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TRAFFORD COUNCIL

AGENDA PAPERS FOR

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE MEETING

Date: Thursday, 10 May 2018

Time: 6.30 pm

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

AGENDA **ITEM**

1. **ATTENDANCES**

To note attendances, including Officers and any apologies for absence.

2. **MINUTES**

To receive and, if so determined, to approve as a correct record the Minutes of the meeting held on 12th April, 2018. 2

3. **ADDITIONAL INFORMATION REPORT**

To consider a report of the Head of Planning and Development, to be tabled at the meeting.

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

To consider the attached reports of the Head of Planning and Development. 4

5. **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), Dr. K. Barclay, D. Bunting, M. Cornes, N. Evans, T. Fishwick, E. Malik, B. Sharp, L. Walsh and J.A. Wright

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

Michelle Cody, Democratic & Scrutiny Officer
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This agenda was issued on **1st May, 2018** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

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PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

12th APRIL, 2018

PRESENT:

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

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – Major Projects (Mr. D. Pearson),
Senior Planning and Development Officer (Ms. B. Brown),
Planning and Development Officer (Mr. B. Bechka),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors S.K. Anstee, Butt, Mitchell and Mrs. Young.

63. **MINUTES**

RESOLVED: That the Minutes of the meeting held on 8th March, 2018, be approved as a correct record and signed by the Chairman.

64. **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.

65. **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

Application No., Name of Applicant, Address or Site	Description
93334/HHA/18 – Professor Yang Zhang – 144 Broad Road, Sale.	Erection of a two storey side extension and associated external alterations.
93723/HHA/18 – Mr. & Mrs. Davies – 46 Cumberland Road, Urmston.	Erection of a single storey front extension.

(b) Permission refused for the reasons now determined

Application No., Name of Applicant, Address or Site	Description
92767/FUL/17 – Octopus Healthcare – Great Heys, 74 Bankhall Lane, Hale Barns.	Demolition of existing dwelling and redevelopment of site to provide a new 72 bedroom care home (Use Class C2) together with associated access, car parking and landscaping.

[Note: Councillor Sharp declared a Personal Interest in Application 92767/FUL/17, being a Ward Councillor, he confirmed he had no involvement with the Application.]

66. **APPLICATION FOR OUTLINE PLANNING PERMISSION 90597/OUT/17 – ICONIC DEVELOPMENTS LTD – LAND ADJACENT TO STATION COTTAGES, MANCHESTER ROAD, ALTRINCHAM**

The Head of Planning and Development submitted a report concerning an application for outline planning permission for the erection of a two storey detached dwelling (consent is sought for access and layout with all other matters reserved).

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 financial contribution of £7,720.65 towards enhancing the quality of existing local facilities to compensate for the loss of protected open space at the application site.

(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 permission.

(iv) That upon the satisfactory completion of the above Legal Agreement that planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

67. **APPLICATION FOR PLANNING PERMISSION 93744/HHA/18 – MR. BADGUJAR – 133 ARNESBY AVENUE, SALE**

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a two storey side extension with single storey

rear extension and new front porch (revision of application 93020/HHA/17).

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted subject to the following conditions:-

The development must be begun not later than three years beginning with the date of this permission.
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 637-04A, 637-05A and 637-07A, received by the Local Planning Authority on 20th March 2018 and 637-06 and 637-09, received by the Local Planning Authority on 15th February 2018.
Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

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 have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.
Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or replacing that Order), the flat roof area above the single storey rear element hereby approved shall not be used as a balcony, terrace, roof garden or similar amenity area, and no railings, walls, parapets or other means of enclosure shall be provided on that roof unless planning permission has previously been sought and 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.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof), no windows shall be inserted at first floor level on the side (south) elevation facing 135 Arnesby Avenue, unless, upon first installation, they are fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is

no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Reason for Approval: Members determined that the proposed development would not be overdominant within the streetscene, create a terracing effect or be overbearing to neighbouring residential properties and would not harm the streetscene.

CHAIRMAN'S ANNOUNCEMENTS

As this was the final meeting prior to the Local Elections the Chairman took the opportunity to thank both Members and Officers for all their hard work, support, guidance and advice in what had been another challenging 12 months.

The Chairman alluded to those Members who were retiring, Councillors Carter, Gratrix, O'Sullivan and Mrs. Reilly and referred to the wealth of experience and knowledge they had all brought to the Committee. She thanked them all wholeheartedly for their support and contributions over the past year and wished them well in whatever path they chose to follow next. She also wished those Councillors who were up for re-election the best of luck.

The Vice-Chairman also thanked everyone cross party for all their support on what she considered to be the best Committee with brilliant Officers!

Councillor Gratrix mentioned he was the longest serving Member of the Committee with 26 years' service and that he couldn't ever remember not enjoying a meeting which he attributed to the Officers. He commented that he had many fond memories of the Planning Committee both as a Member and beforehand.

The meeting commenced at 6.31 pm and concluded at 7.45 pm.

TRAFFORD COUNCIL

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 10th MAY 2018

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, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, Manchester M32 0TH.

TRAFFORD BOROUGH COUNCIL

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 10th May 2018

Report of the Head of Planning and Development

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

Applications for Planning Permission				
Application	**Site Address/Location of Development**	**Ward**	**Page**	**Recommendation**
92879	102A Higher Road, Urmston, M41 9AP	Urmston	1	Grant
93336	230 Marsland Road, Sale, M33 3NA	Priory	8	Grant
93489	Boothroyd, 281 Washway Road, Sale, M33 4BP	Brooklands	16	Grant
93499	9 Yulan Drive, Sale, M33 5RY	St Mary's	33	Grant
93525	46 Bradfield Road, Stretford, M32 9LF	Stretford	42	Grant
93840	Lookers House, 3 Etchells Road, Altrincham, WA14 5PQ	Broadheath	52	Grant

WARD: Urmston **92879/COU/17** **DEPARTURE:** NO

Temporary consent for 12 months for the change of use from vacant office to private hire taxi booking office.

102A Higher Road, Urmston, Manchester, M41 9AP

APPLICANT: Mr Duggal
AGENT:

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee as the application has received more than six objections contrary to officer's recommendation and Councillor Kevin Proctor has called-in the application.

SITE

The application relates to the ground floor of a two storey, end terraced, commercial unit, sited to the southern side of Higher Road, Urmston. Situated within a mixed use area, the application site has residential dwellings sited to its north and west, with office space to its eastern side. To the site's south lies an industrial depot which is home to a number of industrial and commercial uses, including a vehicle repair garage and a scaffolding supplier.

The application site is presently vacant and has an access to its front, opening out onto Higher Road, with a second access to its rear; opening onto a shared private car park.

The site remains unallocated within the locally adopted Unitary Development Plan.

PROPOSAL

The application proposes the temporary change of use for the application site from an office (B1) to a taxi booking office (SUI Generis).

The application would see no external alterations to the building.

The proposed bookings office would not be open to the general public or private hire drivers. The office would also not benefit from a waiting area or kitchen/toilet facilities for drivers or members of the public.

The applicant proposes 5no. car parking spaces to be allocated to the site's rear. These are proposed for the sole use of the operatives manning the office and would not be open for the use of private hire vehicles.

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
L5 – Climate Change
L7 – Design
L8 – Planning Obligations
W1 – Economy

PROPOSALS MAP NOTATION

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

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.

RELEVANT PLANNING HISTORY

None

APPLICANT'S SUBMISSION

- Planning statement

CONSULTATIONS

Environmental Health

- Raised no objections to the proposals subject to conditions, for any subsequent planning consent

Local Highways Authority

- Raised no objections to the proposals

REPRESENTATIONS

Councillor Kevin Procter has called in the application on the following grounds:

- Increased noise and disturbance
- Parking issues within area to increase

Neighbours: A total of 9 neighbours made the following representations to the Local Planning Authority, raising the following concerns and making these comments:

- Increase in noise and disturbance
- Development would attract anti-social behaviour
- Increase in traffic
- On street parking issues to increase as a consequence of proposed development
- Openings and closing of access gate will increase noise/disturbance
- Signage will attract people to the site – creating additional noise
- Taxis parking up on main road – causing disruption to parking and travel

7 letters of support have also been received in response to the application, alongside a petition in support; with a total of 178 signatures.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The application site is situated within a mixed use area within Urmston and remains unallocated within the Unitary Development Plan. The application site is believed to have been in use as an office for some time, before recently becoming vacant. The site is therefore recognised as being an out of town centre employment site in its current form.

2. The application seeks consent for a temporary change in use of the application site from its existing office use (B1 (a)) to form a taxi booking office (sui generis).

3. It is considered that the proposed use of the site would not be significantly different from that of the existing site and this would further bring a presently

vacant employment site back into use. The proposals would therefore as a result, secure the application site for the longer term, bringing about local employment opportunities and in turn contribute to the local economy.

4. The proposals are therefore considered in this case, to be acceptable and in accordance with policies W1 of the TBC core strategy and the relevant sections of the NPPF.

DESIGN

5. No external alterations are proposed as part of the development proposals.

RESIDENTIAL AMENITY

6. Policy L7 of the Core Strategy states that in relation to matters of amenity protection development must not prejudice the amenity of future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise or disturbance, odour or in any other way.

Noise and nuisance

7. The proposed change of use would see the site operated as a taxi booking office. The proposed use is therefore considered to be very similar to that of the existing site, as an office unit; with the exception being that the proposed booking office would be in use 24 hours a day, 7 days a week, through-out the year. It should be noted however that the existing office use is unrestricted and could be operated over the same period without seeking consent from the Council.

8. The proposed booking office would employ between 2 and 6 booking operators at any given time and this would not be open to the general public. The office would have no on site waiting facilities for customers and would further not offer base pickup from the site.

9. The applicant does not propose any external alterations for the office, nor does the applicant intend to add signage to the exterior of the building, which would attract potential customers to the site. The office is solely to be used by bookings operatives, taking calls, who would then feed jobs through to drivers via an electronic communication system. Drivers would therefore not be stationed outside of the office and would be contacted via telecoms.

10. The taxi booking office would further not have kitchen/toilet facilities on site for the use of drivers, with drivers only visiting the site between the hours of 09:00 – 17:00, for the purposes of registration and updating documentation. And although 5 no. parking spaces are to be allocated for the sole use of the office to

its rear, these are proposed to solely be used by call operatives and not for taxi drivers.

11. It should also be noted that Higher Road has a single yellow line to both sides, directly outside of the application site, which would restrict drivers parking up outside of the site, reducing the potential for any additional noise and disturbance.

12. It is therefore considered as a result of these measures, there would not be a material increase in activity at the application site, as a result of the proposed change of use over and above that of a B1 office use (the lawful use of the site). These measures can further be secured by way of condition, ensuring minimal harm to the amenity of neighbouring land users. In addition, given the 12 month time limit of the permission, the Council would have full control of adding further conditions or potentially refusing planning consent in the future, should amenity concerns arise as a result of the proposed change of use and / or it does not operate in the way described in the application.

DEVELOPER CONTRIBUTIONS

13. This proposal is not subject to the Community Infrastructure Levy (CIL)

14. No other planning obligations are required.

CONCLUSION

15. The proposed development would bring much needed investment to a vacant site within this area of the borough. The proposal would lead to economic benefits for the shorter and longer term, through bringing a vacant site into use and bringing about local employment opportunities. The works would see no external alterations to the site and it is further considered that any development impacts associated with the scheme can be mitigated through the use of appropriate planning conditions, where necessary. As such, in accordance with paragraph 7 of the Framework, it is considered that the proposed development represents a sustainable form of development which complies with all relevant Policies set out in the Trafford Core Strategy and the NPPF.

RECOMMENDATION:

GRANT subject to the following conditions:-

1. The change of use hereby approved has consent for a maximum period of 12 months from the date of this permission. The use shall cease on the day following the expiry of this period and the building returned to its previous use.

Reason: In order to protect residential amenity having regard to policy L7 of the Trafford Core strategy and relevant policies in the NPPF.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: NB_A (20) AP001 Rev. PO1 and NB_A (20) AP001 Rev. P01 as received by the Council on 04/04/2018.

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

3. Notwithstanding the provisions of Schedule 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, no advertisements or signage shall be displayed at the application site, unless a further consent has first been granted by the Local Planning Authority.

   Reason: In order to protect residential amenity having regard to policy L7 of the Trafford Core Strategy and relevant policies in the NPPF.

4. The use of the premises shall be restricted to that of a taxi booking office for private hire vehicles only and;

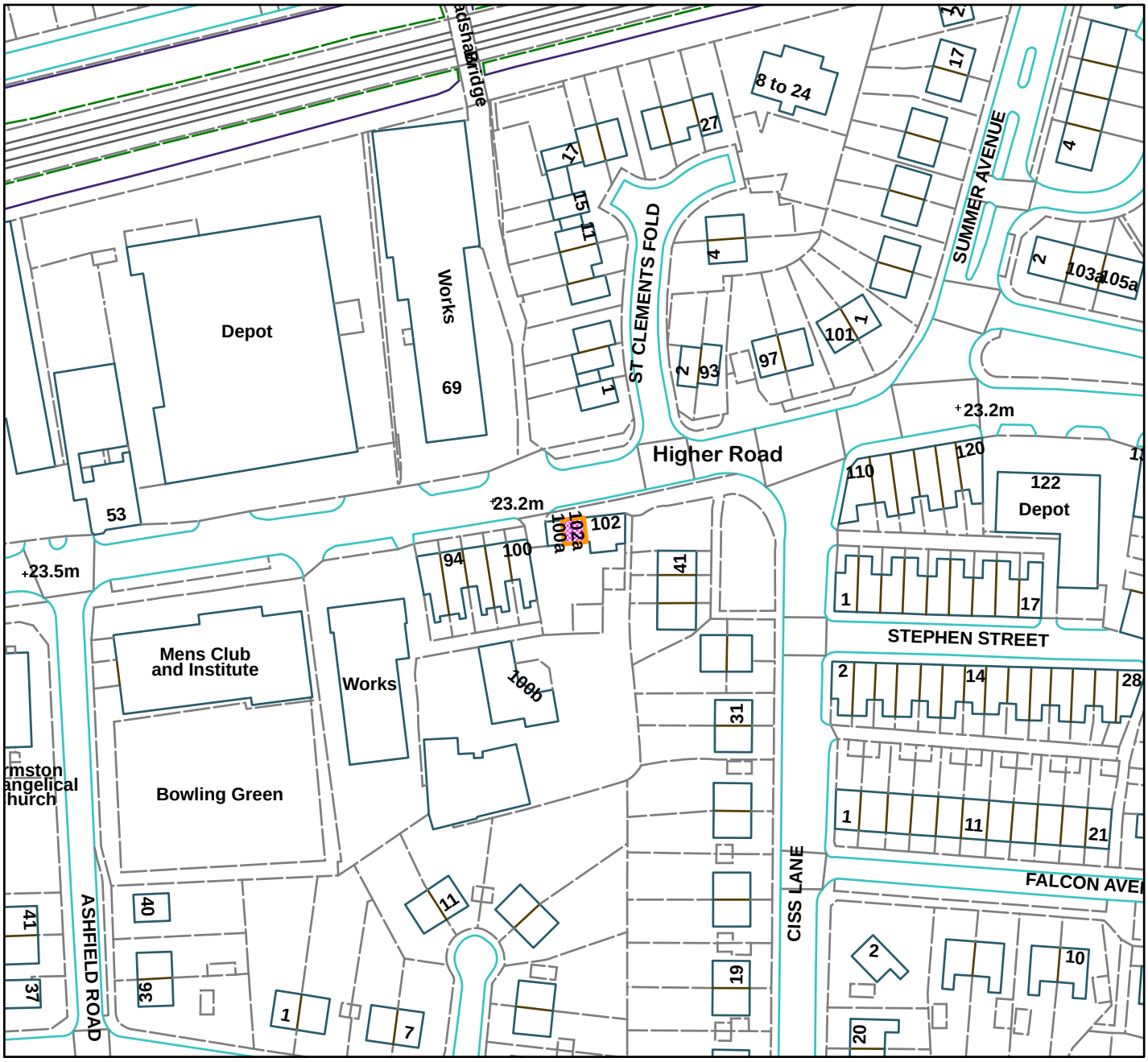
   I. No part of this building shall be used by customers of the taxi booking office for the ordering of or waiting for taxis;
   II. Visiting by the drivers of private hire vehicles shall be restricted to between the hours of 0900hrs to 1700hrs;
   III. No base pick-up or drop-off facilities are to be provided at any time at the application site.

Reason: In order to protect residential amenity having regard to policy L7 of the Trafford Core strategy and relevant policies in the NPPF.

IG

92879/COU/17

102A Higher Road, Urmston (site hatched on plan)



Scale: 1:1,250

Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 10/05/2018
Date	30/04/2018
MSA Number	100023172 (2012)

WARD: Priory **93336/FUL/18** **DEPARTURE: No**

Retrospective application for erection of new fence.

230 Marsland Road, Sale, M33 3NA

APPLICANT: ASDA Stores Ltd
AGENT: Pegasus Group

RECOMMENDATION: GRANT

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

SITE

The application site is currently occupied by ASDA who have been in occupation since 2012. The site is located on the northern side of Marsland Road close to its junction with Brooklands Court to the south and Brooklands Road to the west. The site is bounded on the north and east sides by residential properties and Marsland House (office building) to the west. Brooklands Rest Park is located directly opposite the site on the southern side of Marsland Road and its northern boundary is protected by a Tree Preservation Order (TPO 054). There is also a TPO on the application site itself located on the western side of the site. Customers currently enter the Petrol Filling Station from Marsland Road on the western side of the site and exit onto Marsland Road on the eastern side, with pay at pump/kiosk facilities.

The site was historically operated as a TOTAL Petrol Filling Station with ancillary activity within the shop and a car wash facility which was positioned within a centrally positioned location adjacent to the northern boundary. Planning permission 78835/FULL/2012 allowed modifications to the shop, the relocation of an ATM within the western elevation, the erection of an enclosed jetwash bay area, the provision of click and collect lockers and alterations to the parking layout and landscaping. A subsequent application, 79970/FULL/2013, allowed the retention of a condensing unit on the eastern elevation of the kiosk and a further application 86432/FUL/15 upgraded the northern boundaries of the site and associated landscaping.

The existing use includes a number of elements including a jetwash bay, air & water/vacuum unit, Click & Collect facilities consisting of 45no. lockers, a small ASDA convenience store, associated ATM and 4no. petrol pumps serving 8no. vehicles located beneath a canopy. The existing car parking provision comprises of 8no. parking spaces including 1no. disabled bay serving the retail and Click and Collect facilities and

a dedicated air and water station space. There are also 2no. motorcycle bays and cycle spaces provided.

PROPOSAL

The applicant proposes the retention of a 3000mm high ZENITH metal grid fence that is located within the curtilage of the application site and adjacent to an existing brick wall that forms the current boundary between the application site and the neighbouring Brooklands Tap Public House.

The fence would be 25.8m in length along the north western boundary of the site, with a 1500mm length directly behind a jet wash facility on the western boundary of the site.

The application site is at a higher level than the adjoining public house. There is an existing wall on the boundary with the public house, which measures 900mm in height from the ground level on the petrol filling station side and 1.72m in height from the ground level in the public house car park. The fence would sit in front of the wall on the petrol filling station side of the boundary. Therefore, fencing of a height of 2.1m would be visible above the existing wall and the overall boundary treatment would have a height of 3.82m when measured from the ground level within the public house car park.

The fence is green in colour to match ASDA's corporate brand. The fence was in situ when a site visit was undertaken on 6th April 2018.

The applicant proposes no other changes to the existing facilities on site.

Value Added – Additional information has been requested and received showing a sectional plan of the proposed fence, boundary wall and land level of the neighbouring Public House to provide clarity.

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
L5 – Climate Change
L7 – Design
R2 – Natural Environment
W1 - Economy

PROPOSALS MAP NOTATION
Unallocated
Tree Preservation Order (No. 054)

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS
None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

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.

RELEVANT PLANNING HISTORY

There have been numerous applications relating to the site area historically, the most recent / relevant being:

90621/FUL/17 – Erection of new Click and Collect lockers. Approved August 2017.

88102/TCA/16 - Works to a protected tree, specifically the shortening back of minor branch tips and light crown thinning of one Beech tree. Approved July 2016

86432/FUL/15 - Alterations to the site including the erection of new fencing and landscaping to the boundary. Approved November 2015.

81213/VAR/2013 - Application for Variation of Condition No.2 following the grant of previously approved planning application 78835/FULL/2012 relating to the alteration of existing hard and soft landscaping, erection of boundary fencing and other ancillary works thereto. Refused November 2014 (Planning Committee Decision).

Refusal Reason:
The proposed development, by reason of the loss of two vehicular car parking spaces, would create additional congestion and cause detrimental harm to both pedestrians and

vehicular movements within the application site. As such, the proposed development would not be compliant with Policies L4 and L7 of the Trafford Core Strategy and guidance contained within Supplementary Planning Guidance 3 entitled Parking Standards and Design.

79970/FULL/2013 - Retention of the Installation of condensing unit to eastern elevation of Petrol Service Station and retention of existing hard and soft landscaping (amendment to approved application 78835/FULL/2012). Approved March 2013 (Planning Committee Decision).

78346/FULL/2012 - Formation and erection of open vehicle jet wash bay surrounded by 2.5m high vertical boarded fencing adjacent to existing petrol station. Withdrawn January 2013.

78835/FULL/2012 - Proposed alterations to sales kiosk and forecourt including relocation of existing ATM. Erection of enclosed jetwash bay area, provision of parking bays with associated landscaping, 8no. click and collect lockers and 2no lighting columns. Ancillary development thereto. Approved October 2012.

APPLICANT'S SUBMISSION

The agent has submitted a statement providing an explanation of the reasons why the proposed fence has been erected. These will be referred to as necessary within the body of this report.

CONSULTATIONS

GMP – Suggests that a minimum height of 1.8m above the boundary wall would be sufficient to solve the issue, with clear signage explaining that the petrol filling station is a non-smoking premises.

LHA - No objections on highways grounds.

Greater Manchester Fire Service – No minimum requirement for height of fence as long as the risk is assessed and a suitable solution has been found.

REPRESENTATIONS

A councillor has raised concerns that the proposed fence is unnecessarily high and would have an adverse impact upon the amenities of neighbouring residents and streetscene in general.

1no. objection has been received.

Main points raised:

- Whilst the principle of such a fence is supported to maintain the integrity of the two properties, the proposed fence may be intrusive.
- The height of the fence is noted as being 3m. As the mean height of the petrol station is 2ft higher than rear garden, the fence would be visible from ground floor windows despite a holly hedge adjacent to the rear boundary of the objector being circa 10ft in height.
- Suggests that a 2.4m fence would be a more suitable height.

OBSERVATIONS

BACKGROUND

1. The agent has submitted details providing reasoning for the siting of the fence, its design and proposed height. People have been climbing over the wall that forms part of the boundary between the application site and the neighbouring Public House, The Brooklands Tap, sometimes with lit cigarettes. These are considered to be a security risk and a significant safety hazard with regards petroleum within the site. To prevent this from occurring, the applicant has erected a 3m high "Heras Zenith" mesh fence that is 2.1m higher than the existing boundary wall that is measured as being 0.9m above ground level from ASDA's side, and 1.72m higher than the car park level to the rear of The Brooklands Tap side due to a change in levels between the two sites. The fence mesh is tightly configured to discourage toe or finger holes and to reduce the opportunity of forced attempts to climb over towards the forecourt and back. The mesh apertures also provide see through visibility, whilst the 2.1m height above the boundary wall is considered by the applicant to be the minimum height necessary to prevent people standing on the wall, jumping and reaching the top of the fence to climb over.

PRINCIPLE OF DEVELOPMENT

2. The site is unallocated on the Trafford Unitary Development Plan but has been operated by ASDA since 2012 with a jetwash bay, air & water/vacuum unit, Click & Collect facilities, a small ASDA convenience store, associated ATM and 4no. petrol pumps serving 8no. vehicles located beneath a canopy.

3. The erection of a boundary fence is therefore considered to be acceptable in principle, subject to the proposed development being considered against relevant development plan policies, in particular L4 and L7 of the Trafford Core Strategy in relation to residential amenity, visual impact, crime and parking and highways issues.

4. The following paragraphs within the NPPF are also considered to be directly relevant to the proposed development and are listed below for clarity purposes:

   Paragraph 56 explains that the Government attaches great importance to the design of 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.

DESIGN, SCALE AND LAYOUT

5. Policy L7 (Design) of the Trafford Core Strategy requires development to 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. The NPPF also emphasises the importance of good design and states that planning decisions should add to the overall quality of the area; respond to local character and reflect the identity of local surroundings and materials; and be visually attractive as a result of good architecture and appropriate landscaping.

6. It is considered that the overall size, scale and massing of the proposed means of enclosure, whilst relatively high, is mitigated by its siting behind landscaping towards the rear of the application site, being framed by a 900mm high wall directly to its rear and mature trees within the gardens of Glenthorn Grove when viewed from Marsland Road. The fencing would also be partially obscured by a laurel hedge within the curtilage of the application site itself and a holly hedge towards the rear of No.25 Glenthorn Road that is approximately 3m in height albeit at a lower level than the proposed fencing. Furthermore, the type of fencing is considered to be of a fine mesh that is not dominant in its presence, allowing almost full visibility through it and therefore retaining a sense of spaciousness.

7. Taking into account the need for this height of fencing set out above in order to prevent a significant safety hazard, and the fact that this is only 300mm higher than the minimum height as recommended by GMP, it is considered, on balance, that the proposed design and appearance of the development would be acceptable in terms of the visual appearance of the street scene and the surrounding area and would comply with Policy L7 regarding design within the Trafford Core Strategy and relevant paragraphs contained within the National Planning Policy Framework.

NEIGHBOUR AMENITY

8. The proposed fencing is readily visible when viewed from Marsland Road and from within the rear car park of The Brooklands Tap Public House and the office building Marsland House, but at a distance that would not cause detrimental harm to the occupiers of those buildings. Furthermore, Marsland House has a car park underneath the main building which raises office windows above the proposed development which further mitigates the impact of the fencing.

9. When viewed from adjacent residential properties to the north along Glenthorn Grove, the fence is considered, on balance, not to cause significant visual intrusion due to its permeable design and angle of views from neighbouring first floor habitable rooms facing in a southern direction. The proposed fencing is also considered to be substantially screened from view via a laurel hedge within the application site itself and a holly hedge immediately adjacent to the rear boundary of the closest dwelling, No.25 Glenthorn Grove.

10. It is therefore considered that the impact on residential amenity from these proposals would not be materially different from the existing situation and would therefore be compliant with Policy L7 of the Trafford Core Strategy and related paragraphs within the National Planning Policy Framework.

HIGHWAYS

11. The proposed development would not alter the existing facilities within the site or increase its intensity of use. As there are no changes to existing parking provision or means of access or egress, the proposed fencing is considered to be acceptable on highway grounds.

DEVELOPER CONTRIBUTIONS

12. No planning obligations are required.

CONCLUSION

13. It is considered that, subject to appropriate conditions, the development would be acceptable in terms of residential amenity, visual amenity and highway safety and would therefore comply with Policy L7 of the Trafford Core Strategy and guidance in the NPPF. As such, the proposed development is recommended for approval subject to conditions listed below.

RECOMMENDATION:

GRANT subject to the following condition:-

1) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers A12-48/MR (200)01 REV P4 received on 19th March 2018 and associated 1:1250 site location plan.

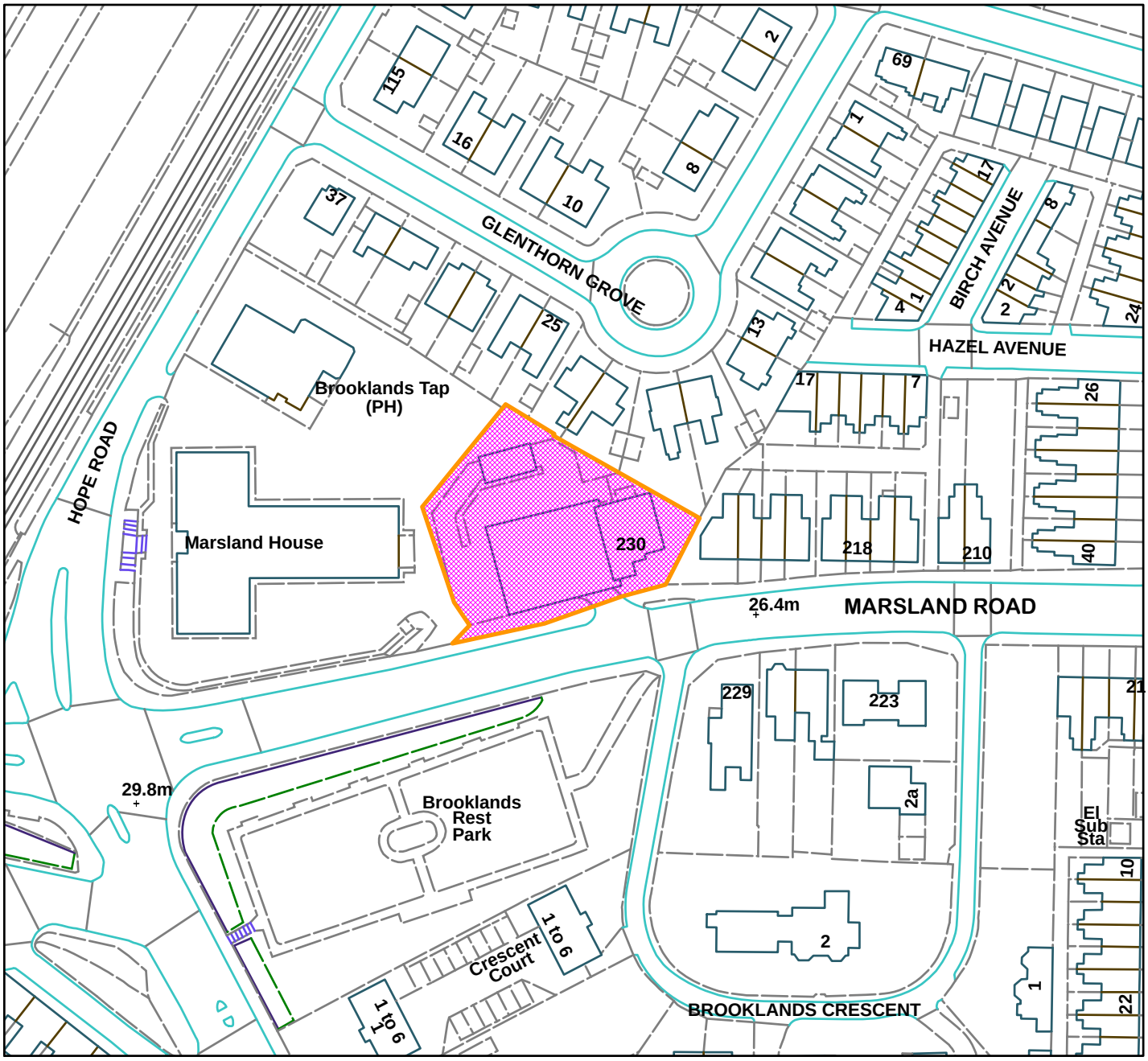
   Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

GD

93336/FUL/18

TRAFFORD COUNCIL

230 Marsland Road, Sale (site hatched on plan)



Scale: 1:1,250

Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 10/05/2018
Date	30/04/2018
MSA Number	100023172 (2012)

WARD: Brooklands **93489/FUL/18** **DEPARTURE: No**

Erection of 2 x two-bedroom subterranean apartments on land in front of Boothroyd House, covered by landscaped mounds and accessed via external staircase into private lightwell with associated alterations to car parking layout and soft landscaping.

Boothroyd, 281 Washway Road, Sale,

APPLICANT: Mr Lloyd
AGENT: Guy Middlebrook Architects

RECOMMENDATION: GRANT

The application has been reported to the Planning and Development Management Committee since six or more representations contrary to officer's recommendation have been received.

SITE

The application site relates to a grassed garden area which forms the frontage to Boothroyd House, a former Victorian villa that sits on the eastern side of Washway Road (A56) and has been converted and subdivided into several apartments. When it was constructed in the late Victorian era, Boothroyd was a three-storey single residence with stabling and nursery facilities set within spacious grounds that extended further to the east and the south than the current boundaries of the property. Over time parts of the curtilage of Boothroyd have been sold off to allow for other residential properties, of a more modest scale, to be constructed in increments fronting Homelands Road, Fairlands Road, and two bungalow properties fronting Washway Road that flank the main frontage to the villa.

Boothroyd House is set well back from the Washway Road highway (35m) behind a communal lawn area (565sq.m) and car parking for the thirteen apartments. The building has been relatively sympathetically converted with respect to the external alterations that it has been subject to, and still retains many of its original features, most notably the imposing principal elevation with central tower that it presents towards Washway Road. As a result, the property is of sufficient architectural significance to warrant being considered as a 'non-designated heritage asset'.

The application site sits at a lower level than the Washway Road footpath by some 500mm, and the front boundary still retains its original low wall with railings above. Established tree planting also spans this frontage, set just behind the boundary treatment.

PROPOSAL

Planning permission is sought to create two subterranean apartments, positioned side-by-side beneath the communal lawn area that separates Boothroyd from Washway Road. Each unit would be 'C'-shaped in plan, covering a footprint of 63.5sq.m, and would comprise of two en-suite bedrooms and an open-plan kitchen/lounge area. Independent access would be achieved via an external staircase which leads from ground-level down into a 2m deep lightwell (for each flat) that measures 9.6sq.m in size and provides a means for direct light to enter through three of its retaining sides and into the habitable rooms of the apartment.

The apartments are set to face into each other, separated by a 2.5m grass walkway, and each would be topped by a 'C'-shaped grass mound that rises steeply to a height of 800mm. Glass balustrades would enclose the lightwells and staircases, surrounded by soft landscaping to give the appearance of formal garden beds. Sky lights have also been proposed within the grass mounds to supply the kitchen and living areas with additional sunlight.

Each of the landscaped mounds would continue to be surrounded by communal amenity space, and the existing graveled areas within the site currently used for car parking would be formalised by marking out designated spaces.

The total floorspace of the proposed new dwellings would be 160m^2.

VALUE ADDED

The applicant has submitted an amended layout plan that provides alterations to the proposed car parking layout in order to accurately represent parking allocations to existing residents on the site and to ensure that the proposed car parking spaces comply with the Council's size standards for parking bays. Two proposed car parking spaces have also been removed that were proposed adjacent to a bedroom window at basement level on the existing building in order to protect the amenity of existing residents.

DEVELOPMENT PLAN

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

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan** (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the

Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES
L1 – Land for New Homes
L2 - Meeting Housing Market Needs
L4 – Sustainable Transport and Accessibility
L7 – Design
L8 – Planning Obligations
R1 – Historic Environment

PROPOSALS MAP NOTATION
Unallocated

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS
None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

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.

RELEVANT PLANNING HISTORY

79692/FULL/2013 - Formation of 2 x two-bedroom subterranean apartments on land in front of Boothroyd House, covered by landscaped mounds and accessed via external staircase into private lightwell with associated alterations to car parking layout and soft landscaping – Approved with Conditions 19/02/2015.

77819/FULL/2011 - Erection of a one and a half storey 'gatehouse' adjacent to Washway Road, to form 2 no. two-bedroom dwellinghouses with living accommodation over two floors. Erection of an extension and new roof to existing garage block to form 1 no. two bedroom apartment over two floors – Withdrawn 17/01/2012.

H/63037 - Alterations and conversion from three flats to form two houses and re-plan of front extension to form a flat. Erection of rear extension (modifications to existing planning permission H/60516) – Approved with Conditions 14/11/2005.

H/60516 - Change of use and conversion of basement to form two flats and part of roofspace to form one flat (total 3 flats). Erection of extensions at ground floor (rear)

and first floor (rear and above existing garage) to facilitate conversion of existing property from 13 units to 10 enlarged units. Provision of 8 additional parking spaces (total 20 spaces) – Approved with Conditions 20/01/2005.

H/46108 - Two storey extension to provide and additional flat & entrance – Approved with Conditions 02/09/1998.

APPLICANT'S SUBMISSION

The applicant has submitted a Design and Access Statement in support of the application (in addition to plans and drawings). Information provided within this supporting statement is discussed where relevant within this report.

CONSULTATIONS

Lead Local Flood Authority – It is considered that the proposed works will not cause flood risk to the development or the surrounding area, the application is therefore satisfactory for approval subject to the drainage scheme being designed and submitted as part of any conditions.

Trafford Council Local Highway Authority – No objections. Comments are discussed in full in the Observations section of this report.

Trafford Council Pollution and Licensing (Contaminated Land) – No objections.

United Utilities – No objection, subject to conditions/informative (including to request separate foul and surface water drainage systems, and details of a sustainable drainage scheme, and with some advisory notes)

Gas Network – No objections. Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

REPRESENTATIONS

Letters of objection have been received from 8 neighbouring residents, of which 6 of the objections are from existing residents of Boothroyd. The objections and concerns raised are (in summary): -

- Their lounge window is only 4ft away from the site access where the proposed apartments will be, causing disturbance. Their bedroom window is also on the side of the house.
- Excavation works could put pressure on the foundations of their house.
- Access and parking for existing residents is often challenging, using the single access way from Washway Road, especially at peak times. This access cannot be improved to facilitate either an increase in residents or the passage of heavy

construction traffic, as it is naturally constrained by the historical layout of the site including a front wall and gateway that form an inherent part of its character.

- Getting out of the property onto the main road even in a car can take 10 mins because of the traffic especially in the morning and evening the traffic can be backed up as far as the Peugeot garage because of the Park Road traffic lights; large construction vehicles trying to get out could cause an accident.
- The development will need heavy equipment and machinery. No tolerable method of enabling safe construction access and egress has been proposed. Given the presence of children, elderly and disabled people on a site with restricted access and narrow sight-lines, a site safety plan should be agreed with residents and the Council.
- Impact of noise and vibration from construction on an historical building.
- The claimed number of existing parking spaces is not currently met and there is no visitor parking. It is optimistic to expect this to change despite proposed additional spaces. Should planning permission be granted, there would be insufficient parking space for all the current and proposed occupants.
- The submitted car parking layout is not accurate for the existing residents.
- Concern that two proposed car parking spaces are perilously close to the front of the house, concerned that a driver might accidently drive into and even through the window of the lower floor rooms (including a child's bedroom).
- There would be no safe access / emergency access for the residents or emergency services during the building work, with only one entrance and all the car parking spaces around the building nearly full with current capacity of 7 vehicles in front of the main building.
- No sufficient room to accommodate the proposed car parking layout. There would be noise and disturbance from vehicles manoeuvring so close to bedroom windows.
- The development is garden grabbing and would not be permitted if it was behind an existing building.
- The lawn in front of the main building is currently used as a play and recreational area for residents. The only remaining 'communal amenity space' would be a small patch not suitable for quiet relaxation as it is an uneven wasteland. With the garden built over and replaced with apartments, there will be no communal garden left.
- Potential damage to existing trees that provide visual and aural screening.
- The garden and parking area is not only important amenity space for people, but also hosts many wild birds and on occasion bats.
- The waste bin area is inadequate for the current 13 properties and 2 further dwellings will increase the number of bins required. This area is also poorly maintained and an eyesore.
- The proposal would detract from a beautiful Victorian building, along with its landscaped areas. The Boothroyd apartments would completely lose their charm and secluded character.
- The new apartments would not benefit from sufficient natural light and may be overlooked from Boothroyd House. Also concerned that the apartments could suffer from damp.

- Question the purpose of the flats, with en-suite bedrooms suggests they are intended for sub-letting to multiple separate occupants.
- Think eco-friendly hobbit houses are a charming idea, but this is not an appropriate location.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. Paragraph 49 of the NPPF indicated that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

2. Paragraph 14 of the NPPF indicates that where the development plan is absent, silent of relevant policies are out-of-date, planning permission should be granted unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

3. The Council does not, at present, have a five year supply of immediately available housing land. The absence of a continuing supply of housing land has significant consequences in terms of the Council's ability to contribute towards the government's aim of boosting significantly the supply of housing. Significant weight should therefore be afforded in the determination of this planning application to the schemes contribution to addressing the identified housing shortfall, and meeting the Government objective of securing a better balance between housing demand and supply.

4. Policy L1 of the Core Strategy seeks to release sufficient land to accommodate a minimum 12,210 new dwellings (net of clearance) over the plan period up to 2026. The development should also be considered against the provisions of Policy L2 in terms of its ability to meet identified housing needs within the borough.

5. The proposal is for the erection of two new dwelling units on greenfield land and therefore Policies L1.7 – L1.9 of the Core Strategy apply. Specifically, Policy L1.7 sets an indicative target of 80% of new housing provision to be built on brownfield land. In order to achieve this, the Council will release previously developed land and sustainable urban area greenfield land in the following order of priority:

    - Firstly land within the Regional Centre and Inner Areas;

- Secondly, land that can be shown to contribute significantly to the achievement of the regeneration priorities set out in Policy L3 and/or strengthen and support Trafford's 4 town centres; and
- Thirdly land that can be shown to be of benefit to the achievement of the wider plan objectives set out in Chapters 4 and 5 of the Core Strategy (Strategic Objectives and Place Objectives).

6. The first priority cannot relate to this proposal because the site does not sit within either the Regional Centre or Inner Area. Therefore the application will need to be considered against the second and third points of Policy L1.7.

7. The proposal does not comply with the second priority of Policy L1.7 as it does not fall within Sale or Altrincham Town Centres. The site is however located in a sustainable location. The site is situated along the main A56 corridor, with frequent bus services to Altrincham, Sale and Stretford Town Centres and good cycle infrastructure. The site is also located near public services including doctors and dentist surgeries, is 0.4 miles away from the Eastway Local Centre and 0.8 miles to Brooklands Metrolink Station. It is therefore considered that the proposal would comply with the third priority and that there would be no objections to the principle of development in policy terms.

8. With respect to infill development, paragraph 2.4 of the New Residential Development SPG confirms the Council acknowledges that the development of smaller urban sites with small scale housing makes a valuable contribution towards the supply of new housing in the Borough, provided the development complies with the wider SPG standards, with which the scheme is considered to acceptably comply as noted below.

9. Policy L1.10 of the Trafford Core Strategy also states that where development proposals would involve the use of domestic gardens, due regard will need to be paid to local character, environment, amenity and conservation considerations. These issues are given due consideration in the following paragraphs of this report.

IMPACT ON NON-DESIGNATED HERITAGE ASSET

10. Paragraph 131 of NPPF states that:

"In determining planning applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

- *The desirability of new development making a positive contribution to local character and distinctiveness."*

11. Paragraph 135 of NPPF advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

12. In relation to matters of design, Policy L7 of the Core Strategy states development must:

- Be appropriate in its context;
- Make the 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.

13. Policy R1 of the Trafford Core Strategy states that:-

"All new development must take account of surrounding building styles, landscapes and historic distinctiveness. Developers must demonstrate how the development will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets.

14. As identified at the start of this report, Boothroyd House is considered to be a non-designated heritage asset and therefore any new development, including within its setting, should pay due regard to this. In addition to the building's impressive frontage, it is considered that the large open stretch of lawn separating the building from the highway contributes significantly to understanding the extent of the grounds that it once stood in, and the status of this former Victorian villa. The open lawn also provides a positive and attractive setting for the building, and allows clear views of it from the Washway Road highway, the only public vantage point from which to view Boothroyd. As such it is considered that any development which restricts views of the main house, or which unduly disrupts its setting should not normally be supported.

15. The proposed development is largely of a subterranean nature, however in order to achieve sufficient internal headroom without sinking it to a depth that would unduly interfere with the water table the existing ground levels within the site would be raised by a maximum of 800mm, at a setback of 5.6m from the front boundary. The proposed balustrades, required around the lightwells and staircases under building regulations, will be constructed from glazing and have been sited immediately at the bottom of the mounds to reduce their prominence

within the street scene, whilst a continuous run of planting along the slopes adjacent to them will provide either direct screening or a soft back-drop. In addition to minimising the visual impact of the balustrades, it is considered that the proposed landscaping will also serve to significantly reduce the extent to which the lightwells, and staircases beyond, are visible from the highway. It is recognised that the footpath to Washway Road is raised approximately 500mm above the current site level, something which should again serve to mitigate the visual prominence of the development. This drop in ground levels, coupled with the low height of the development generally will ensure that views across to Boothroyd House 34m away remain entirely uninterrupted. It is considered that whilst the development will be noticeable from the public footpath, it could take the appearance of a pleasant formal garden area if carefully landscaped, and most importantly would continue to remain as an open green space that provides a positive and appropriate setting for the main house. For these reasons it is considered that the appearance of the proposed development and its impact on the setting of Boothroyd and the character of the street scene generally, will be acceptable.

DESIGN AND STREET SCENE

16. As already discussed above, the proposed development would be predominantly of a subterranean nature, resulting in grassed mounds measuring 1m high (due to difference in ground levels they would measure 0.6m from road level outside of the site) to the front of the existing main building. 1m high transparent glazed balustrades are proposed above part of the two mounds, which would provide amenity space for the proposed residents, over the external courtyards below. 5.6mm would lie between the proposed mounds and the front boundary of the site, a distance of 9.3m would also lie between the front boundary and the proposed balustrades. Existing trees and planting would remain between the front boundary and the proposed development. The applicant has also demonstrated that due to differences in ground level from the application site to the public road and footpath that the proposed development would be situated at a lower level than the existing front boundary wall. It is therefore considered that the proposed development would not appear unduly prominent within the existing street scene and would retain the essence of a green open frontage to the site.

17. The existing bin store, which comprises of a fence approximately 1m high, is located within the north-eastern corner of the site, adjacent to the site access. The bin store is proposed to be enlarged to accommodate the additional bins required to serve the proposed development. The application also proposes the creation of a new sloped pathway to the northern side of the store, which would improve access for all residents and also the creation of additional planting around the store. As the bin store is located to the front of the site, it is considered that the provision of additional planting in this area would help to screen the refuse bins and thus positively impact on the existing street scene.

RESIDENTIAL AMENITY

18. Policy L7 states that in relation to matters of amenity protection, development must:

- Be compatible with the surrounding area
- Not prejudice the amenity of the future occupants of the development and / or occupants of adjacent properties by reason of being overbearing, overshadowing, overlooking, visual intrusion, noise and/or disturbance, odour or in any other way.

19. The nearest existing residences to the proposed apartments are those located within Boothroyd to the east, and the infill bungalows on Washway Road (No's 279 & 285) to the north and south. The sunken nature of the proposed development means that the visual impact of the resulting 0.8m high grass-mound will be minimal, particularly for the bungalows where views from the facing windows will be screened to a good degree by their boundary fences and landscaping beyond.

20. With respect to interlooking, it is noted that clear sightlines between the glazed sunken elevations of the proposed apartments and bungalow windows will not be possible due to the modest footprint of their lightwells and the height of the retaining walls and bank above. It is considered that some limited interlooking between habitable windows may well be possible from the upper floors of Boothroyd, however this would be over a minimum distance of 22m, which is considered to be an acceptable separation distance under the Council's SPD: New Residential Development.

21. The siting of the apartments within the grassed area adjacent to Washway Road will create 80m^2 of amenity space for the residents of each apartment but result in the loss of around 252m^2 of communal space currently used by existing residents of Boothroyd. Seven of the 13 existing apartments benefit from their own area of amenity space, which totals 442.9m^2, whilst the remaining six apartments share 135m^2 of amenity space located to the rear corner of the site. This communal area is more private than that subject to the proposed development, and is subsequently considered to be the more useable of the two spaces with respect to sitting out or drying washing etc. It is considered that the loss of part of the amenity space fronting Washway Road to this development would not result in an insufficient provision for the remaining existing residents at Boothroyd, and as such there is no objection to this aspect of the scheme. The proposed grassed mounds above the new apartments would provide their occupants with a sizeable area of amenity space, and although this area would not be private, there would still be access to the remaining communal area to the rear of the site.

22. Neighbouring residents have raised concerns regarding the potential for noise, disturbance and the inconvenience of the proposed construction works, including construction traffic on the site. It is recognised that the proposed construction works would have to take place on a site that is actively occupied by residents and would also utilise a vehicular entrance that is situated adjacent to habitable room windows at No.279 Washway Road. As such it is recommended that a condition is attached requiring the submission of a construction method statement. The statement would need to include details of:- i. the parking of vehicles of site operatives and visitors, including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during the construction, ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate v. wheel washing facilities, including measures for keeping the highway clean vi. measures to control the emission of dust and dirt during construction vii. a scheme for recycling/disposing of waste resulting from demolition and construction works. viii hours of construction activity ix. a construction programme including a 24 hour emergency contact number. It is also recommended that a condition is attached specifically restricting the hours of excavation works. It is considered that through the implementation of these conditions that the proposed construction works would not result in an undue level of noise and disturbance to neighbouring residents that would justify the refusal of the planning application.

ACCESS, HIGHWAYS AND PARKING

23. As part of the proposed development, the existing gravel parking areas are set to be rationalised and marked out with designated spaces. The application site has 22 existing car parking spaces (which includes 4 garage parking spaces) to serve the existing residents of Boothroyd. The Council's car parking standards as set out in Policy L4 and Appendix 3 of the Trafford Core Strategy and the Council's Supplementary Planning Document 3: Parking Standards (SPD3), require the provision of 4 additional car parking spaces to serve the proposed apartments. The submitted plans show the provision of 4 additional car parking spaces. One of these spaces would be located where a shed has recently been erected. The agent has confirmed that this shed is in the ownership and control of the applicant and has been erected as a temporary builder's compound. This shed can therefore be removed and a car parking space created prior to the first occupation of the proposed development. A condition is recommended that ensures that the proposed car parking layout is created and maintained.

24. Neighbouring residents, including existing residents and tenants of Boothroyd have raised concerns regarding the provision and layout of car parking within the site. The applicant has submitted an amended plan which removes 2 car parking spaces that were proposed adjacent to an existing basement level bedroom window. The proposed parking layout, which is similar to that currently operating

on the site, now does not include any parking spaces adjacent to resident's windows and doors.

25. Neighbours have also raised concerns regarding the access to the site and the increased traffic that the proposed development would cause in and out of the site. It is noted that Washway Road is a busy road, particularly at peak times, however it is considered that the creation of two additional 2 bedroom apartments on the site would not increase traffic movements on and off the site to a level that would pose a danger to highway safety or unduly impact on the amenity of neighbouring residents. Concerns raised by neighbouring residents regarding the impact of construction traffic on the access and movement of vehicles around the site are also noted. As already discussed in the 'residential amenity' section of this report, it is recommended that a condition is attached requiring the submission of a construction method statement, which would include details of how the construction (including construction vehicles and materials) will be managed in a way so as to minimise disturbance to neighbouring residents and to not adversely impact on highway safety.

26. It is therefore considered that through the implementation of appropriate conditions, as discussed above, that the proposed development is acceptable on highways grounds.

TREES

27. Concerns have been raised from neighbouring residents regarding the impact of the proposed development on existing trees and shrubbery to the front of the site. None of the existing trees on the site are protected by Tree Preservation Orders. Following consultation with the Council's Arboricultural Officer, it is considered that the mature trees currently growing in the front garden of the site that are within 3m of the boundary with Washway Road, are likely to be affected by the proposal. However, this group of trees, which includes Silver Birch and Cherry trees are mediocre in quality. There is therefore no objection to their removal. It is recognised however that they do provide some level of greening along the front boundary and the proposed development would provide the opportunity for the replacement of these trees with higher quality specimens, which in turn would cause less shading for the proposed subterranean apartments and improve the frontage of the site. It is recommended that a landscaping condition is attached that includes suitable replacement species where trees are to be lost.

28. Two large street trees, both of which are Maples, lie to the front of the site on the public pavement. It is considered that the proposed development would not impact on these trees.

DRAINAGE

29. The application site is located within Flood Zone 1 and is located within a Critical Drainage Area. The Lead Local Flood Authority has confirmed that the proposed works would not cause a flood risk to the development or the surrounding area. As the development is located within a Critical Drainage Area, a condition is recommended requiring the submission of a sustainable urban drainage scheme.

DEVELOPER CONTRIBUTIONS

30. This proposal is subject to the Community Infrastructure Levy (CIL) and is located in the 'moderate zone' for residential development, consequently apartments will be liable to a CIL charge rate of £0 per square metre, in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).

31. The development would be required to incorporate specific green infrastructure (tree planting and landscaping) on site, in accordance with the requirements of Policy L8 of the Trafford Core Strategy and revised Supplementary Planning Document (SPD) 1: Planning Obligations (July 2014). This would be in addition to any compensatory planting. In order to secure this, a landscaping is recommended.

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 9258/02/REV E and 9258/ 5K01 received on the 25th April 2018.

   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 buildings 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 in accordance with Policy L7 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 1 and 2 (or any equivalent Order following the amendment, re-enactment or revocation thereof) (i) no sheds or other outbuildings shall be erected within the curtilages of the dwellings; (ii) no gates, walls, fences or other structures shall be erected within the curtilages of the dwellings; other than those expressly authorised by this permission, unless planning permission for such development has first been granted by the Local Planning Authority.

   Reason: To protect the visual amenities of the area, having regard to Policy L7 and R1 of the Trafford Core Strategy.

5. (a) Notwithstanding the details submitted to date, no dwelling hereby approved shall 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 new ornamental tree-planting, any proposed changes to existing ground levels, means of enclosure and boundary treatment, hard surfaced areas and materials, planting plans specifications and schedules (including planting size, species and numbers/densities), existing plants to be retained, and shall show how account has been taken of any underground services.

   (b) The landscaping works shall be carried out prior to the first occupation of the approved dwellings.

   (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, unless the Local Planning Authority gives its written consent to any variation.

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

6. No dwelling hereby approved shall be occupied until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to, and approved in writing by, the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

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

7. The car parking, servicing and other vehicular access arrangements shown on the approved plan 9258/02/REV E received on the 25th April 2018, to serve the development hereby permitted, shall be made fully available prior to the development being first brought into use and shall be retained thereafter for their intended purpose. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or any equivalent Order following the amendment, revocation and re-enactment thereof, no development (other than that carried out in accordance with this permission) shall take place on any of the areas so provided.

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

8. Notwithstanding the plans hereby approved and prior to the creation of the parking area, a scheme identifying a porous material to be used in the hard standing (for the car parking area), or a scheme directing run-off water from that hard standing to a permeable or porous area or surface within the curtilage of the residential units, shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby approved.

   Reason: To prevent localised flooding in accordance with Policies L7, R3 and L5 of the Trafford Core Strategy.

9. Excavation works associated with the development shall only take place between the hours of 08:00 and 18:00 Monday to Friday and not at all on Saturdays, Sundays, bank holidays and public holidays.

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

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

satisfactory access and movement for existing occupiers of neighbouring properties during construction) ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate v. wheel washing facilities, including measures for keeping the highway clean vi. measures to control the emission of dust and dirt during construction vii. a scheme for recycling/disposing of waste resulting from excavation, demolition and construction works. viii hours of construction activity beyond those controlled by condition 10 ix. a construction programme including 24 hour emergency contact number.

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

11. No development shall take place unless and until full details of works to limit the proposed peak discharge rate of storm water from the development to meet the requirements of the Council's level 2 Hybrid Strategic Flood Risk Assessment (SFRA) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until such works as approved are implemented in full and they shall be retained and maintained to a standard capable of limiting the peak discharge rate as set out in the SFRA thereafter.

    Reason: Such details need to be incorporated into the design of the development to prevent the risk of flooding by ensuring that surface water can be satisfactorily stored or disposed from the site having regard to Policies L4, L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

12. No development approved by this permission shall take place until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of the dwellings hereby approved.

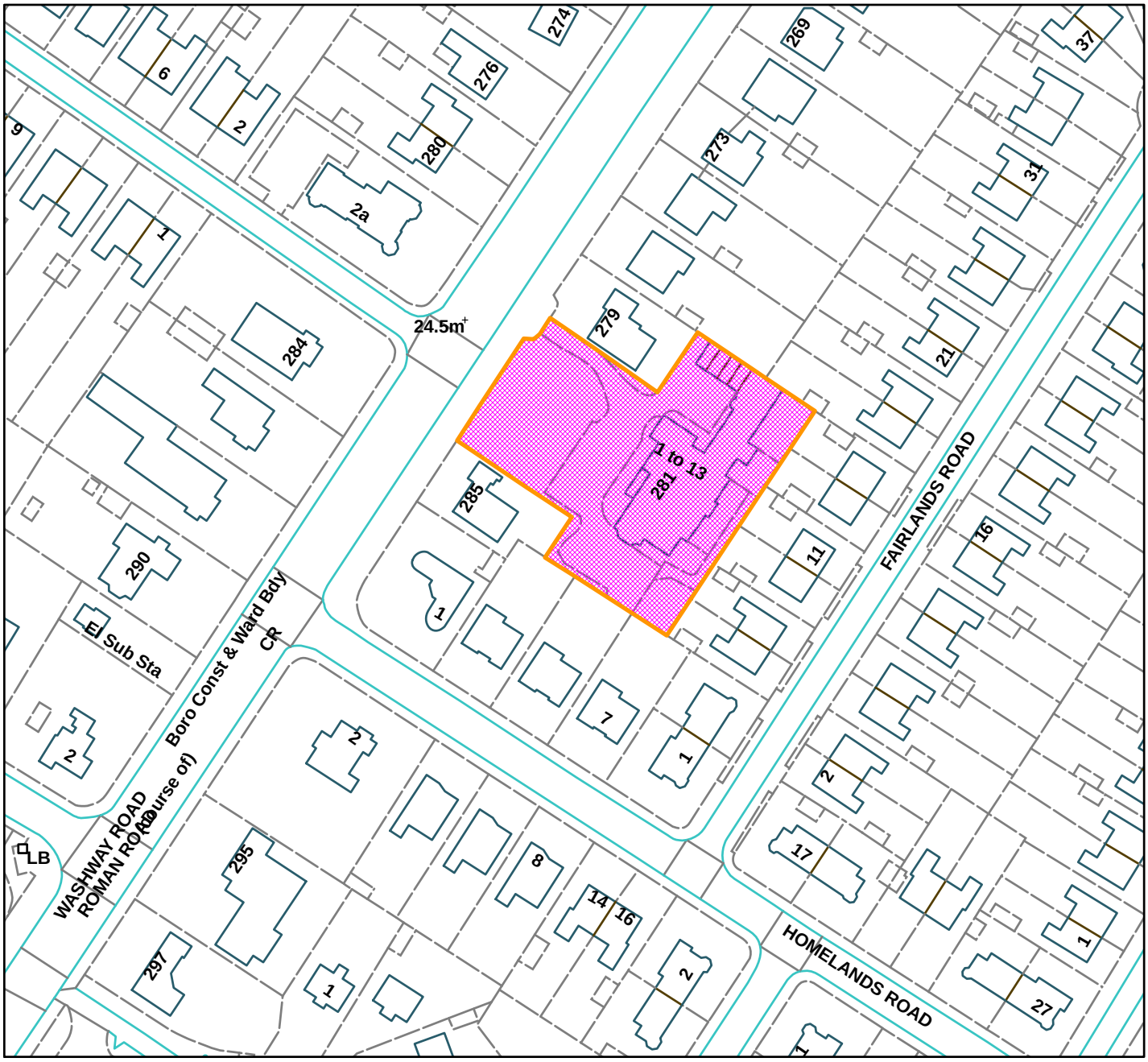
    Reason: To prevent pollution of the water environment having regard to Policies L5 and L7 of the Trafford Core Strategy.

VW

93489/FUL/18

TRAFFORD COUNCIL

Boothroyd, 281 Washway Road, Sale (site hatched on plan)



Scale: 1:1,250

Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 10/05/2018
Date	30/04/2018
MSA Number	100023172 (2012)

WARD: St Marys **93499/HHA/18** **DEPARTURE: NO**

Erection of a part single part two-storey side extension.

9 Yulan Drive, Sale, M33 5RY

APPLICANT: Mrs Kennedy
AGENT: Plans Drawn

RECOMMENDATION: GRANT

The application has been reported to the Planning and Development Management Committee as the applicant is an employee of the Council.

SITE

The application site relates to a semi-detached dwelling sited to the south-eastern side of the cul-de-sac, Yulan Drive. The application property backs onto a private road leading to Ash Farm and beyond that a wooded area 'Firs Plantation'. The layout of properties within the cul-de-sac is not uniform, characterised by sets of semi-detached properties with staggered frontages on the south-eastern and south-western sides, whilst to the north the properties are even less uniform in arrangement, with properties No. 2 and No. 4 perpendicular to the road.

PROPOSAL

Planning permission is sought for the erection of a part single part two-storey side extension, part to form a bin store, WC, utility room and open plan kitchen dining area at ground floor level and a bedroom and bathroom at first floor level. Windows are proposed to the front and rear elevations.

Three rooflights are proposed to the side roof plane of the single-storey element of the extension, and within the south-east facing roof plane of the host dwelling. The proposed extension would be constructed in red brick to match that of the host dwelling, whilst its roof form would be part hipped part gabled to reflect that of the host dwelling.

Added Value

Amended plans have been submitted at the request of the case officer which reduces the extent to which the extension at first floor level would extend towards its side boundary with No. 7 Yulan Drive, whilst vertically aligning the windows to the rear elevation of the extension. An opening has been introduced to the blank side gable of the extension.

The additional floorspace of the proposed development would be 27 sqm.

DEVELOPMENT PLAN

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

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

PRINCIPAL RELEVANT CORE STRATEGY POLICIES
L4 – Sustainable Transport and Accessibility
L7 – Design

PROPOSALS MAP NOTATION
Unallocated

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.

RELEVANT PLANNING HISTORY

92942/HHA/17 – Erection of a part single, part two storey side extension. Approved with conditions 5th January 2018

CONSULTATIONS

None

REPRESENTATIONS

None

OBSERVATIONS

DESIGN AND IMPACT ON THE STREET SCENE

1. 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".*

2. 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".*

3. 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.

   Side extensions

4. Side extensions can have a prominent impact upon the appearance of the dwelling as they can remove gaps from the street scene which help define the local character.

5. 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.*

6. At ground floor level, the proposed part single part two-storey side extension would project approximately 2.4m to the side of the original dwelling retaining a minimum gap of approximately 0.15m to the common shared boundary with No. 7 Yulan

Drive, whilst at first floor level it would project approximately 1.8m, retaining a minimum gap of 0.75m to this boundary.

7. Whilst the proposed 0.75m gap at first floor level to the boundary with No. 7 would be contrary to the guidance as set out in paragraph 3.1.2 of SPD4, it is however, on this occasion deemed acceptable given that the extension would be stepped back by approximately 1m from the front elevation of the original dwelling and that the application property is stepped forward from the front of No. 7's property. Furthermore, if No. 7 were to carry out a similar extension, a gap of at least 1.5m would be retained between the two properties. As such, it is considered that sufficient enough a gap would be retained within the streetscene so as not to erode the amount of space surrounding the dwelling or to result in a terracing effect. This is further helped by the fact that the application property is located within a small cul-de-sac, where the layout of the properties within it is not uniform. There are similar extensions within the street scene, which pre-date the SPD, but do provide the context in terms of character and appearance of the immediate area.

8. There are incremental steps in the siting of the three pairs of semi-detached properties to the south-eastern side of Yulan Drive, with adjoining properties No. 1 and No. 3 sitting furthest back and the application and adjoining property, No. 11 sitting furthest forward. As such, the application property appears one of the most prominent properties within the cul-de-sac, with clear views onto the site of the proposed extension. Reducing the existing gap to No. 7 would see a two-storey blank gable sit prominently within the streetscene. The proposed introduction of a window in this elevation at first floor level would help break up and bring relief to this elevation, whilst limiting any harm to the sense of spaciousness within the cul-de-sac.

9. It is therefore considered that on balance the site would not appear over-developed or cramped, and would retain the impression of space between the properties. Whilst having limited external access to the rear of the property, the creation of an enclosed bin store to the front end of the extension would ensure the bins would not be visible from the street or obstruct the driveway. Furthermore, the rear of the application site can be accessed from within the property itself.

10. The guidance contained within SPD 4 states that side extension should not usually be flush with the front elevation and that roof designs should match and complement the existing roof and should not consist of awkward roof detailing. The proposed extension would be set back 1m from the front elevation of the host dwelling. As such the proposal is considered to not appear overly dominant or out of keeping with the host dwelling. Furthermore, the part hipped part gabled roof form of the extension would reflect that of the original dwelling. 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 application site or wider streetscene.

11. Furthermore, the proposed materials would match or be similar in appearance to the original dwelling and surrounding streetscene.

12. It is 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.

RESIDENTIAL AMENITY

13. 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".*

14. Paragraph 3.1.1 of SPD4 states that side extensions should not adversely affect the amenities of neighbouring properties.

Privacy and Overlooking

15. 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 neighbour's house or garden.

16. In addition to the three rooflights proposed within the side roof plane of the single-storey element of the extension, there would be a non-habitable opening at first floor level in the side elevation of the two-storey element extension facing onto No. 7 Yulan Drive.

17. 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.

18. The proposed extension would introduce habitable openings at ground and first floor level to its rear elevation and a minimum separation distance of approximately 12m would be achieved between these windows to the rear boundary and it is considered that the proposal would not result in any undue overlooking or loss of privacy to any neighbouring properties, given that bounding

the application property to its rear is a private road leading to Ash Farm and lying beyond that a wooded area 'Firs Plantation'. The first floor window to the front is to a bathroom and is a non-habitable window.

Overbearing/visual intrusion

19. 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 undue overbearing. The maintenance of adequate separation distances may help to avoid overbearing relationships between properties.

20. No. 7 Yulan Drive has no habitable openings to its side elevation facing onto the application property. There is a window at first floor facing the application site but this would appear to be to a non-habitable room. Furthermore, it has a single garage adjoining its property to its side, sitting flush to the boundary with the application property. The two properties are staggered in relation to one another, with No. 7 sitting further back from the application property. Whilst sitting closer to the side of No. 7, the proposal would not extend beyond the rear elevation of No. 7's property. As such, it is unlikely that it would appear visually intrusive or overbearing to the occupants of No. 7 or its rear garden area.

Loss of light and overshadowing

21. Paragraph 2.16.1 of SPD4 states that an extension positioned too close to a boundary, may cause a loss of sunlight and/or daylight to a neighbour's window or garden. An extension that would overshadow your neighbour to an unreasonable extent would not be considered acceptable. Care should be taken that the extension is not positioned in such a way as to cause unreasonable overshadowing to a neighbouring house or a well-used part of a garden, e.g. siting a tall wall in close proximity to a boundary.

22. Given the siting of the extended application property in relation to the property and rear garden area of No. 7 Yulan Drive and that No. 7 has no habitable openings within its side elevation, it is considered unlikely that the proposal would result in any significant overshadowing or loss of light to the property or rear garden area of No. 7.

23. As such the proposal is considered to be acceptable in line with the guidance set out in SPD4 and would not result in harm to the residential amenity of neighbouring and surrounding properties.

HIGHWAYS

24. SPD 3: Parking Standards and Design requires 2 no. off-road parking spaces for a 3 bedroom property. The current application seeks to increase from 2 no. to 3 no. bedrooms. The existing space to the side of the application property would be lost as a result of the development. The retained hardstanding to front would be sufficient to accommodate 1 no. off-road parking space, whilst if this hardstanding was increased in its width to the north-east (currently grassed area), a further off-road parking space could be accommodated. It is therefore recommended that the applicant submit a parking layout scheme that clearly demonstrates that 2 no. off road parking spaces can be provided in accordance with the guidance of SPD3: Parking Standards and Layout. Details of landscaping and boundary works should also be included in this scheme. Notwithstanding this, the proposal is considered acceptable on highways grounds.

CONCLUSION

25. The proposed scheme is considered acceptable in terms of design and visual amenity, residential amenity and highway safety and would comply with Policies L4 and L7 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 plan, Location Plan, received 19th January 2018 and on amended plans, numbers YD09/11A, received 5th April 2018 and YD 09/12, received 13th April 2018.

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

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

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy, the Council's

adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

4. Prior to the first occupation of the extension hereby permitted, a scheme for creating 2 car parking spaces with associated landscaping within the curtilage of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the extension hereby approved is first occupied and shall be retained at all times thereafter.

   Reason: In the interests of highway safety and residential amenity having regard to Policies L4 and L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations; and Supplementary Planning Document 3: Parking Standards and Design and the National Planning Policy Framework.

5. Notwithstanding the plans hereby approved and prior to the creation of the parking area, a scheme identifying a porous material to be used in the hard standing for the car parking area, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby approved.

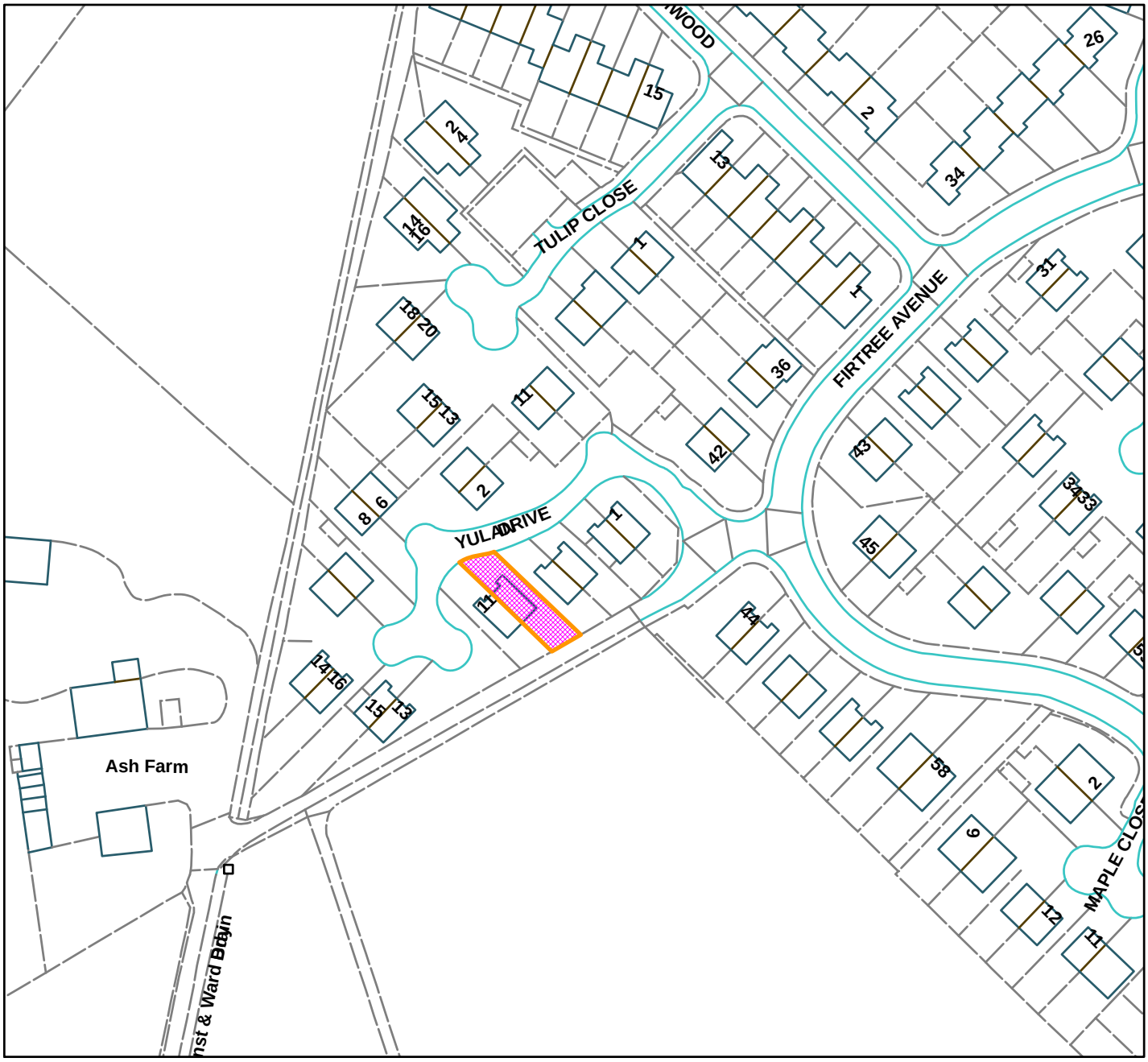
   Reason: To prevent localised flooding in accordance with Policies L7, R3 and L5 of the Trafford Core Strategy and the National Planning Policy Framework.

BB

93499/HHA/18

TRAFFORD COUNCIL

9 Yulan Drive, Sale (site hatched on plan)



Scale: 1:1,250

Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 10/05/2018
Date	30/04/2018
MSA Number	100023172 (2012)

WARD: Stretford **93525/HHA/18** **DEPARTURE: No**

Erection of single storey side extension.

46 Bradfield Road, Stretford, M32 9LF

APPLICANT: Mrs S Rabbani
AGENT: Mr Barry Tang

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee as the application has received six or more objections contrary to officer's recommendation.

SITE

The application concerns a detached dwelling located on the east corner of the junction between Bradfield Road and Montrose Avenue. The structure is two storey and features a hipped roof. Parking is currently provided on-street whilst there is an area of private garden provision to the west and north of the applicant property. The dwelling has been previously significantly extended including the erection of a first floor rear extension, single storey and front extensions and the raising of the roof height. The applicant property is situated in a residential area.

PROPOSAL

The applicant proposes the erection of a single storey side extension that would occupy the same footprint as the existing side conservatory and area of covered decking. It would project 3.3m beyond the original side elevation of the host dwelling whilst being set back 1m from the principal elevation of the property. There would be a separation distance of between 3.6m and 3.9m to the side boundary of the plot. The roof would be hipped with a flat element containing a roof lantern to the top. It would have a maximum height of 4.5m and an eaves height of 3.3m. The proposal would enclose the existing conservatory and area of covered decking into an orangery which would have one window in the front elevation, four windows in the side elevation and one window in the rear elevation. The extension would use windows, bricks and tiles to match those of the existing dwelling.

The applicant also proposes the erection of gates to allow vehicular access and parking to the rear of the property.

The increase in floor space of the proposed development would be approximately 28 m^2.

DEVELOPMENT PLAN

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

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

PRINCIPAL RELEVANT CORE STRATEGY POLICIES
L4 – Sustainable Transport and Accessibility
L7 – Design

PROPOSALS MAP NOTATION
None

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.

RELEVANT PLANNING HISTORY

90872/HHA/17- Erection of part single and part two storey side and rear extensions, increase in ridge height to accommodate loft conversion with roof lights to create additional living accommodation, enlargement to the front porch and raised decking and canopy area to side (Retrospective). Approved with Conditions- 14th August 2017. *This application was the result of the partial implementation of 87233/HHA/15 with the ridge height of the dwelling also increased. Updates in relation to the conditions attached to this permission are provided in the '90872/HHA/17 Conditions' section below.*

88068/HHA/16- Erection of a two storey side and rear extension to create additional living accommodation together with a new front porch. Application Withdrawn - 8th June 2016.

87233/HHA/15- Erection of two storey side and rear extensions, installation of dropped kerb and metal gate and external alterations. (Resubmission of 86532/HHA/15). Approved with Conditions- 12th February 2016.

86532/HHA/15- Erection of two storey side extensions and a two storey rear extension. Alterations to the roof to facilitate conversion of the loft with other external alterations. Application Withdrawn - 21st October 2015.

H/48980 - Erection of conservatory on side elevation of house. Approved with Conditions - 12th April 2000.

APPLICANT'S SUBMISSION

None

CONSULTATIONS

None

REPRESENTATIONS

Neighbouring properties were initially notified regarding the erection of a two storey side extension at the applicant property. In response, 7 letters of representation were received which objected on the following grounds:

- There has been excessive noise, dirt, rubbish, traffic and other disturbances related to the previous development of the plot.
- There would be windows in the proposed extension overlooking neighbouring plots.
- The extension would project even closer to the side boundary of the property causing overlooking and overshadowing.
- Previous extensions have significantly increased the size of the home.
- Gates to the rear of the property providing parking have been replaced with fencing. There is no off-street parking for the applicant property which causes vehicles to be parked on the pavement.
- The submitted plans are therefore inaccurate.
- There is a single storey structure, described as a bungalow, to the rear of the dwelling.
- The telephone cable of a neighbouring property is attached to the applicant property and may be disrupted by further work on the site.
- Previous extensions are already imposing to neighbouring properties.
- The scale of the property is out of character on an ordinary suburban street.
- Concern about the structure being converted into flats or a HMO in future.
- A loud hissing noise has occurred since the conclusion of previous works which disrupts sleeping at neighbouring properties.

OBSERVATIONS

Policy

1. One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17). Paragraph 56 of the NPPF states that the Government attaches great importance to the design of 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 of the NPPF 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.

2. In relation to matters of design, Policy L7 of the Core Strategy states development must:

- Be appropriate in its context;
- Make best use of opportunities to improve the character and quality of an area;
- Enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works, boundary treatment and;

3. SPD 4: A Guide for Designing House Extensions and Alterations offers the following relevant guidance in respect of side extensions:
3.1.1. Side extensions can have a prominent visual impact on the appearance of your dwelling and they can remove gaps from the street scene that help define the local character. 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
- Detract from a dwelling's character.
- Adversely affect the amenities of neighbouring properties.

4. Paragraph 3.1.7 advises that all side extensions should have regard to the following aims:
Proposals should be proportionate and complementary in height and width to the size of the original dwelling

- Generally, side extensions that are over half the width of the original property can appear prominent in relation to the main dwellings. Side extensions should not be so wide that they detract from the original dwelling
- Extensions should be in keeping with the prevailing pattern of residential development and not erode the amount of space surrounding the dwelling.
- Roof designs should complement the existing roof and should not consist of awkward roof detailing.

- Flat roofs and contrived roofs will not be looked upon favourably by the Council due to the potential visual impact.
- Side extensions that are out of character with the original style and scale of the dwelling, e.g. irregularly shaped or contrived, will not be looked upon favourably by the Council.
- The front wall of an extension should not usually be flush with the front wall of the house as the toothing of old and new brickwork usually looks unsightly. A set back of as little as half a brick length will allow a neat join.
- Extensions should not project forward of the front elevation
- The architectural style, materials and window design should match and complement the original house.
- Side windows in neighbouring properties should not be unacceptably overshadowed.

5. Paragraph 3.1.6 advises that an existing direct through route to the rear garden should be retained.

Design and Appearance

6. Paragraph 3.1.7 of SPD4 advises that side extensions should be scaled, designed and sited so as to ensure that they do not appear unacceptably prominent, erode the sense of spaciousness within an area or detract from a dwelling's character. The proposed extension would have a projection of 3.3m beyond the original side elevation of the host dwelling. It is noted that the existing conservatory and area of raised decking have a projection of 3.3m beyond the original side elevation of the property and that this proposal would therefore not project further than is currently the case. It is also noted that a two storey side extension with a projection of 3.3m was approved under 87233/HHA/15 although this was prior to the raising of the roof height on the dwelling. Nevertheless, the single storey extension proposed in this application is considered to be significantly reduced in scale in relation to this previous permission. The separation distance of 3.6m-3.9m is considered to retain sufficient space to ensure that the spaciousness of the area is not unacceptably eroded and to allow access to the rear of the property. This is also the same separation distance as is currently the case. The side extension will feature a hipped roof with a flat section at the top containing a roof lantern. This would have a maximum height of 4.5m and an eaves height of 3.3m. The use of a hipped roof is considered to be complimentary to that of the host dwelling and appropriate in scale and mass.

7. The design of the proposed extension will, subject to the use of matching materials, provide a satisfactory appearance to the development. The proposed development would therefore be acceptable in terms of design and visual impact and would comply with Policy L7 of the Core Strategy and the Council's SPD4 guidelines. Condition 5 on the previous permission required the staining of bricks on the side elevation to be carried out within three months of the date of that permission. This condition has not been complied with. It is therefore recommended that, in the interests of visual amenity,

a further condition be attached to this permission requiring that work to be carried out within three months of permission being granted.

Amenity

8. The proposed extension would be positioned to the west of the applicant property, closest to Montrose Avenue and away from the adjacent property, no. 44. There would be one window in the front elevation, four windows in the side elevation and a further window in the rear elevation. There would be a separation distance of 5.7m to the front boundary of the plot which is partly dressed with 2m high mature hedging and a low brick wall behind which a young hedge has been planted. The side boundary of the plot facing Montrose Avenue is dressed with 1.8m high fencing with further screening provided by hedging up to 2m in height. The rear of the plot is also dressed with a 1.8m high fence and would have a separation distance of 12m to the proposed new window in the rear elevation. Considering the single storey nature of the proposal, the existing screening and the separation distances, it is not considered that any of the proposed openings will cause excessive loss of privacy to neighbouring properties.

9. The proposal would occupy approximately the same footprint as the existing conservatory and covered decking area; with a projection of 3.3m set back 1m from the principal elevation of the property. The existing side extension has a maximum height of 3.9m whilst the proposed roof would have a maximum height of 4.2m with a roof lantern above this raising it to 4.5m. The site of the proposed extension is considered to be well screened with fencing of 1.8m in height present along the rear boundary of the site and the side boundary to Montrose Avenue. Further screening is provided by hedging of 2m in height along the side boundary and part way around the front. It is recognised that the increased height will increase the mass of the side extension however it is considered that there is sufficient screening and separation distances to negate any concerns in relation to overbearing impacts.

10. The proposed extension would be positioned to the west of the applicant property and would not therefore influence the admission of light to the adjacent property at no. 44. There is a separation distance of approximately 20m to the neighbouring property to the rear. As the proposal is single storey, this is considered sufficient to negate loss of light concerns in this aspect. The property to the west is positioned approximately 19m away from the site of the proposed extension which is also considered sufficient to ensure that there is no excessive loss of light to this property.

11. Neighbour’s concerns regarding future changes of use of this property to a House in Multiple Occupancy are not material to the determination of this application. Planning permission would be required for a change of use to a HMO.

12. It is therefore considered that the proposed extension would not have an unacceptable impact on the residential amenity of neighbouring properties and would comply with Policy L7 of the Trafford Core Strategy in this respect.

Detached Garden Structure

13. It is noted that a detached garden structure has been erected to the rear of the applicant property that appears to provide two units of accommodation. There has been no application for planning permission associated with this structure and this is now the subject of a separate enforcement investigation. It does not form part of these proposals.

Parking

14. The previous permission (90872/HHA/17) required 3 parking spaces to be retained as illustrated on 9210/231-C. Whilst this is not currently being complied with, the applicant proposes the creation of 3 off-street parking spaces with the re-implementation of the rear gate to facilitate this. The applicant property is shown to have 3 bedrooms and there would therefore be an SPD3 requirement for 2 parking spaces. The proposed parking arrangement is therefore considered appropriate to address the condition attached to the previous permission and SPD3. It is therefore considered that a condition should be attached requiring this work to be carried out within three months of planning permission being granted.

Previous Application

<u>90872/HHA17 Conditions</u>

The previous permission at this property contained 5 conditions which are displayed below alongside a summary of their current status. This is for Members' information as the development subject to this application needs to be considered on its own merits and conditions can only be imposed to make the development acceptable in planning terms. Appropriate action will be considered against any breach of condition relating to previous approval(s) and pursued separately through the enforcement process.

1. The permission hereby granted relates only to the details of development shown on the amended plan number 9210/001 Rev D received 28th July 2017, amended plan 9210/231 Rev C received 28th July 2017 and 9210/252 Rev. A received 28th July 2017 and the submitted location plan received 17th March 2017.

This condition has been complied with.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) within three months of the date of this permission the replacement landing window and the two skylights on the east elevation and east roofslope respectively, facing No. 44 Bradfield Road, shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

The agent has confirmed that this condition has been complied with.

3. Within 3 months of the date of this permission, the existing gable feature on the front elevation of the property shall be reduced in size in accordance with the details shown on the approved plans 9210/001 Rev D and 9210/252 Rev. A. The amended gable feature will be retained at all times thereafter in accordance with the approved plans.

This gable feature has been reduced in size and is in accordance with this condition.

4. Within 3 months of the date of decision, the parking plan on the approved plan 9210/231 C shall be implemented in full and the approved parking spaces shall be retained at all times thereafter.

Plan 9210/231 C shows a single parking space to the front of the dwelling and two spaces on a driveway to the rear; accessible through a gate onto Montrose Avenue. The gate to the rear of the property has been replaced with a wooden fence. The driveway to the rear of the dwelling has been partially covered by the erection of a detached garden structure. The applicant property is therefore not currently in accordance with this condition.

This application proposes off-street parking for 3 vehicles and would therefore equate to the number of spaces previously required; albeit in a different arrangement.

5. Within 3 months of the date of decision, the bricks used for the extensions to the dwelling on the west elevation of the dwelling facing Montrose Avenue shall be stained in a colour to match as close as possible to the original dwelling and the stained brickwork shall be inspected and approved in writing by the Local Planning Authority. The stained bricks shall be retained at all times thereafter.

This staining process has not been carried out and this condition has not therefore been complied with.

CONCLUSION

15. The proposed scheme is considered acceptable in terms of design and visual amenity, residential amenity and highway safety and would comply with Policies L4, and L7 of the Trafford Core Strategy and guidance in the NPPF. As such it is recommended that planning permission should be granted.

RECOMMENDATION:

GRANT subject to the following conditions:-

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 9210/102-D and 9210/112-D.

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

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

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

4. The extension hereby permitted shall not be occupied unless and until the parking provision shown on the approved plan 9210/102-D has been implemented in full and the approved parking spaces shall be retained at all times thereafter.

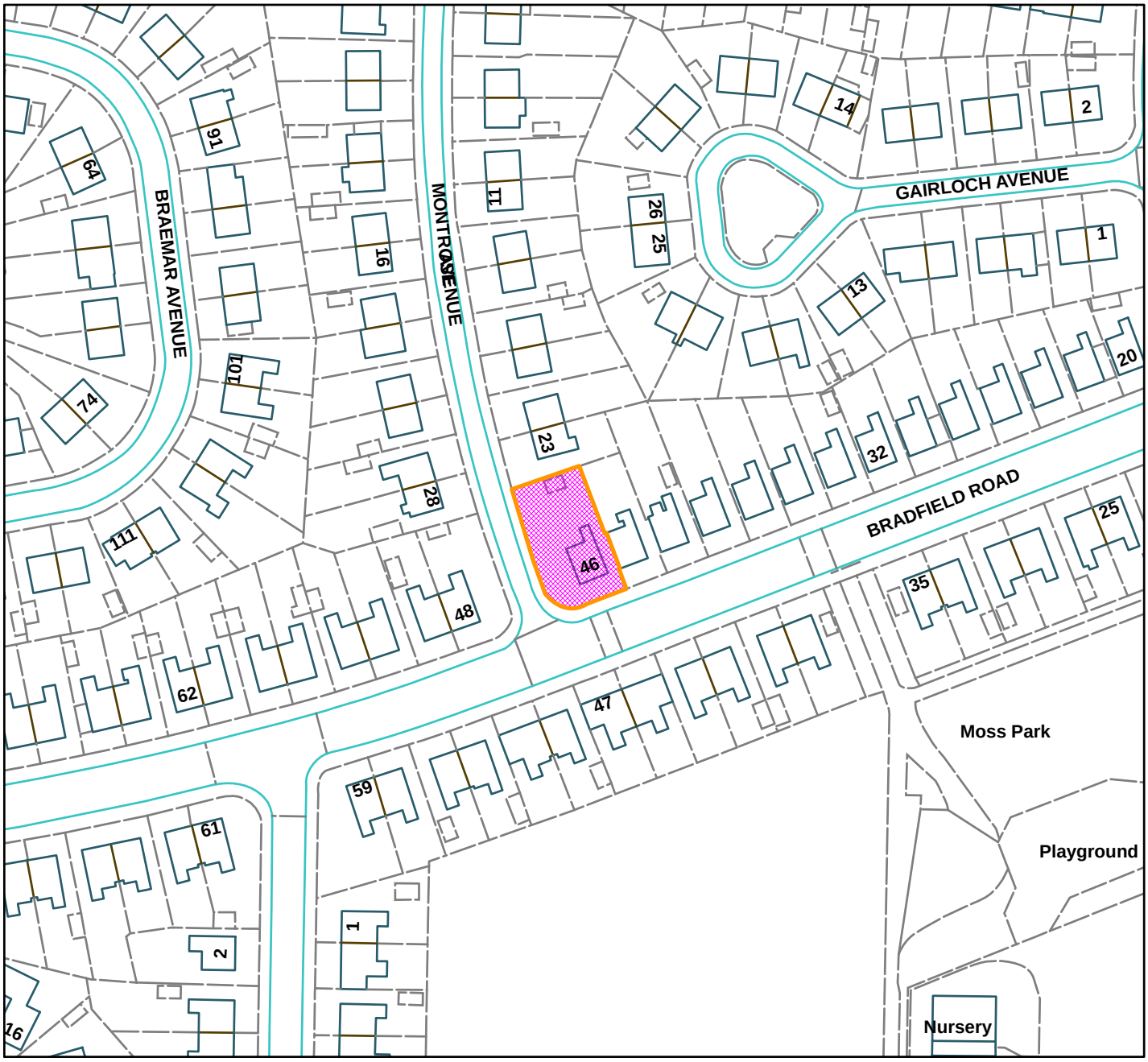
Reason: To limit on-street parking within the locality, having regard to Policies L4 and L7 of the Trafford Core Strategy.

JW

93525/HHA/18

TRAFFORD COUNCIL

46 Bradfield Road, Stretford (site hatched on plan)



Scale: 1:1,250

Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 10/05/2018
Date	30/04/2018
MSA Number	100023172 (2012)

WARD: Broadheath **93840/FUL/18** **DEPARTURE: No**

Alterations to car park layout to increase the amount of car parking spaces from 87 to 133.

Lookers House, 3 Etchells Road, Altrincham, WA14 5PQ

APPLICANT: Lookers
AGENT: Northmill Associates

RECOMMENDATION: GRANT

Reported to the Planning and Development Management Committee as the application has received six objections contrary to officer's recommendation.

SITE

The application site refers to a three storey L-shaped office building (currently in use by Lookers) and associated car park, located on the corner junction of Manchester Road and Stamford Brook Road. Trafford College is sited on the northern side of Stamford Brook Road, whilst a similar three storey office building is located adjacent to the application site and is currently occupied by Dulux. A new residential development (part complete) is located to the south of the application site and beyond Timperley Brook.

Access to the site is provided via Etchells Road off Stamford Brook Road. The current car parking layout can provide 87 car parking spaces.

PROPOSAL

Planning permission is sought for the alteration of the car parking layout, which serves Lookers House. The alterations would create an additional 46 spaces, providing a total of 133 no. cars, including 4 no. disabled parking spaces. The proposal also includes a small section of landscaping, 4.8m x 4.8m, located in the centre of a quad of 16 spaces.

DEVELOPMENT PLAN

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

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan** (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were

saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility
L7 – Design
R2 – Natural Environment
R3 – Green Infrastructure

PROPOSALS MAP NOTATION

EA 20m Main River buffer
Critical Drainage Areas
EA Flood Risk Zone 3
River Valley Flood Risk

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.

RELEVANT PLANNING HISTORY

H/64832 – Erection of 2m high perimeter fencing and bin store.
Approved – 21.07.2006

H/53774 - Erection of a three storey office building of 2,273 sq. metres, with temporary access from Manchester Road with associated junction improvements. Associated car parking and landscaping works.
Approved - 10.12.2002

APPLICANT'S SUBMISSION

Letter from applicant in response to objections

CONSULTATIONS

Local Highways Authority – No objection on highway grounds

Environment Agency – No objection in principle, subject to condition in relation to buffer zone around the watercourse.

United Utilities – No objection, subject to conditions in relation to Foul Water and Surface Water

REPRESENTATIONS

A total of six objections have been received as part of the consultation process. For the purposes of this report, the concerns raised are summarised below:

- Etchells Road is narrow and already congested with parked cars on both sides
- Concern development would lead to:
    - increased congestion
    - Increased noise and air pollution levels on a permanent basis
    - Significant safety concern to motorists and pedestrians
- Close by transport networks makes the proposal unnecessary
- Impact negatively on the resale value of the residential houses in the area due to over commercialisation of the street.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposed development would increase the current parking provision for Lookers House. The proposal does not involve the change of use or extension to the existing building. As such the proposed development is considered to be acceptable in principle, subject to the impact on highways, visual/residential amenity, environment and drainage.

ACCESS, HIGHWAYS AND CAR PARKING

2. Policy L4 of the Trafford Core Strategy which relates to sustainable transport and accessibility, seeks to ensure that all new developments do not adversely affect highway safety.

3. The proposed development involves the amendment to the existing parking layout, which would result in a total of 133 no. car parking spaces, which is an additional 46 spaces. It was noted on the site visit, carried out on 27th March 2018 that the car park appears to be at capacity, given a number of cars were parked on both sides of Etchells Road. This is further noted by the public representations received in relation to this application. As aforementioned the proposed development does not include an extension to the existing building nor does it propose a change of use of the

building or land. As such no intensification or change of use of the existing building will arise as a result of these proposals, but will bring forward a greater level of parking for the existing use through a more efficient layout. It is therefore likely to provide some betterment to levels of on-street parking stress in the surrounding area but would not, in any event, make matters worse.

4. This is supported by a letter provided by the applicants in response to the objections received. The applicant envisages that the proposed increase of 50 percent in on site car parking in conjunction with Lookers in-house travel planning initiatives (which encourage car sharing, use of public transport and cycling) will be sufficient to accommodate the car parking requirement on site.

5. The LHA has reviewed the application and raised no objection on highway grounds, commenting that the means of access is as existing, and the service arrangements are satisfactory.

6. Given the above, it is considered that the proposed development would not adversely affect pedestrian or highway safety or would have a detrimental impact on parking stresses within the local area and as such the proposal is considered to be in accordance with Policy L4 of the Core Strategy.

VISUAL AMENITY

7. One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).

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

9. The proposed development would include a small section of landscaping within the new car park layout. This would ensure the appearance of the car park from the street scene is consistent and appropriate in its context. Though the proposals do not include any details for the proposed landscaping, it is considered a landscaping condition would ensure the protection and enhancement of the visual amenity and natural environment.

10. Given the above reasons, it is considered that the proposed development would be in accordance with policy L7 of the Trafford Core Strategy and government guidance contained within the NPPF requiring good design.

RESIDENTIAL AMENITY

11. In relation to matters of amenity protection, Policy L7 of the Core Strategy states that 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.

12. Further, Policy L5.13 of the Core strategy states: Development that has potential to cause adverse pollution (of air, light, water, ground), noise or vibration will not be permitted unless it can be demonstrated that adequate mitigation measures can be put in place.

13. As aforementioned a residential development located south and west of the application site, is nearing the latter stages of construction: approximately half of the units, sited on the western side of the site, are occupied, whilst works are completing on the western part of the site. The existing relationship is such that the closest parking space is approximately 27 metres from the closest residential property (No. 5 Etchells Road). The proposed development would result in a shortened distance of 22 metres between the closest parking space and No. 5 Etchells Road. The proposed car park alterations, including the decreased distance of 5 metres, is not considered to materially affect the amenity of occupiers at No.5 Etchells Road.

14. The proposed development does not involve a change of use, extension to existing building or intensification of use. Furthermore, the applicants have confirmed the intention of the proposed development is to have a positive influence over the future use of Etchells Road. As such the proposed development is considered to not result in an increase of car use or congestion or adversely affect noise and air pollution levels. The intention of the proposed development is to reduce the impact of on-street parking on Etchells Road.

15. The proposal is therefore considered to either improve or maintain the status quo for the neighbouring residential properties. On balance the proposed development would not adversely impact upon the residential amenity of neighbouring and surrounding residential properties and is considered to be in accordance with Policy L7 of the Core Strategy.

NATURAL ENVIRONMENT

16. Policy R2 of the Core Strategy, seeks to ensure the protection and enhancement of the natural environment within the borough (such as the landscape character, biodiversity, geodiversity and conservation value of its natural urban assets).

17. Further, Policy R3, in relation to Green Infrastructure, outlines that the council along with local communities, developers and partners will develop an integrated network of high quality and multi-functional green infrastructure (GI) that will, among others,

protect and provide appropriate natural space to connect landscapes and allow wildlife to move through them to adapt to climate change.

18. As stated within Policy R2.3, the Borough's assets include areas of open water and watercourses. Although not identified as a 'Wildlife Corridor' or 'Areas of: Nature Conservation Value; Tree and Hedgerow Protection; or Special Landscape Features', Timperley Brook bounds the site to the south. An existing fence is erected along the edge of the existing parking surface and vegetation is located beyond this.

19. The Environment Agency has reviewed the application and raised no objection in principle to the proposed development but requested that the proposed development included a planning condition requiring a scheme to be agreed to protect a buffer zone around the watercourse, as land alongside watercourses are particularly valuable for wildlife and it is essential these are protected. Ideally the buffer zone would be a minimum of 5 metres, however it is accepted that the current situation already falls within the buffer zone and therefore a relaxation on the eastern end of the riparian site is acceptable, but they would seek to expand this where feasible, particularly at the western periphery.

20. Though the watercourse is not allocated as an area of nature conservation value, in the interests of visual amenity and natural environment; a condition requiring a landscaping scheme, which would include any new fencing, lighting and soft landscaping is proposed. Thus the impact upon the visual amenity and natural environment would be minimal and in accordance with policy L7 and R2.

DRAINAGE

21. Policy L5 of the Core Strategy, in relation to water states: the Council will seek to control development in areas at risk of flooding, having regard to the vulnerability of the proposed use and the level of risk in the specific location. Further, that developers will be required to improve water efficiency and reduce surface water run-off through the use of appropriate measures such as rain water harvesting, water recycling and other Sustainable Drainage Systems (SUDS) appropriate to the various parts of the Borough, as mapped in the Council's Strategic Flood Risk Assessment.

22. The proposed development would result in a minimal increase to hard standing. The proposed development does not propose any changes to the existing drainage system.

23. United Utilities reviewed the application and expressed the view that the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way, in line with NPPF and NPPG. It is recommended that conditions in relation to foul and surface water are added to any permission. However, given the proposed development involves minor alterations to an existing car park, it is considered that the difference to surface

water runoff would be negligible and there would be no change to the arrangements for foul water on the site. As such the recommended conditions would be unreasonable to impose.

OTHER MATTERS

24. A concern was raised in relation to the loss of property value as a result of the proposed development. The loss of property value is not a material consideration and therefore cannot be taken in to account in the decision making process.

DEVELOPER CONTRIBUTIONS

25. No planning obligations are required.

CONCLUSION

26. The proposed development is considered to improve the current parking situation by providing an additional 46 parking spaces. The proposal development includes soft landscaping and thus is considered, subject to condition, to visually enhance the site and wider area without harm to the residential amenity of local residents and highway and pedestrian safety and parking provision. As such, it is considered the proposal is in accordance with the NPPF and Policies R2, R3, L4, and L7 of Trafford's Core Strategy and that planning permission should be granted.

RECOMMENDATION

GRANT subject to the following conditions:-

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number: L(01)101 Rev A.

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

3. 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, which includes a scheme for the provision of a minimum 4

metre wide buffer zone alongside Timperley Brook, have been submitted to and approved in writing by the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The details shall include:

i. plans showing the extent and layout of the buffer zone
ii. details of any proposed soft landscaping scheme, preferably based on local native ground flora species planting plans, specifications and schedules (including planting size, species and numbers/densities)
iii. details demonstrating how the buffer zone will be protected during development
iv. details of any new proposed fencing, lighting etc.
v. details of any new surface water connections to watercourse.
vi. formation of any banks, terraces or other earthworks,
vii. hard surfaced areas and materials,
viii. existing plants / trees to be retained and
ix. 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.

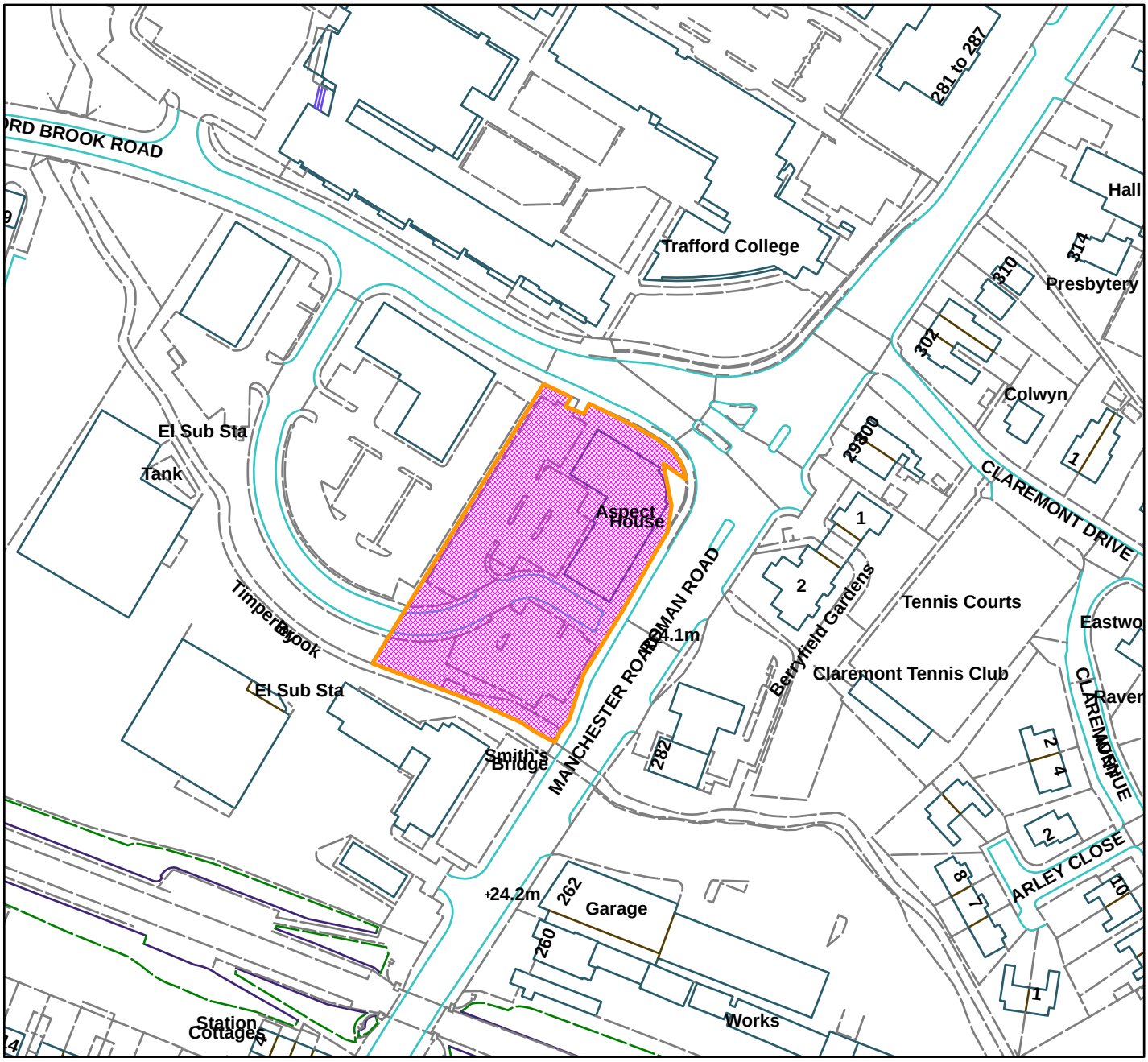
Reason: To ensure that the site is satisfactorily landscaped having regard to its location, the nature of the proposed development and having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

LT

93840/FUL/18

Lookers House, 3 Etchells Road, Altrincham (site hatched on plan)

TRAFFORD COUNCIL



Scale: 1:1,750

Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 10/05/2018
Date	30/04/2018
MSA Number	100023172 (2012)