwellinghouse being at least 30m away. The proposed rear ground floor windows would also be at least 10.5m from the rear boundary. The proposed first floor front elevation window and other ground floor windows would have functionally equivalent lines of sight as those existing on site, with any lines of sight towards any third party site being largely screened by the existing boundary features.

25. As such, it is considered that the proposal meets the aims of the guidance set out in SPD4 and would not result in any significant overlooking or loss of privacy to the neighbouring properties.

#### Overbearing and Overshadowing

26. Paragraph 2.17.1 of SPD4 states that positioning an extension too close to a neighbouring boundary can result in an uncomfortable sense of enclosure for the neighbouring property. A large expanse of brickwork can be overbearing to the amenities of a neighbouring property. Windows and gardens of neighbouring properties will be protected from an undue overbearing impact. The maintenance of adequate separation distances may help to avoid overbearing relationships between properties.
27. The adjacent dwellinghouse at number 3a has a single story side and rear extension to match that of the host site, with no primary openings to habitable rooms facing towards this boundary and with the outlook from the ground floor side elevation window being towards the 2m+ high side boundary close boarded fence and vegetation. The adjacent dwellinghouse at number 5 is set significantly further forward than the host dwellinghouse, with all proposed development being screened by the existing host dwellinghouse.
28. The proposed rear extension will have a rear projection of of 2m at first floor level and 1.2m at ground floor level relative to the dwellinghouse at number 3a, with a separation from the side site boundary of at least 2.2m.
29. As such, it is considered that the proposal meets the aims of the guidance set out in SPD4 and would not result in any significant overbearing impact or visual intrusion to nearby properties.

#### **HIGHWAYS**

30. No additional bedrooms to the four existing will be created but a number of those existing will be expanded. It is considered that sufficient hardstanding exists to the

front of the property to accommodate at least four off-road parking spaces, thereby exceeding the guidelines set out in SPD3 and as such the proposal is acceptable in this respect.

## **CONCLUSION**

31. In assessing this application the Council has given considerable importance and weight to S72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 in reaching a decision, and has given special attention to the desirability of preserving or enhancing the character of a conservation area.
32. The proposed scheme is considered acceptable in terms of design and visual amenity, impact on the Conservation Area, residential amenity and highway safety and would comply with Policies L4, L7 and R1 of the Trafford Core Strategy and guidance in the NPPF. As such it is recommended that planning permission should be granted, subject to conditions.

## **RECOMMENDATION**

**GRANT** subject to the following conditions:-

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1661/16/03 rev B and Location Plan, received by the Local Planning Authority on 11<sup>th</sup> July 2017 and also 1661/16/02 rev C, received 18<sup>th</sup> August 2017 and the submitted Site Plan and Location Plan.

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

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building (including details of rainwater goods and joinery details for windows and doors] have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policies L7 and R1 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or replacing that Order), no balcony, Juliet balcony, terrace or similar amenity area shall be provided at first floor level within the extension hereby permitted, unless a further planning permission has previously been granted for such works.

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

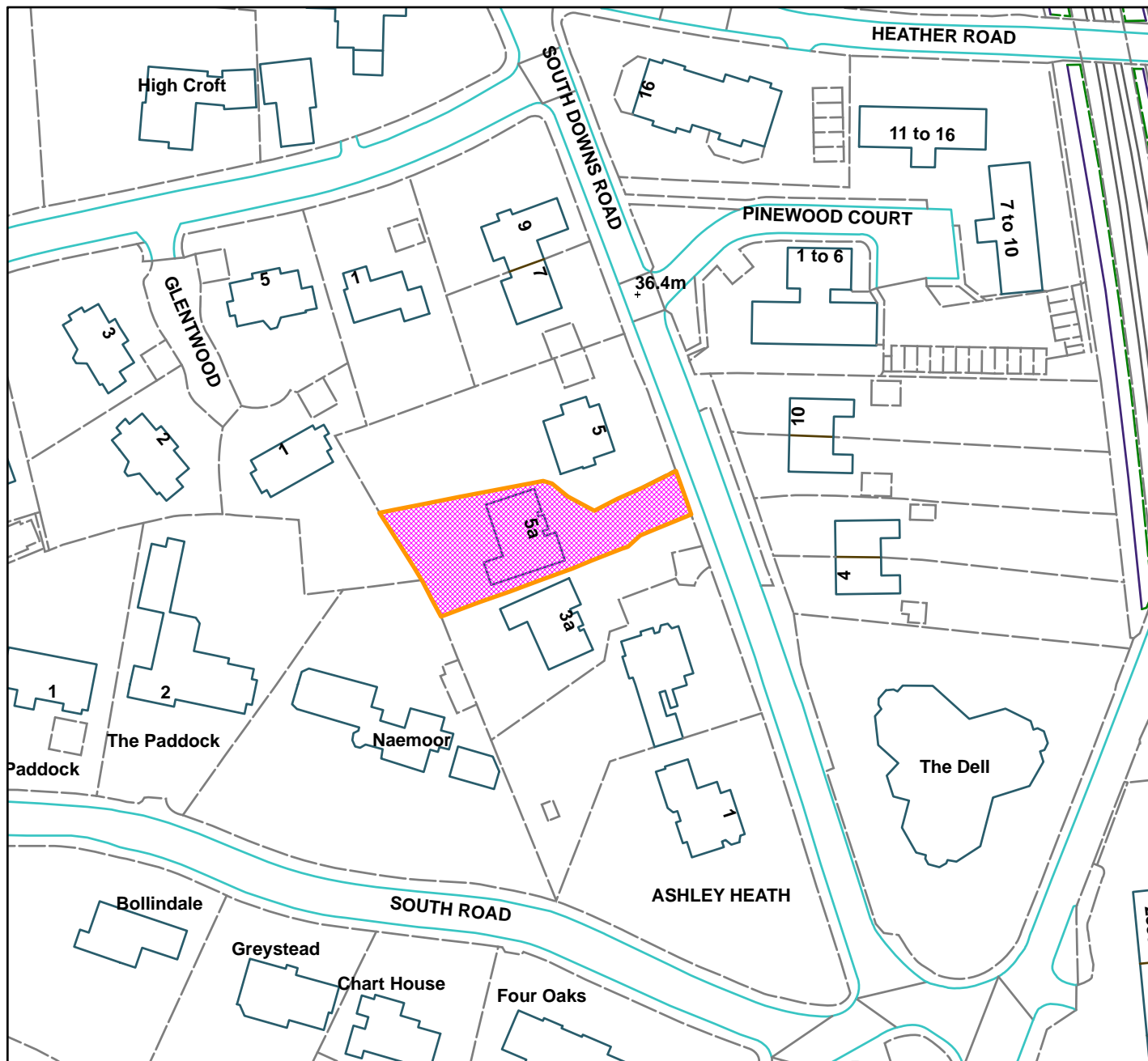
JPC

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5A South Downs Road, Hale Barns (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 14/09/2017
Date	04/09/2017
MSA Number	100023172 (2012)

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## TRAFFORD COUNCIL

**Report to:** Planning and Development Management Committee  
**Date:** 14 September 2017  
**Report for:** Decision  
**Report of:** Head of Planning and Development

### Report Title

**Warrener Street Site, Sale Moor: Planning and Development Brief**

### Summary

The purpose of this planning and development brief is to provide the planning and development framework to guide the redevelopment of the Warrener Street site in Sale Moor.

The brief has been informed by the Warrener Street Options and Feasibility Study undertaken in 2016/17 which was subject to consultation with the local community and approved by the Trafford Council Executive in July 2017.

### Recommendation

That the Planning and Development Management Committee adopt the Warrener Street, Sale Moor Planning and Development Brief for development management purposes.

### Contact person for access to background papers and further information:

Name: Rebecca Coley  
Extension: 0161 912 4788

#### **1.0 Introduction and Background**

- 1.1 This planning and development brief has been prepared by Trafford Council as an informal planning document that once approved will be a material consideration in the determination of all relevant applications for planning permission on the Warrener Street site.
- 1.2 In December 2015 the Leader of the Council rejected a proposal to dispose of the Council owned Warrener Street Car Park to Kirkland Developments Ltd for a proposed 1,615 sq.m foodstore. In June 2016 the Council commissioned an Options and Feasibility Study of the car park site, and adjoining third party land. The completed Study identified a preferred option for a mixed use scheme.
- 1.3 The preferred option of the Warrener Street Options and Feasibility Study was approved by the Trafford Council Executive in July 2017 and forms the Council's strategy to take forward the Warrener Street site.

## **2.0 The Warrener Street Site**

2.1 The Trafford Council owned Warrener Street Car Park site is situated at the western end of the District Centre, bound by Warrener Street to the west which forms the current access to the site; a residential dwelling (26a Marsland Road) and the Kingdom Hall of Jehovah's Witnesses to the south; the A6144 gyratory system to the east; and a car wash operated by IMO to the north.

2.2 The Warrener Street site is comprised of three separate plots:

- IMO Car Wash site (Plot 1)
- Warrener Street Car Park (Plot 2)
- 26a Marsland Road (Plot 3)

2.3 The vision for the Warrener Street site is:

*“To deliver new development that makes a positive contribution to Sale Moor District Centre and supports the aspirations of the local community”*

## **3.0 Planning Policy Context**

3.1 The full planning policy context for the Warrener Street site is set out in part 3.0 of the Planning and Development Brief.

3.2 Of particular relevance to the Warrener Street site, Sale Moor is identified as one of three District Centres within the Trafford Borough Hierarchy where “Policy W2: Town Centres & Retail” specifies there will be a focus on enhancing the local convenience retailing offer at an appropriate scale. In particular, there is an identified need to plan for a small to medium sized supermarket within Sale Moor District Centre. Place Objective SAO12 supports this policy and seeks to ensure the provision of adequate local retail provision in Sale Moor and Sale West.

3.3 On the 22nd July 2016 planning permission was granted for a mixed use development scheme (Ref: 87339/FUL/15) comprising:

- Retail food store - totalling 1,615 sq m (17,384 sq ft) Gross Internal Area (GIA) with a maximum sales area of 1,140 sq m (12,271 sq ft) and 91 car parking spaces
- Two semi-detached 3 bed residential properties - accessed off Warrener Street

## **4.0 Public Consultation**

4.1 The Warrener Street Options and Feasibility Study sought to determine the options which best serve local economic need whilst recognising local aspirations and concerns but recognising that development will need to be attractive to the market, viable and deliverable.

4.2 Four options were tested:

- Option 1 – Do nothing
- Option 2 – Approved Supermarket Scheme
- Option 3 – Residential only
- Option 4 – Mixed Use

4.3 The preferred option from the consultation was the revised Mixed Use Option (Option 4). This is very closely followed by Do Nothing (Option 1), although there was recognition that this does not bring any additional benefits to the District Centre and would likely only delay a future development decision for the site.

## 5.0 Development Principles

5.1 The development principles which future proposals should accord with is set out in the Planning and Development Brief.

5.2 The preferred option for the site is illustrated in Figure 1 below. It incorporates:

- A new convenience food store (c.5,000 sq ft)
- 16 new homes (8 x 2 bed apartments and 8 x 3 bed semi-detached)
- 50 public car parking spaces (plus staff and resident parking).

**Figure 1: Preferred Option – Mixed Use**



## 6.0 Recommendations

6.1 That the Planning and Development Management Committee adopts the Warrener Street Planning and Development Brief for development management purposes and thus as a material consideration in the determination of all relevant applications for planning permission on this site.

### Background Papers

None

**APPENDIX 1**

**Warrener Street, Sale Moor  
Planning and Development Brief**

# Warrener Street, Sale Moor

## Planning and Development Brief

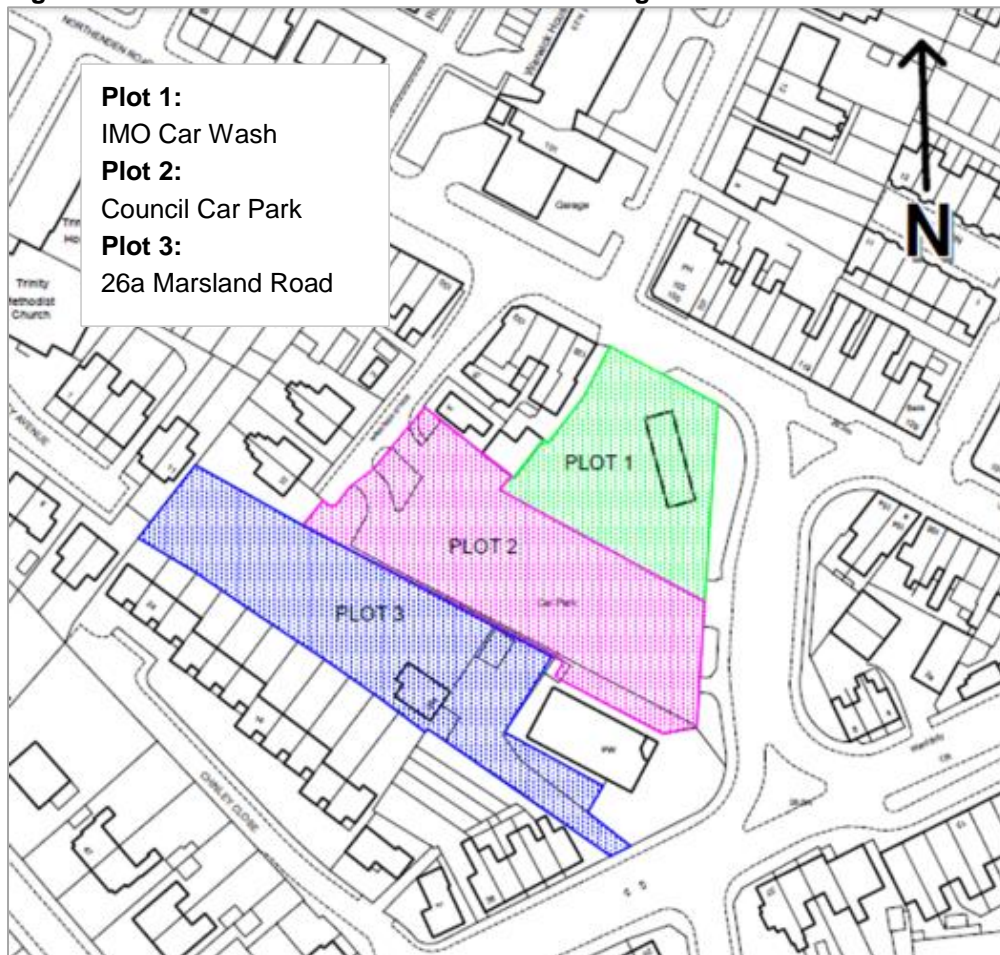
### 1.0 Introduction

- 1.1 The purpose of this planning and development brief is to provide the planning and development framework to guide the redevelopment of the Warrener Street site in Sale Moor.
- 1.2 This planning and development brief has been prepared by Trafford Council as an informal planning document that once approved will be a material consideration in the determination of all relevant applications for planning permission on this site.
- 1.3 The brief has been informed by the Warrener Street Options and Feasibility Study undertaken in 2016/17 which was subject to consultation with the local community and approved by the Trafford Council Executive in July 2017.

### The Warrener Street Site

- 1.4 The Warrener Street Site is located within Sale Moor District Centre, Trafford. The District Centre is situated at the crossroads of the A6144 linking Sale to Junction 6 of the M60 and the B5166 between Sale and Northenden. Sale Metrolink is approximately 1km (0.6 miles) to the west and the M60 orbital motorway the same distance to the north. The area surrounding the centre is predominantly suburban in nature but is well served by attractive green and open spaces at Moor Nook Park, Worthington Park and Walkden Gardens.
- 1.5 Whilst Sale Moor's positioning makes it a busy district centre, many are passing through to destinations beyond including Sale, the M60 and M56, meaning that the primary draw of the centre itself is fairly limited to its surrounding local population.
- 1.6 The Trafford Council owned Warrener Street Car Park site is situated at the western end of the District Centre, bound by Warrener Street to the west which forms the current access to the site; a residential dwelling (26a Marsland Road) and the Kingdom Hall of Jehovah's Witnesses to the south; the A6144 gyratory system to the east; and a car wash operated by IMO to the north.
- 1.7 The Warrener Street site is comprised of three separate plots:
  - IMO Car Wash site (Plot 1)
  - Warrener Street Car Park (Plot 2)
  - 26a Marsland Road (Plot 3)

**Figure 1 The Warrener Street Site and Surrounding Plots**



Source: Trafford Council



## 2.0 Vision and Objectives

- 2.1 The Warrener Street Car Park site and its adjoining plots together form an important gateway to Sale Moor District Centre, creating an opportunity to enhance perceptions and attract more people to stop, dwell and spend locally.
- 2.2 Over the last 16 years, the Warrener Street site has been subject to a number of planning applications for retail development by Kirkland Developments Ltd. However, these proposals have been met by strong local opposition.

### Vision

- 2.3 The vision for the Warrener Street site is:

*“To deliver new development that makes a positive contribution to Sale Moor District Centre and supports the aspirations of the local community”*

### Objectives

- 2.4 The objectives for the Warrener Street site are to deliver development on the site that:
  - is developable, viable and attractive to the market;
  - supports the vibrancy and vitality of Sale Moor District Centre;
  - recognises local aspirations;
  - develops an improved gateway into Sale Moor District Centre;
  - supports local economic need; and
  - minimises any negative impacts on the highway network and supports improved pedestrian safety.

## 3.0 Planning Policy Context

### Trafford Core Strategy

- 3.1 The Trafford Core Strategy, adopted in January 2012, sets out the strategic planning framework to guide future development across the Borough over the plan period to 2026.
- 3.2 Of particular relevance to the Warrener Street site, Sale Moor is identified as one of three District Centres within the Trafford Borough Hierarchy where “Policy W2: Town Centres & Retail” specifies there will be a focus on enhancing the local convenience retailing offer at an appropriate scale. In particular, there is an identified need to plan for a small to medium sized supermarket within Sale Moor District Centre. Place Objective SAO12 supports this policy and seeks to ensure the provision of adequate local retail provision in Sale Moor and Sale West.
- 3.3 The Core Strategy identifies that parts of Sale Moor suffer from relatively high levels of deprivation and as such it is identified as an ‘Other Regeneration Area’. “Policy L3 Regeneration and Reducing Inequalities” seeks to encourage developments that will address and reduce inequalities.
- 3.4 “Policy L4: Sustainable Transport and Accessibility” provides maximum levels of car parking to promote sustainable transport choices. Those relevant to the Warrener Street development options are as follows:
  - Food retail - 1 space per 15 sq metres (161.5 sq ft)
  - Non-food retail - 1 space per 21 sq metres (226 sq ft)
  - Residential - 1 bedroom unit requires 1 car parking space, 2/3 bedroom unit requires 2 car parking spaces, 4+ bedroom unit require 3 car parking spaces
- 3.5 The Draft Land Allocations Plan (Consultation Draft January 2014) identifies the Warrener Street site (Plot 2) and IMO car wash (Plot 1) falling within the Sale Moor District Centre (Policy DC1.2) where new development for town centre uses that consolidate and enhance the vitality and viability of the District Centre will be supported.

### Current Planning Consent

- 3.6 On the 22nd July 2016 planning permission was granted for a mixed use development scheme (Ref: 87339/FUL/15) comprising:
  - Retail food store - totalling 1,615 sq m (17,384 sq ft) Gross Internal Area (GIA) with a maximum sales area of 1,140 sq m (12,271 sq ft) and 91 car parking spaces
  - Two semi-detached 3 bed residential properties - accessed off Warrener Street
- 3.7 The consented development site extends to 0.64 hectares (1.58 acres) and incorporates the IMO car wash site to the east (Plot 1) and the residential property 26A Marsland Road (Plot 3) to the west, both of which would be demolished as part of the scheme.

## 4.0 Opportunities

- 4.1 An assessment of the main opportunities for the Warrener Street site i.e. retail and residential has been undertaken to help determine the market attractiveness, viability and deliverability of potential options from a developer, investor and occupier perspective.

### The Retail Potential

- 4.2 Over the last decade, the economic downturn and shifting socio-demographic and market trends, including the growth of car based out of town shopping and online retailing has resulted in a fundamentally changed and fragmented retail landscape. However, up until the Brexit vote, the national economic position was improving and consumer confidence remained positive, lifted by wage growth, low interest rates and near zero inflation. As a result retail sales volumes were growing and vacancy rates falling for key retail sectors including the discounters and out of town retailers, whilst secondary centres and convenience retailers have struggled.
- 4.3 As a District Centre, Sale Moor plays a complementary role to the Boroughs main town centres. As the smallest District Centre in the Borough in quantitative terms and given proximity to the larger centre of Sale, Sale Moor has a smaller catchment (with an estimated population of 11,500 people compared to 26,600 in Sale<sup>1</sup>). As such, it is characterised by a retail provision that focuses on predominantly local independent shops which are mainly used for small-scale top-up shopping to meet localised day to day needs. Several restaurants, takeaways and non-retail service outlets (e.g. hair salons) complement the retail offer.
- 4.4 The 2007 Trafford Retail and Leisure Study recommended that a small scale top-up convenience retailer such as Sainsbury's Local/Tesco Express would be appropriate for Sale Moor and would deliver a significant uplift in the quantitative and qualitative convenience retail offer to meet locally arising need. This finding informed Trafford's Core Strategy (adopted 2012); Policy W2: Town Centres & Retail which specifies a particular need for a small to medium sized supermarket in Sale Moor. This is reiterated in Place Objective SAO12: To ensure the provision of adequate local retail provision in Sale West and Sale Moor, which is part of Strategic Objective SO4: Revitalise Town Centres.
- 4.5 The Warrener Street site falls within the Sale Moor District Centre boundary. The main convenience offer is limited to a OneStop convenience store and a Bargain Booze. There are however numerous independent retailers including bakers, butchers and greengrocers making for an attractive district centre, there are considered to be some gaps in the offer in particular around the early evening economy.
- 4.6 The scale of Sale Moor, coupled with its close proximity to Sale and even the Regional Centre and the Trafford Centre, means that it will not be attractive to the larger chain multiple comparison goods retailers or food and drink operators who are increasingly focused on locations with a critical mass. Whilst Sale Moor should continue to be attractive to local independents, the rental levels such occupiers are

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<sup>1</sup> ONS Census 2011 based on Super Output Areas

willing to pay will be insufficient to support the high cost of developing new small local retail units and they would be considered too high risk for developer finance. Regardless, additional local retail units could be considered to represent a dilution of the existing offer.

- 4.7 In light of the arguments above, convenience food retailers and particularly the discounters, are one of the few sectors that are actively developing new space. Further, there is an identified need within the strategic policy context for a small to medium sized supermarket within Sale Moor. As such, convenience retail is likely to be one of the few deliverable new build retail uses at the Warrener Street site. Each of the food retailers have very specific and targeted property and locational requirements, and as one of the few sectors able to deliver are able to be selective as to how, when and where they chose to locate and compete within the market.

### The Residential Potential

- 4.8 A return to a stronger housing market in the UK is still being driven by London and the South East however recent demand growth is being affected by affordability whilst an undersupply of stock continues to underpin the market. The market remains cautious in more marginal locations such as the North West, where house price growth lags behind the national averages in all but the most attractive and affluent regional market areas such as Manchester and Cheshire.
- 4.9 Despite this the volume of sales is increasing and New Build Development is occurring where house builders are able to focus on profit rather than volume. Such areas are generally characterised by a significant catchment population and proximity to the region's economic drivers e.g. Manchester, Liverpool and Preston. Further, there is some evidence that pace of sales and therefore build rates are increasing. Whilst this trend has helped to increase the volume of completions nationally, they remain very low and identifying new ways of increasing housing numbers is becoming a political priority.
- 4.10 Trafford has ambitious housing growth goals that are outlined in the adopted Core Strategy. Policy L1 Land for New Homes seeks to deliver high quality housing which is affordable to all sectors of the local community and sets a target to deliver 12,210 units over the plan period to 2026. The target equates to 794 units per annum to 2015/16 and 760 units per annum to 2020/21. Gross completions have averaged 387 units per annum across Trafford since 2005/06, significantly below the established housing target (which has not been achieved since 2005/06 when development was driven by apartments on the edge of the Regional Centre) and has resulted in a backlog of housing supply required to meet anticipated demand.
- 4.11 The stock and tenure profile of Trafford suggests a largely suburban and affluent housing location, with 60% of stock being either detached or semi-detached and 70% being in owner occupation compared to 61% across Greater Manchester and 64% nationally. The three wards that make up Sale Moor (Sale Moor; Priory and Brooklands) have a similar pattern with 55% of stock being detached or semi-detached and the same rate of owner occupation as the wider Borough (70%). Such markets are generally attractive to housebuilders and occupiers.
- 4.12 Further, in the decade to the 2011 Census Trafford's population grew by 7.8%, higher than the regional average of 4.8%, and is anticipated to grow by a further

16% to 2037 compared to 13% across Greater Manchester and 8% across the North West. This growth, coupled with the identified shortfall in the delivery of new housing across the Borough suggests a future constriction of supply and increased demand for housing in Trafford.

- 4.13 Analysis undertaken indicates that the Warrener Street site in Sale Moor will be attractive to residential developers and occupiers alike, and could further contribute to the Borough's housing requirements. However, residential development at the site would not be without its challenges. Affordability is a key consideration when looking at demand for housing, and whilst the ONS Annual Survey of Hours and Earnings (ASHE) demonstrates above average median incomes in Trafford (£30,946 in 2015 compared to £25,721 regionally and £27,731 nationally), the high value of housing in parts of the Borough may exclude purchasers from larger family housing or from owner occupation altogether, potentially driving them to seek more affordable housing elsewhere, including outside of Trafford.
- 4.14 The relatively small scale of the Warrener Street site and its setting within the District Centre is most likely to lend itself to higher density apartment or town house dwellings.

## 5.0 Public Consultation

- 5.1 The Warrener Street Options and Feasibility Study sought to determine the options which best serve local economic need whilst recognising local aspirations and concerns but recognising that development will need to be attractive to the market, viable and deliverable.
- 5.2 The options tested through public consultation were:
- Option 1 – Do nothing
  - Option 2 – Approved Supermarket Scheme
  - Option 3 – Residential only
  - Option 4 – Mixed Use

### Stage 1 - Public Consultation

- 5.3 In light of the strength and scale of local interest in the future of the Warrener Street Car Park site, Trafford Council has engaged with local residents and businesses throughout the options and feasibility study to review the potential deliverable options.
- 5.4 A public drop-in session with local businesses and residents was undertaken on Tuesday 13th September 2016.
- 5.5 Having identified a series of potential and deliverable development options through the initial option testing, the purpose of the drop-in event was to consult with local residents and businesses in order to ascertain concerns and aspirations for Sale Moor and the future of the Warrener Street site, together with more specific views to 'test' each of the identified options with opinions sought on likes and dislikes of each (e.g. likes and dislikes of proposed uses, layout, design etc.).
- 5.6 A total of 63 people attended the Stage 1 consultation event. The initial public consultation event held in September 2016 did not identify a single preferred option for the site but did reveal the key aspirations and concerns of local people. In response to the feedback received, a number of new alternative development options were developed to better meet local objectives and presented at a second public consultation event in November 2016 which sought to review the new emerging deliverable development options for the Warrener Street site.

### Stage 2 Public Consultation

- 5.7 A second public drop-in session with local businesses and residents was undertaken on Tuesday 22nd November 2016.
- 5.8 The purpose of the drop-in event was to provide feedback to local residents and businesses on the findings of the Stage 1 public consultation in September and to 'test' each of the newly identified options which sought to respond to the aspirations and concerns previously raised.
- 5.9 A total of 69 people attended the Stage 2 consultation event. In summary, from the second public consultation event, the ranking of options was as follows:

- 1<sup>st</sup> - Mixed Use (Option 4) / Do Nothing (Option 1)
- 2<sup>nd</sup> - Leisure Led (inc. Café) (Option 5)
- 3<sup>rd</sup> - Revised Kirkland Scheme (Option 3)
- 4<sup>th</sup> - Approved Kirkland Scheme (Option 2)

### Outcome of the Consultations

- 5.10 Overall, taking into account both rankings and the number of positive and negative comments, the preferred option from the consultation was the revised Mixed Use Option (Option 4). This is very closely followed by Do Nothing (Option 1), although there was recognition that this does not bring any additional benefits to the District Centre and would likely only delay a future development decision for the site.

## 6.0 Development Principles

### Preferred Option

- 6.1 The full option testing incorporating the findings of the public consultation have identified a mixed use development as the 'preferred option' in that it best meets both the critical assessment criteria in terms of deliverability, viability and regenerative benefit to Sale Moor District Centre whilst supporting the aspirations of the majority of local residents and businesses consulted.
- 6.2 The preferred option for the site is illustrated in Figure 2 below. It incorporates:
- A new convenience food store (c.5,000 sq ft)
  - 16 new homes (8 x 2 bed apartments and 8 x 3 bed semi-detached)
  - 50 public car parking spaces (plus staff and resident parking).

**Figure 2: Preferred Option – Mixed Use**



### Scale Massing and Layout

- 6.3 The existing buildings in the vicinity of the site are generally two or three storeys and reflect the general form of development in Sale Moor District Centre and the adjoining residential communities. Any future development should reflect the scale and form of existing buildings to avoid dominating the streetscape in an undesirable way. It should be designed in such a way as to avoid one monolithic block of development. The scale of the development should be reduced where the site shares a common boundary with existing residential properties.
- 6.4 New development should have regard to the Council's Planning Guidelines on Residential Development relating to the minimum separation distances required between any new development and existing residential properties. A reduction in these separation distances will only be considered acceptable where it can be demonstrated that appropriate mitigation measures have been included as an



integral part of the development and do not affect its design quality.

- 6.5 In order to create a vibrant street scene there should be active frontages from the site onto the A6144 at the east of the site. All frontages should be well designed, using good quality materials and appropriate detailing. There should be sufficient provision for pedestrians to pass safely whilst allowing separation from the traffic. The extent of any private space around buildings should be clearly defined through the use of boundary treatments and landscaping. Private areas at ground level should be limited on the site frontage. Provision should be made for refuse storage, collection and other servicing without compromising design quality.

### Access, Highways and Car Parking

- 6.6 The development must clearly demonstrate its impact on congestion and traffic movements. Any major alterations to the public highway required to accommodate the scheme should be subject to a Section 278 agreement with the Local Highway Authority. Signage should be minimised and make maximum use of existing sign poles / lighting columns to reduce street clutter and ensure the safe and efficient use of the highway.
- 6.7 The Council's car parking standards will need to be taken into account when determining the level of car parking required. Depending on the mix of uses within the scheme there may be an opportunity to consider some flexibility on car parking provision for the site, particularly when there is an opportunity for sharing car parking spaces in use at different times of the day.

### Landscaping and Amenity Space

- 6.8 High quality landscaping is an essential element of the development of this site and the requirement for it to make a positive impact on Sale Moor District Centre. Where any residential properties are proposed, landscaped areas should serve to provide appropriate amenity space for residents of the development. Depending on the form of development amenity space can be increased through the use of balconies and other private outdoor areas.

### Lighting

- 6.9 Any new lighting should provide a level of illumination that creates a safe environment without an excessive amount of light pollution; particularly where development adjoins existing residential properties. Any application for new development should include details of a lighting scheme to demonstrate that nearby residential properties would not suffer from a loss of amenity and where required provide detail of mitigation measures.

### Noise

- 6.10 Any application for planning permission should be accompanied by an acoustic assessment demonstrating that that the occupiers of any new residential development and existing nearby residential properties would not suffer from excessive levels of noise and disturbance from vehicular movements, servicing of any commercial properties and the use of any external plant and machinery, such as air conditioning units or extractor flues.

## Annex 1: Indicative Preferred Option

