

Public Document Pack



**TRAFFORD
COUNCIL**

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 11 May 2023

Time: 6.30 pm

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

PLEASE NOTE: A link to the meeting can be found below:

<https://www.youtube.com/channel/UCjwb1OW5x0NSe38sgFU8bKg>

AGENDA

ITEM

1. ATTENDANCES

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

2. DECLARATIONS OF INTEREST

Members to give notice of any Personal or Prejudicial Interest and the nature of that Interest relating to any item on the Agenda in accordance with the adopted Code of Conduct.

3. MINUTES

To receive and, if so determined, to approve as a correct record the Minutes of the meeting held on 13th April, 2023.

3

4. QUESTIONS FROM MEMBERS OF THE PUBLIC

A maximum of 15 minutes will be allocated to public questions submitted in writing to Democratic Services (democratic.services@trafford.gov.uk) by 4pm on the working day prior to the meeting. Questions must be within the remit of the Committee or be relevant to items appearing on the agenda and will be submitted in the order in which they were received.

5. **ADDITIONAL INFORMATION REPORT**

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

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

To consider the attached reports of the Head of Planning and Development, for the following applications.

6

Applications for Planning Permission	
Application	Site Address/Location of Development
<u>109074</u>	Holmleigh, 21 Stelfox Avenue, Timperley WA15 6UL
<u>109301</u>	Brooklands Dragons JFC Sports Pavillion, Sunningdale Avenue Sale M33 2PJ
<u>109937</u>	Friars Croft, 10 Park Drive, Hale WA15 9DH
<u>110206</u>	22A Hope Road, Sale M33 3AB

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

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

SARA TODD

Chief Executive

Membership of the Committee

Councillors B. Hartley (Chair), B.G. Winstanley (Vice-Chair), D. Chalkin, W. Hassan, M. Minnis, S. Procter, S. Thomas, L. Walsh and M.J. Welton.

Further Information

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

Michelle Cody, Governance Officer

Tel: 0161 912 2775

Email: michelle.cody@trafford.gov.uk

This agenda was issued on **2nd May, 2023** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford, Manchester, M32 0TH.

Members of the public may film or record this meeting. Any person wishing to photograph, film or audio-record a public meeting is requested to inform Democratic Services in order that necessary arrangements can be made for the meeting. Please contact the Democratic Services Officer 48 hours in advance of the meeting if you intend to do this or have any other queries.

Agenda Item 3

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

13th APRIL, 2023

PRESENT:

Councillor Winstanley (In the Chair),
Councillors Bunting, Chalkin, Maitland (Substitute), Minnis, Morgan, O'Brien (Substitute),
K. Procter (Substitute), Thomas, Walsh and Welton.

In attendance: Head of Planning and Development (Ms. R. Coley),
Major Planning Projects Manager (Mrs. S, Lowes),
Planning and Development Manager (East) (Ms. H. Milner),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Planning Lawyer (Locum) (Mr. S. Moorhouse),
Governance Officer (Miss M. Cody).

APOLOGIES

Apologies for absence were received from Councillors Akinola, Hartley, Hassan and S. Procter.

81. DECLARATIONS OF INTEREST

No declarations of interest were made.

82. MINUTES

RESOLVED: That the Minutes of the meeting held on 16th March, 2023, be approved as a correct record and signed by the Chair.

83. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

84. ADDITIONAL INFORMATION REPORT

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

RESOLVED: That the report be received and noted.

Planning and Development Management Committee
13th April, 2023

85. APPLICATIONS FOR PERMISSION TO DEVELOP ETC

(a) <u>Permission granted subject to standard conditions prescribed by statute, if any, and to any other conditions now determined</u>		
<u>Application No., Address or Site</u>		<u>Description</u>
108956/HHA/22 – 12 Rossett Avenue, Timperley.		Retrospective application for erection of two storey side extension and part single/part two storey rear extension.
109588/HHA/22 – 9 Blueberry Road, Bowdon.		Alterations to the front boundary and erection of bin store.

86. APPLICATION FOR PLANNING PERMISSION 108338/FUL/22 – LAND AT CHRISTIE ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of building and erection of 60 no. affordable dwellings, comprising 50 no. apartments and 10 no. houses, and associated works.

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 £49,506 towards off-site secondary education facilities.
 - The retention of Calder Peel Architects in the role of design certifier throughout the construction period, or alternatively to secure a commuted sum to cover the professional fees required to enable the local planning authority and developer to work together to secure the involvement of an architectural practice of their choice in the role of design certifier.
 - A commitment to fund a review of Traffic Regulation Orders.
- (ii) To carry out minor drafting amendments to any planning condition.
- (iii) To have discretion to determine the application appropriately in the circumstances where a S106 Agreement has not been completed within three months of the resolution to grant planning permission.
- (iv) That upon the satisfactory completion of the above Legal Agreement planning permission be granted subject to the conditions now determined (unless amended by (ii) above) and to the following additional condition:-

Planning and Development Management Committee
13th April, 2023

No above-ground construction works shall take place unless and until a revised car parking layout, to include four accessible car parking spaces has been submitted to and approved in writing by the Local Planning Authority. The approved layout shall be constructed prior to first occupation of the development and shall be retained thereafter.

The meeting commenced at 6.30 pm and concluded at 7.18 pm.

This page is intentionally left blank



PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 11th MAY 2023

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 on the Council's website.

TRAFFORD BOROUGH COUNCIL

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 11th MAY 2023

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
<u>109074</u>	Holmleigh, 21 Stelfox Avenue, Timperley, WA15 6UL	Village	1	Grant
<u>109301</u>	Brooklands Dragons JFC Sports Pavillion, Sunningdale Avenue Sale, M33 2PJ	Sale Moor	12	Grant
<u>109937</u>	Friars Croft, 10 Park Drive Hale, WA15 9DH	Hale Central	28	Refuse
<u>110206</u>	22A Hope Road, Sale, M33 3AB	Priory	51	Grant

Note: This index is correct at the time of printing, but additional applications may be placed before the Committee for decision.

WARD: Village

109074/HHA/22

DEPARTURE: No

Erection of two storey side extension, two storey rear extension, front porch extension, conversion of loft into habitable rooms and demolition of freestanding garage

Holmleigh, 21 Stelfox Avenue, Timperley, WA15 6UL

APPLICANT: Ms And Mr Laura Alcock And Jon Anderson

AGENT: John Wood Architect Limited

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee as it has been called in by Councillor Frass.

SITE

The application relates to a two storey semi-detached dwelling located in a residential area of Timperley. To the front is an area of hardstanding providing parking and to the rear of the dwelling is a single storey outrigger, which also extends beyond the side wall of the property. Beyond which is a garden and detached garage.

The dwellings in the surrounding area are predominantly semi-detached/detached and of varying design.

PROPOSAL

The applicant is seeking planning permission for the erection of a two storey side extension, two storey rear extension, front porch extension, conversion of the loft into a habitable room, and the demolition of the freestanding garage.

The extension would project by 3.3m from the original side wall of the dwelling and 3m from the rear wall. The front and the side of the extension would be constructed in matching brickwork, however the remaining elevations of the side and rear extension would be clad in black stained timber panelling.

The front porch would increase in depth and width, resulting in a footprint of 1.4m deep and 3.8m wide.

Value Added: Following a request from officers, the following amendments were made:

- Gable feature on the front elevation has been removed.
- Side extension has been set down from the ridge line of the main dwelling.
- Side extension set back from the principal elevation of the main dwelling.

- The windows on the side elevation removed/reduced in scale.
- Width of side extension reduced by 0.5m.
- Projection of the two storey rear extension reduced to 3m.
- Dormer has been removed from the proposed plans.

These changes reduce the prominence of the two storey side extension, and ensure the extensions are compliant with SPD4.

The applicant has also decided to remove the single storey rear extension element of the proposal.

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

For the purpose of the determination of this planning application, these policies are considered 'up to date' in NPPF Paragraph 11 terms.

PROPOSALS MAP NOTATION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

SPD3-Parking Standards and Design
SPD4- A Guide to Designing House Extensions and Alterations

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

DLUHC published the latest version of the National Planning Policy Framework (NPPF) on 20 July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

DLUHC published the National Planning Practice Guidance on 6 March 2014, and was last updated on 25th August 2022. The NPPG will be referred to as appropriate in the report.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted, PfE will be the overarching development plan, setting the policy framework for individual district Local Plans. The PfE was published for Regulation 19 consultation from 9th August 2021 to 3rd October 2021 and was submitted to the Secretary of State for Levelling Up, Housing and Communities on 14 February 2022. Independent Inspectors have been appointed to undertake an Examination in Public of the PfE Submission Plan and the hearings began in November 2022 and are timetabled to continue until at least March 2023. Whilst PfE is at an advanced stage of the plan making process, for the purposes of this application it is not yet advanced enough to be given any meaningful weight, such that it needs consideration in this report.

RELEVANT PLANNING HISTORY

108677/CPL/22: Application for Certificate of Lawful Development for a proposed rear dormer loft conversion.

Approved 8 September 2022

107926/CPL/22: Certificate of Lawfulness for a proposed dormer loft conversion, removal of freestanding garage.

Refused 28 June 2022

APPLICANT'S SUBMISSION

Bat Survey
CIL Form

CONSULTATIONS

None

REPRESENTATIONS

The application was advertised through notification letters sent to immediate neighbours. Representations were received from no. 19 and no. 23, both objecting to the development. The concerns are outlined below.

Design and Amenity:

- The scheme will have a severe impact visually by reason of its scale, and massing close to the single storey bungalow, being 1.1m from the boundary fence.
- The height of this two-storey gable extension is excessive in scale, set against the adjoining single storey property.
- This level of overdevelopment of the site impacts on the resident's right to enjoy the amenity of this relatively small bungalow.
- Objects to the proximity of the extension to the rear which will materially affect no. 19 Stelfox Avenue. The development would obscure the 2 only windows at the rear ground floor to that aspect and compromise light. The psychological impact of seeing no sky, when sitting in the lounge or preparing food would be severe.
- With respect to light and view, the proposed rear extensions are at the limits of the 25 and 45 degree rules concerned right to light will be compromised.
- Extension would create an overshadowing effect, which would be detrimental to residential amenity.
- No indication that the windows on the side elevation will be obscure glazed.

Parking:

- Extension would create serious parking and manoeuvring problems, and impact on residential amenity. Reducing the length of the driveway would impact on the level of parking within the curtilage.
- The extension would result in the loss of the ability for cars to enter and existing in forward gear. This is unacceptable in view of the narrow unadopted lane that provides vehicular access to both the applicant's property and the bungalow. This could lead to obstruction at certain times if increased occupancy arose.
- The adjoining trees severely reduces sightlines and, in view of the pedestrians that use the nearby public footpath adjoining the bungalow, this increases the risk of personal injury when reversing out of this property, especially in evenings with a poor level of street lighting. We as occupants of the bungalow cater for vehicles to turn about within their curtilage in forward gear. This ability should also apply to the applicant's curtilage.
- A six-bedroom semi-detached dwelling would increase the number of cars. Since this property is rented out, the scale of this problem will vary but still cause concern by over spilling onto this unadopted road and the adjoining public street. For this reason alone this proposal is unacceptable.

Other:

- Neighbours were not consulted prior to the application.
- The single storey extension to the rear is so close to the boundary that scaffolding cannot be erected without a party wall agreement which has not been requested by the applicant.
- The single storey extension will presumably be built off strip footings. This is approx. 300mm away from my property which is built off a spread brick footing and would be undermined.
- Both single and 3 storey extensions will disturb the combined drain from Grange Dene no. 19. This drain will require building over and also breaking into to connect the existing system, which would leave other properties without foul or surface provision.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. Householder extensions and alterations are acceptable in principle subject to there being no harm to the character and appearance of the property through unsympathetic design or harm to the amenity of neighbouring properties and residential areas.
2. The proposal has been assessed against Core Strategy Policy L7 and guidance contained in SPD4.

DESIGN AND VISUAL AMENITY

3. Paragraph 126 of NPPF states *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*
4. Policy L7 of the Core Strategy states that in considering applications for development within the Borough, the Council will determine whether or not the proposed development meets the standards set in national guidelines and the requirements of Policy L7. The relevant extracts of Policy L7 require that development is appropriate in its context; makes best use of opportunities to improve the character and quality of an area by appropriately addressing scale,

density, height, layout, elevation treatment, materials, landscaping; and is compatible with the surrounding area.

5. The proposed two storey side extension would project 3.3m from the side elevation of the dwelling, and would leave 1.7m to the shared boundary, ensuring an appropriate level of separation to the adjacent bungalow is retained. It would be half the width of the main dwelling, would be set back from the principal elevation, and would be set down from the ridge level of the main dwelling. As such, whilst a large addition, it is considered to be proportionate and subservient to the existing property. Similarly, the proposed rear extension is considered acceptable in scale, and proportionate to the dwelling and plot. The gable roof design and proposed fenestration are considered to integrate well and respect the character and style of the host dwelling
6. The proposed front porch is considered a modest addition to the dwelling that has been appropriately design to complement the existing dwelling. The removal of the detached garage, and conversion of the loft space would be acceptable in design terms.
7. Access between the front and rear of the site would be maintained, with a separation of approximately 1.7m retained to the common boundary with no. 23.
8. The front porch and front elevation the two storey side extension would be constructed with complementary materials, which includes brick and hung tiles to the roof to match the existing. The remaining elevations of the side and rear two storey extension would be cladding in black stained timber panels, which would contrast with the existing brickwork. However, given the sitting of the extension it is considered not to be harmful to the character of the surrounding area. Furthermore given the scale and design of the side and rear extension and the colour tones of the brick on the main property the use of black stained timber cladding is considered complementary to the existing dwelling. However to ensure a high quality finish to the extension exact details of materials are to be requested by condition. It is therefore considered that the proposal would not result in harm to the visual amenity of the surrounding residential area.
9. As such, it is considered that the proposal would have no unacceptable impact in terms of the visual amenity of the street scene and the surrounding area. Subject to conditions, the proposed development is considered acceptable in terms of design and visual amenity and would comply with Policy L7 of the Core Strategy and guidance in the NPPF in this respect.

RESIDENTIAL AMENITY

10. Impact on the amenity of neighbouring residents and the occupiers of the application property has been considered in line with Policy L7 and guidance contained in SPD4.

11. SPD4 sets out detailed guidance for protecting neighbouring amenity (paras 2.14 to 2.18) as well as under the relevant section for this type of development (3.1). In terms of its impact on residential amenity the development will be assessed on the extent to which it causes a loss of privacy, extent to which it is overbearing on a boundary and the degree to which it causes a loss of light, to the neighbouring properties.
12. Objections received from neighbouring properties are noted, however the proposal has been amended since the original consultation with the single storey extension immediately adjacent to no. 19 being removed from the proposal.

Impact on 19 Stelfox Avenue

13. The two storey rear extension would project 3m from the rear elevation of the dwelling, 4.4m from the shared boundary with no. 19. This projection would comply with SPD4, and the proposal is not considered to be unduly overbearing or create a sense of enclosure. Furthermore given the site orientation it is not considered to cause harmful loss of light or overshadowing.
14. There are no windows proposed on the side of the rear extension above ground floor facing no. 19 which could cause overlooking from an elevated position and as such the proposal is not considered to result in a loss of privacy.

Impact on 23 Stelfox Avenue

15. There would be 1.75m separation distance between the side elevation of the two storey side extension and the boundary with no. 23 and it is noted that given the siting of no. 23 it is splayed away from the application property. Whilst no. 23 is a bungalow there are no windows on the side elevation only a door with an obscure glazing and as such the side extension is not considered to have an overbearing impact on any habitable room windows.
16. The two storey rear extension would project 3m from the rear elevation, 1.75m from the shared boundary with no. 23, this projection would comply with SPD4. Furthermore there is a garage within the garden of no. 23, sited along the boundary with no. 21. Therefore it is considered that the proposal would not result in any undue harm to the amenity of the adjacent dwelling.
17. There would be two windows within the side elevation of the dwelling, serving a bathroom, and en-suite. It is recommended that a condition is added to ensure these windows are obscure glazed, to protect the amenity of the neighbouring dwelling.

Impact on properties to the rear

18. There would be a distance of 17.3m between the rear elevation of the rear extension, and the rear boundary, in accordance with SPD4.

Impact on properties to the front

19. There are no dwellings facing the host dwelling.
20. It is therefore considered that the proposed extension would not have an unacceptable impact on the residential amenity of any neighbouring properties and would comply with Policy L7 of the Core Strategy in this respect.

PARKING AND HIGHWAYS

21. The proposal would increase the quantity of bedrooms from three to five (four on the first floor and one within the loft). Given the location and number of bedrooms the maximum parking requirements as set out in SPD3 is for 3 parking spaces to be provided.
22. The proposed side extension would infill the majority of space to the side of the dwelling and as such the amount of the space off street around the property for parking is reduced. However there would still be space for two cars to park to the front of the property. Furthermore, it is noted that 1.75m would be retained to the side boundary, which would provide bike access.
23. Whilst there is a shortfall on the maximum standard of 3 parking spaces, two off-street parking is considered acceptable for the scale of the property. Furthermore whilst the road immediately outside the application site is of limited width, there is unrestricted on street parking along Stelfox Avenue, 13m from the development site. Therefore it is considered that the proposal would not have a harmful impact on parking demand or highway safety within the area.

DEVELOPER CONTRIBUTIONS

24. This proposal is not subject to the Community Infrastructure Levy (CIL) as it would create less than 100m² and so it below the threshold for CIL.
25. No other planning obligations are required.

PLANNING BALANCE AND CONCLUSION

26. The proposed development is considered to be acceptable in principle and not to cause harm to the character and appearance of the dwelling and street scene by reason of its design, it is considered appropriate within its context. In addition, the proposed development will have no significant impact in terms of any overbearing,

overshadowing or overlooking impact or parking demand in the area, it therefore meets the aims of the Core Strategy and the NPPF in this respect.

27. All relevant planning issues have been considered and representations taken into consideration in concluding that the proposal comprises an appropriate form of development for the site. The application is therefore compliant with Policies L4 and L7 of the Trafford Core Strategy, SPD4 and national policy contained within the NPPF. The application is therefore recommended for approval.

RECOMMENDATION:

GRANT subject to the following conditions:

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on plan numbers: 004-04; 005-06 and 006-07, uploaded on 19th April 2023 and 902-05, uploaded on 27th April 2023.

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 above ground works shall take place until samples and / or a full specification of materials to be used externally on the extensions hereby approved 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.

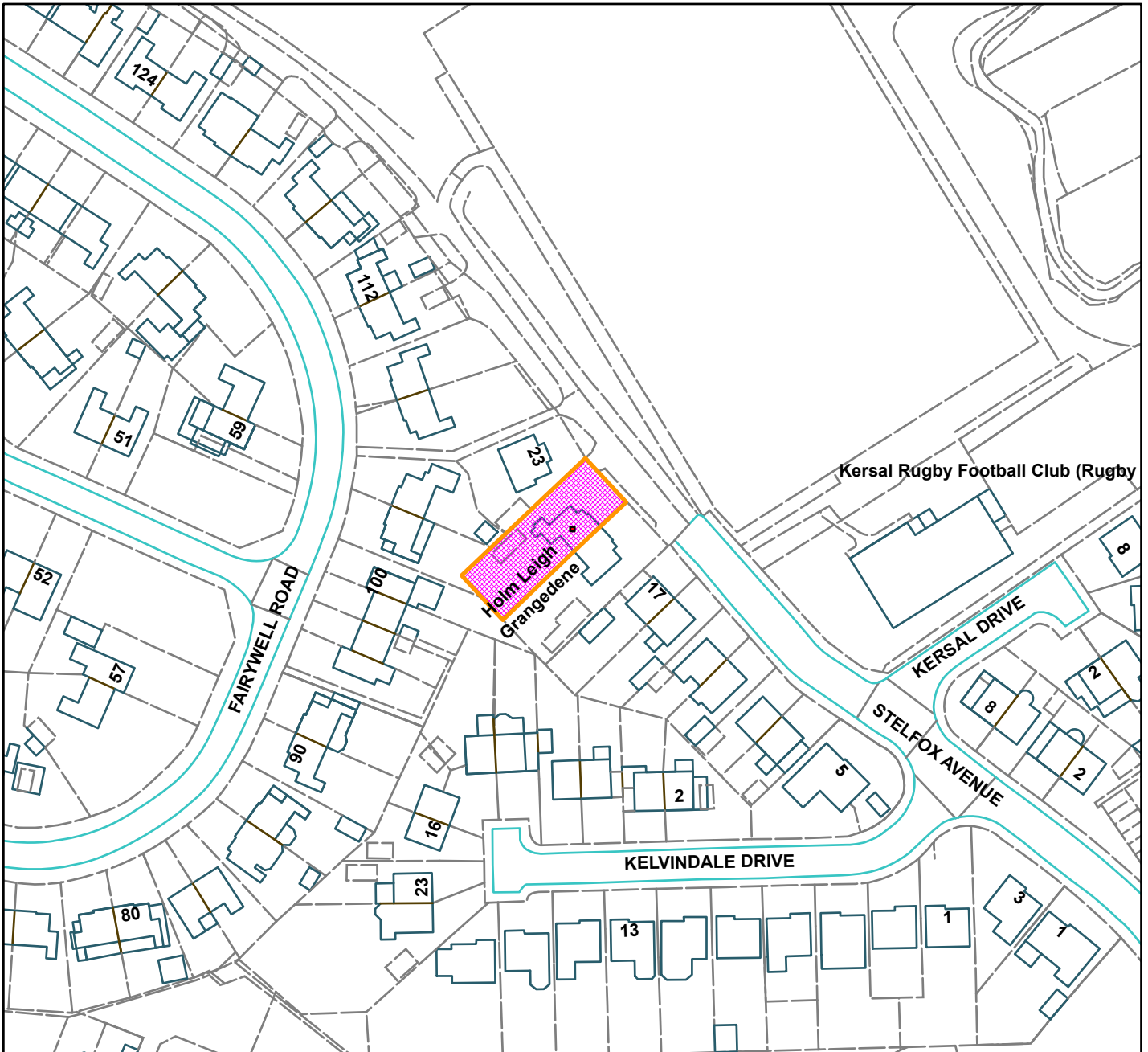
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation the windows in the first floor on the north-west side elevation facing no. 23 Stelfox Avenue shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

AF



Holmleigh, 21 Stelfox Avenue, Timperley



Scale: 1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Trafford Council
Department	Planning Service
Comments	Not Set
Date	02/05/2023
MSA Number	100023172 (2022)

WARD: Sale Moor

109301/FUL/22

DEPARTURE: No

Erection of single storey front and side extensions, alterations to elevations and new pitched roof to existing Clubhouse

Brooklands Dragons JFC, Sports Pavillion, Sunningdale Avenue, Sale, M33 2PJ

APPLICANT: Brooklands Dragons JFC

AGENT: B2 Architecture Ltd

RECOMMENDATION: GRANT

The proposal is referred to the Planning and Development Management Committee due to there being six letters of objection submitted, contrary to officer recommendation.

SITE

The site is of approximately 1.4ha and operates as an amateur sports club. The main access is to the west side of the site, from Budworth Road, which also provides access to Lime Tree Primary Academy School, which faces towards the western boundary of the site. Residential properties adjoin the north and south site boundaries and to the east side boundary is Sunningdale Avenue, with residential properties along its eastern side.

The majority of the site constitutes a playing field, with one full-size football pitch and surrounding open space. There is a small car park in the north-western corner of the site and to the east side of the site is a single storey flat roof clubhouse which provides a modest social space with kitchen/bar, changing room, toilets and storage space. This building is brick built with a flat roof. Adjacent to the clubhouse are various other storage containers and open storage areas.

The site is allocated as Protected Open Space in the development plan.

PROPOSAL

The proposal seeks permission for the erection of single storey front and side extensions, alterations to elevations and a new pitched roof to the existing clubhouse.

The extension would extend forward to be in line with the existing front porch, with a small infill to the south-east corner and a larger 12.8m extension to the north side of the building. The flat roof would also be replaced by a hipped roof with a ridge height of 5m. As with the existing clubhouse, external lighting is proposed to the front roofslope and side elevation facing towards the pitches, although given the proposed increased scale of the clubhouse the number of light support poles would increase from 4 to 6 and external lights increase from 5 to 8.

The proposed building includes an improved social lounge with a double set of bi-fold doors facing west to the pitch and improved changing/toilet facilities. The increase in floor space of the proposed development would be 137 m².

The alterations would enable the club to provide an enhanced community offering. The building will be Part M accessible with the addition of an accessible toilet facility. Level thresholds would be provided to the front entrance and changing rooms.

It is also proposed to construct a path from the car park along the north side of the site to the clubhouse.

Value Added

During the course of the application a Noise Impact Assessment was submitted.

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

L7 – Design

R5 - Open Space, Sport and Recreation

L4 - Sustainable Transport and Accessibility

PROPOSALS MAP NOTATION

Protected Open Space

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

DLUHC published the latest version of the National Planning Policy Framework (NPPF) on 20 July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

DLUHC published the National Planning Practice Guidance on 6 March 2014, and was last updated on 25th August 2022. The NPPG will be referred to as appropriate in the report.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted, PfE will be the overarching development plan, setting the policy framework for individual district Local Plans. The PfE was published for Regulation 19 consultation from 9th August 2021 to 3rd October 2021 and was submitted to the Secretary of State for Levelling Up, Housing and Communities on 14 February 2022. Independent Inspectors have been appointed to undertake an Examination in Public of the PfE Submission Plan and the hearings began in November 2022 and are timetabled to continue until at least March 2023. Whilst PfE is at an advanced stage of the plan making process, for the purposes of this application it is not yet advanced enough to be given any meaningful weight, such that it needs consideration in this report.

RELEVANT PLANNING HISTORY

H/56125 - Removal of concrete fencing and erection of 1.8m high steel palisade fencing to Budworth Road and Sunningdale Avenue perimeters of the ground
Approved with Conditions 28 May 2003

H18087 - Renewal of permission for retention of gateway from Sunningdale Avenue
Approved with Conditions 7 July 1983

H14333 - Renewal of permission for retention of gateway from Sunningdale Avenue
Approved with Conditions 11 May 1981

H10567 - Erection of extensions to clubhouse to form changing rooms, showers, improved toilet facilities, beer store, equipment store, lounge/bar, kitchen and new score box and porch –
Approved with Conditions 11 October 1979

APPLICANT'S SUBMISSION

Design and Access Statement
Statement on Access/Transport
Noise Impact Assessment

CONSULTATIONS

Local Highway Authority

Acceptable in principle, subject to clarification on existing and proposed cycle storage.

Sport England

Satisfied the proposed development meets exception 2 of our playing fields policy, in that: *'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'*

This being the case, Sport England does not wish to raise an objection to this application subject to a planning condition to secure protection of the playing field during construction.

Environmental Protection (Nuisance)

No objection subject to conditions relating to hours of use, submission of a noise management plan, noise level for amplified music and external plant machinery and external lighting.

Strategic Planning

No Objections

REPRESENTATIONS

Representations were received from 31, 42, 45 and 51 Sunningdale Avenue during the original consultation period, prior to the submission of a Noise Impact Assessment.

- Not against the development, subject to pedestrian gates being closed as required by previous planning permission and people leaving late at night respect residents.
- Parking of cars and pick up by taxis on Sunningdale Avenue is an issue.
- No objection to extension as long as it stays single storey and remains as a clubhouse and not a venue for hire.
- Concerns of use as a 'venue' asked for confirmation if alcohol licence has been granted.
- Improving sports facilities is to the benefit of the community.

Following the submission of a Noise Impact Assessment two further comments were received from 21 and 39 Sunningdale Avenue.

- Gate to Sunningdale Avenue not to be left open.
- Highways issues due to parking on Sunningdale Avenue.
- Concerns over noise.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. S38(6) of the Planning and Compensation Act 1991 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF at paragraphs 2 and 47 reinforces this requirement and at paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application conflicts with an **up to date** development plan, permission should not normally be granted.
2. The Council's Core Strategy was adopted in January 2012. It remains broadly compliant with much of the policy in the 2021 NPPF, particularly where that policy is not substantially changed from the 2012 version.
3. The NPPF is a material consideration in planning decisions as the Government's expression of planning policy and how this should be applied; it should be given significant weight in the decision making process.
4. Paragraph 11 (c) of the NPPF states that development proposals that accord with an up-to-date development plan should be approved without delay. Policies relating to protected open space, design and amenity are considered to be 'most important' for determining this application when considering the application against NPPF paragraph 11, as they are most relevant to the likely impacts of the proposed development on the surrounding area.
5. Policy R5 of the Core Strategy is considered to generally accord with the NPPF in relation to the protection of open space and therefore full weight can be afforded to this policy.
6. Similarly, L7 of the Core Strategy is considered to be compliant with the NPPF and therefore up-to-date as it comprises the local expression of the NPPF's emphasis on good design and amenity, together with associated SPDs, the Borough's design code. Full weight can be afforded to this policy.
7. Policy L4 is considered to be largely up to date in that it promotes the development and maintenance of a sustainable integrated transport network that is accessible and offers a choice of modes of travel, including active travel, to all sectors of the local community and visitors to the Borough. It is not considered to be fully up to date in that it includes reference to a "significant adverse impact" threshold in terms of the impact of the development on the operation of the road network, whereas the NPPF refers to a "severe impact." Nevertheless it is considered that Policy L4 can be afforded substantial weight.

8. The policies which are most important for determining the application are therefore up-to-date. For reasons set out elsewhere in this report, the development proposals are considered to accord with the development plan and should be approved without delay; the 'tilted balance' referred to in NPPF paragraph 11(d)(ii) is not engaged.

IMPACT ON PROTECTED OPEN SPACE

9. Policy R5 'Open Space and Recreation' states that in order to remedy deficiencies in the provision of facilities in identified parts of the Borough and ensure that appropriate facilities are available to meet the needs of its residents across the whole of Trafford, the Council will secure the provision and maintenance of a range of sizes of good quality, accessible, play, sport, leisure, informal recreation and open space facilities. The Council will seek to address key areas of deficiency in quality and quantity of open space and indoor/outdoor leisure provision by protecting existing and securing the provision of areas of open space and outdoor sports facilities.
10. Paragraph 99 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built in unless:
 - An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
11. Sport England has considered the application in light of the National Planning Policy Framework and Sport England's Playing Fields Policy. Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:
 - all or any part of a playing field, or
 - land which has been used as a playing field and remains undeveloped, or
 - land allocated for use as a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'
12. The proposal is considered to comply with Exception 2 of Sport England's planning fields policy and guidance document which states "The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use."
13. The extensions to the clubhouse would not encroach onto or otherwise affect the marked pitches, however given the siting of the clubhouse the development could potentially restrict access/use of the pitches during the construction phase. Therefore subject to a planning condition to secure protection of the use of the playing field

during construction works the proposal is acceptable with respect to its impact on protected open space.

DESIGN AND VISUAL AMENITY

14. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.” Paragraph 134 expands on this and is clear that “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guides and codes. Conversely, significant weight should be given to:
 - a) Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - b) Outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
15. Policy L7 of the Trafford Core Strategy advises 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 the area and enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works and boundary treatment.”
16. The proposed extensions are considered to be proportionate to the size of the site and retain a good level of separation with from site boundaries. The building as proposed would be of an appropriate scale as to not appear unduly or excessively large or prominent and would sit comfortably within this area of open space.
17. The new pitched roof is of benefit to the appearance of the building and would complement the surrounding roofscape, similarly the structure would be constructed of brick which would further ensure the building itself is sympathetic to its wider context. The proposed lighting, as with the existing would project from the roof and side elevations facing towards the pitches. Given the change in roof design the lights would not project above the roof ridge and given their design and scale are considered to be an acceptable design feature of the clubhouse.
18. Policy L7 states in relation to matters of accessibility, development must: Be fully accessible and useable by all sections of the community; Provide good connections

within the site and to adjoining areas; Where relevant ensure that streets and public spaces are designed to provide safe and attractive environments for walkers and cyclists; and Provide safe, convenient links to public transport and community facilities.

19. The building would have level access to the changing rooms, social space and toilet facilities, improving accessibility for a wide section of the community. A pathway, denoted as part M compliant, would also be added to the northern perimeter of the site, connecting the clubhouse with access to the car park. This would have a practical use by providing a smooth flat access between the main access to the site and the facilities.
20. Overall the proposal is considered to be appropriate to its context, is functionally well designed and has appropriate provision for access.

RESIDENTIAL AMENITY

21. Policy L7 of the Trafford Core Strategy advises that in relation to matters of amenity protection, development must:
- Be compatible with the surrounding area; and
 - Not prejudice the amenity of the future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and/or disturbance, odour or in any other way.
22. The physical structure of the building is adequately sited from the nearest residential properties (over 21m) in such a way that the additions to the existing building would not cause a loss of light, undue visual intrusion or loss of privacy. Similarly, there is no change of use occurring that would bring new sources of noise nuisance or disruption.
23. However it is understood that the improvement of the facilities is intended to encourage the club to provide for and facilitate an increased number of users. Therefore the intensification of the site could cause an increase in nuisance and disruption. Further to this the proposed increase in externally mounted lighting could also cause nuisance to local residents.

Noise Nuisance

24. A Noise Impact Assessment has been submitted to accompany the application. This provides an assessment in relation to noise levels during general use of the clubhouse such as fixed plant and machinery and amplified music.

25. It concludes that up to 11pm, during typical operation it would be possible to restrict noise level from these sources to 5dB below the background noise level at the nearest sensitive receptors. This can be secured by planning condition.
26. Given the increase in changing facilities there are potentially other noise issues which could arise from the proposed development through increased comings and goings to the site for daytime events, tournaments and evening functions. The applicant has stated there is no intention at present of a more diverse range of events and given the social space is not significantly increasing and the use would remain as a sports clubhouse it is not considered necessary or reasonable for further planning restrictions on the use. However whilst the social area of the clubhouse is not being enlarged to the extent that capacity would notably increase, it is understood following the proposed refurbishment it would likely be a more attractive place to socialise compared to existing.
27. Therefore, whilst there are no current restrictions on hours of use of the existing clubhouse, it is considered necessary and reasonable to limit the hours of use until 11pm in the evening. In addition a further condition requiring a Noise Management Plan to be submitted prior to the extensions coming into use is also considered necessary.

Access from Sunningdale Avenue

28. The main access to the site is from Budworth Road, however there is a pedestrian access on Sunningdale Avenue, approved under application H/56125 which is conditioned to only being used by pedestrians and for deliveries to the clubhouse, retrieval of balls on match days and use by emergency services.
29. There are no alterations proposed to this access, although the application supporting documents state that it is used by members who reside on Sunningdale Avenue. However, given the potential increase in usage of the clubhouse, which could lead to undue noise and disturbance the condition restricting the use of the Sunningdale access as detailed on H/56125 are still considered necessary and reasonable without any alternative management plans for the gate being proposed.
30. As part of the scheme a new pathway will be added, encouraging and facilitating use of the main access/car park. The noise management plan can include reference to measures for how the club can manage people using this access to the site.

External Lighting

31. Additional external lighting is shown on the proposed elevations. Details of this have not been provided. Lighting has the potential to cause nuisance if and as such a condition will be attached ensuring the installation of lighting complies with relevant policy and guidance.

HIGHWAYS, PARKING AND ACCESS

32. The Local Highway Authority (LHA) have confirmed that proposal would not result in any highway safety issues.
33. SPD3 requires that given the proposed floorspace of the clubhouse 15 parking spaces should be provided, of which 3 shall be disabled bays. Parking is currently provided along Budworth Road and an un-demarcated car park to the north of Bedworth Road. There is however an informal arrangement that the club use the parking within the grounds of Lime Tree School (also accessed from Budworth Road), which provides 35 parking spaces of which 2 are disabled bays.
34. In addition to the off street parking outlined above, it is noted on street parking is also available in the area and the site is considered to be a sustainable location with bus routes along Norris Road and a significant proportion of the visitors being local to the area.
35. However, if only considering the parking within the application site within the un-demarcated site the LHA consider there would be a shortfall of 6 spaces, with no dedicated disabled bays provided. Although two spaces are provided within the adjacent school site, given the distance between the main entrance to the site, playing fields and clubhouse this limits the opportunity for accessible parking within a reasonable proximity to the clubhouse.
36. Therefore, given the parking available around the site it is not considered that a shortfall of six parking spaces would have a severe impact on the adopted highway or a detrimental impact on residential amenity from users of the club parking outside residential properties.

Cycle Parking

37. No cycle parking is currently provided on site, but it is considered that sufficient space is available for secure cycle parking either in close proximity to the clubhouse or at the entrance to the site.
38. A condition is recommended requiring a scheme for secure cycle storage to be provided prior to first occupation of the building.

Access

39. Access to the clubhouse would be improved due to the addition of a path connecting the main entrance to the site, to the clubhouse, providing level access.

EQUALITIES

40. Policy L7.5 of the Core Strategy requires that development should be fully accessible

and usable by all sections of the community and Paragraph 127 of the NPPF reinforces this requirement by requiring planning decisions to ensure that developments create places that are safe, inclusive and accessible.

41. Under the provisions of the Equality Act 2010, specifically Section 149 Public Sector Equality Duty (PSED), all public bodies are required in exercising their functions to eliminate discrimination, advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and to foster good relations. Having due regard for advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these are different from the needs of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low. The relevant protected characteristics of the PSED include age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex and sexual orientation. The PSED applies to Local Planning Authorities in exercising their decision making duties with regards planning applications.
42. The expanded clubhouse would facilitate a greater number of customers, with a wider range of physical needs. The existing site restricts access due to level changes, widths of openings and a lack of accessible toilets, in addition to the relationship between the clubhouse facilities and the entrance to the site.
43. The proposed scheme would be fully compliant with part M of the Building Regulations and include a new path between the clubhouse and the site entrance.
44. There are no proposed changes to the parking provision on site, although the absence of off-street dedicated disabled parking, within a reasonable distance could limit accessibility to the premises for some users and this does weigh against the scheme in the planning balance. However it is also noted that this is the existing situation and the accessibility of the clubhouse building overall would be improved.
45. No other benefits or dis-benefits have been identified to persons with any other protected characteristic.
46. Overall taking into account the existing use, the constraints of the site and the scale of the development, it is considered that the measures proposed to provide a facility accessible to all (including those required through the Building Regulations application), would on balance provide appropriate and practical access to the site.

DEVELOPER CONTRIBUTIONS

47. This proposal is not subject to the Community Infrastructure Levy (CIL) as it would create less than 100m² and so it below the threshold for CIL.
48. No other planning obligations are required.

PLANNING BALANCE AND CONCLUSION

49. The scheme has been assessed against the development plan, the NPPF and national guidance and it is considered that the proposed development will result in an acceptable form of development with regard to the protected open space, amenity of neighbouring residents, and the impact on the street scene and the surrounding area more generally.
50. The extension of the clubhouse has been found to be acceptable in principle, given it would constitute sustainable development and is of any acceptable design and appearance. The potential increased in usage of the clubhouse could lead to a detrimental impact on residential amenity of nearby residential properties, however the proposed conditions are considered to be reasonable and necessary in mitigating this impact. The shortfall in onsite parking, specifically disabled parking is considered to weigh against the scheme, although alternative parking is in the vicinity of the site there remains a shortfall in dedicated disabled bays. However, on balance the benefits of providing improved community sport facilities within a sustainable location are considered to outweigh any potential limited harm caused.
51. All relevant planning issues have been considered and representations taken into consideration in concluding that the proposal comprises an appropriate form of development for the site. The application is therefore recommended for approval.

RECOMMENDATION:

GRANT subject to the following conditions:-

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on plan numbers:

22-42-02
22-42-03 Rev A
22-42-04 Rev A

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.

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

4. The clubhouse shall only be open for use by members or the public between 08.30 - 23:00 on any day.

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

5. Prior to the extensions hereby approved shall first coming into use a scheme for secure cycle storage has first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is brought into use and shall be retained at all times thereafter.

Reason: To ensure that satisfactory cycle parking provision is made in the interests of promoting sustainable development, having regard to Policies L4 and L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 3: Parking Standards and Design, and the National Planning Policy Framework.

6. The rating level (LAeq,T) from all fixed plant and machinery and amplified sound associated with the development, when operating simultaneously, shall be selected and/or acoustically treated to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location'. Noise measurements and assessments shall be carried out in accordance with the latest published edition of BS 4142 "Rating industrial noise affecting mixed residential and industrial areas".

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

7. 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 make special reference to the protection and continued use of the grass playing fields to be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - 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.

Reason: To ensure that appropriate details are agreed before works start on site and to minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policy L7 and R5 of the Trafford Core Strategy and the National Planning Policy Framework.

8. Prior to the extensions hereby approved shall first coming into use, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority. The NMP shall identify all noise generating activities taking place within the site likely to impact residents. It shall describe all control measures in place to minimise noise emission. The NMP shall incorporate a procedure for logging complaints including any corrective action taken; describe how staff will make checks to ensure that noise levels are kept to a minimum when patrons arrive and depart; and provide a live contact number for complaints during events. The NMP shall accord with arrangements and noise limits described within Noise Impact Assessment dated 27 February 2023 by AEC Ltd. ref P4851/R01/PJK and shall incorporate instructions for third party hire arrangements. The NMP shall be updated annually.

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

9. Prior to installation of any new external lighting on the building, a scheme demonstrating compliance with Institute of Lighting Practitioners Guidance Note GN01/21 'The Reduction of Obtrusive Light' shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate compliance with criteria for spill light (illuminance in the vertical plane) measured as lux into the windows of the closest residential receptors, and maximum values for the luminous intensity of luminaires (glare). Any mitigation measures required such as directional beams or cowls shall be retained and maintained thereafter.

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

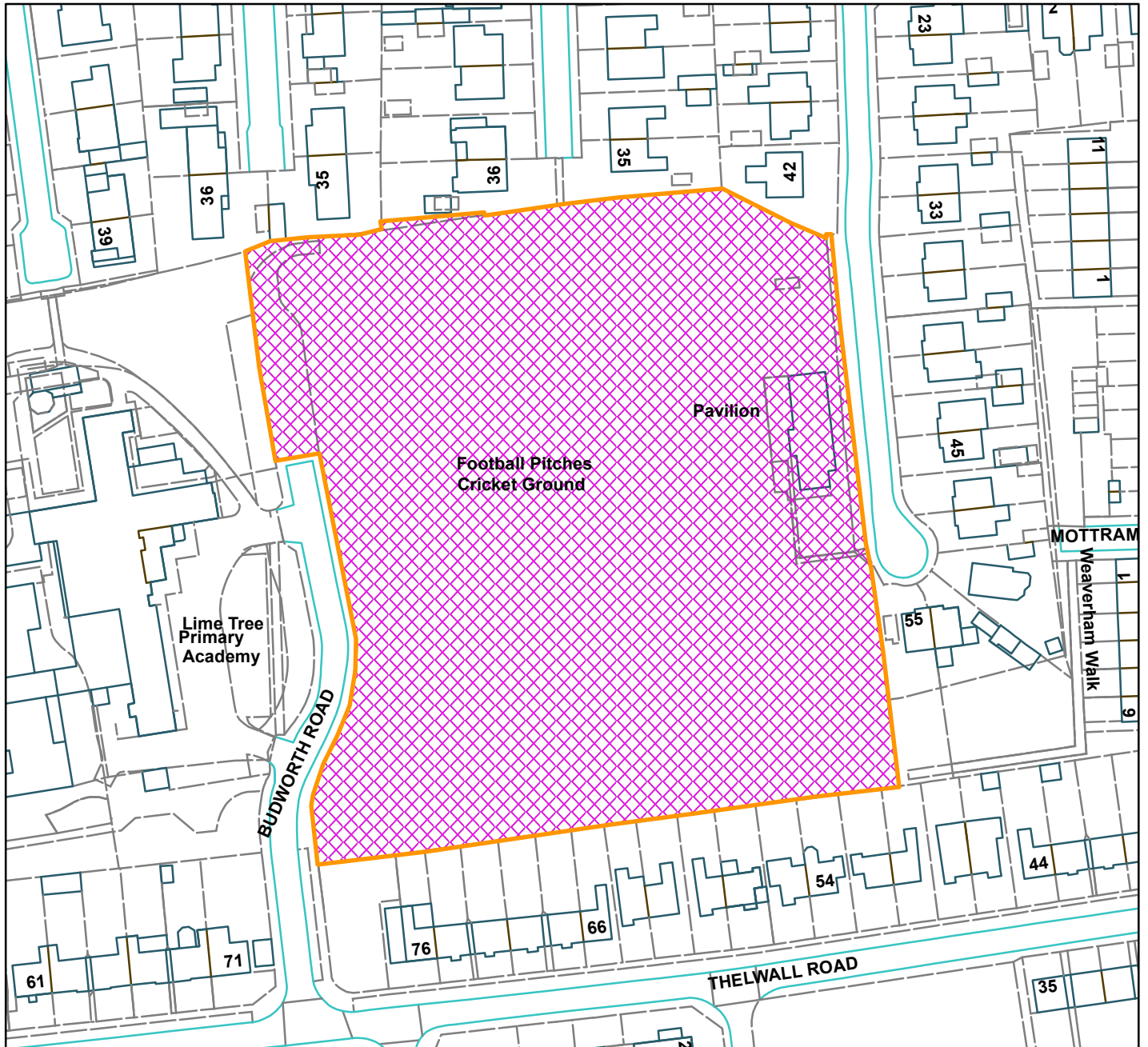
10. The gate installed on the Sunningdale Avenue side of the site shall be for pedestrians only and shall be kept locked at all times except when needed for deliveries to the clubhouse, during retrieval of balls on match days, and when needed for access to the club house by the emergency services.

Reason: In order to prevent congestion and nuisance which would otherwise be likely to be caused to nearby residential properties from on-street parking and other coming and goings, having regards to proposal L7 of the Trafford Core Strategy.

NB



Brooklands Dragons JFC, Sports Pavillion, Sunningdale Avenue, Sale (site hatched on plan)



Scale: 1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 11/05/2023
Date	02/05/2023
MSA Number	100023172 (2022)

WARD: Hale Central

109937/FUL/22

DEPARTURE: Yes

Demolition of dwelling house and erection of 3 storey dwelling house with associated landscaping and parking.

Friars Croft, 10 Park Drive, Hale, Altrincham, WA15 9DH

APPLICANT: Baxendell

AGENT: James Bell Architecture Ltd

RECOMMENDATION: REFUSE

This application is being reported to the Planning and Development Management Committee as it has received more than 6 representations contrary to officer recommendation.

SITE

The application site is a two storey detached dwelling house, located on the east side of Park Drive, on the corner with Park Avenue in Hale. The property dates to the 1970s and is constructed of brick walls with dual pitched gable end tiled roofs and white upvc framed windows. There is a front flat roof garage, driveway access off Park Drive and large side and rear gardens. Boundaries to the road are formed of stone walls with timber fencing above. The remaining boundaries are formed of large hedges, trees and timber fencing. There are original stone gate posts to the front entrance on Park Drive, which originally served "Friars Croft", a large house which originally occupied the site and adjoining sites to the east.

The site is located within the South Hale Conservation Area in Character Zone B. The dwelling is not identified as a 'positive contributor' and it is not considered to be a non-designated heritage asset.

PROPOSAL

Planning permission is sought for demolition of the existing dwelling house and the erection of a 3 storey dwelling house with associated landscaping and parking.

Specifically the new dwelling would be orientated with the frontage facing Park Drive to the west, with front and side gardens. The property would be constructed of brick walls with stone base plinth, timber framed windows and hipped tiled roofs with sprocket eaves. There would be feature chimneys, flat roof dormers and projecting gable/bay detailing, projecting fascias and stonework to windows, alongside stone base plinth. There would be a linked double garage to the north side with hipped roof.

The new dwelling would be generally rectangular in footprint. The main body of the dwelling would be 14.40m to 17.30m in width, with a single storey flat roof south side

orangery style extension. The depth would be 12.80m, with several front projections increasing to 14.60m.

The eaves height would be 6.20m with a main roof height of 9.70m, with top flat roof section. Overall a 2.5 storey appearance would be provided, whilst a basement level is also proposed entirely below ground level.

New front boundary metal gates are proposed, alongside new timber front boundary fencing. The existing access point and gate pillars would be retained.

Landscaping includes removal of several trees, hedge pruning and the creation of new hard/soft landscaped areas, alongside new tree and hedge planting. A single air conditioning unit is proposed to the rear east elevation.

The total internal floorspace of the proposed dwelling above the existing would be approximately 393sqm.

Value Added

Amended plans were sought by the Local Planning Authority to reduce the footprint of the dwelling and alter window design. The applicant was advised of the amendments that would be required to make the application acceptable so that it could be recommended for approval, but was not willing to make them in full.

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 Needs
- L4 – Sustainable Transport and Accessibility
- L5 – Climate Change
- L7 – Design

L8 – Planning Obligations
R1 – Historic Environment

PROPOSALS MAP NOTATION

South Hale Conservation Area

OTHER RELEVANT LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990

OTHER LOCAL PLANNING POLICY DOCUMENTS

SPG1 – New Residential Development

SPD3 – Parking Standards and Design

SPD4 – A Guide to Designing House Extensions and Alterations (somewhat relevant for facing distances/building lines)

SPD5.21 South Hale Conservation Area Management Plan

SPD5.21a South Hale Conservation Area Appraisal

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DLUHC published the National Planning Policy Framework (NPPF) on the 20th July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

DLUHC published the National Planning Practice Guidance on 6 March 2014, and was last updated on 25th August 2022. The NPPG will be referred to as appropriate in the report.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted, PfE will be the overarching development plan, setting the policy framework for individual district Local Plans. The PfE was published for Regulation 19 consultation from 9th August 2021 to 3rd October 2021 and was submitted to the Secretary of State for Levelling Up, Housing and Communities on 14 February 2022. Independent Inspectors have been appointed to undertake an Examination in Public of the PfE Submission Plan and the hearings began in November 2022 and are timetabled to continue until at least March 2023. Whilst PfE is at an advanced stage of the plan making process, for the purposes of this application it is not yet advanced enough to be given any meaningful weight, such that it needs consideration in this report.

RELEVANT PLANNING HISTORY

108768/FUL/22: Erection of new dwelling with associated landscaping including new entrance gates following demolition of existing house

Withdrawn 26.10.2022

106565/FUL/21: Erection of new dwelling with associated landscaping including alteration to vehicular access and new entrance gates following demolition of existing house.

Withdrawn 26.01.2022

H/71761: Erection of two storey detached dwellinghouse with accommodation within roofspace with attached triple garage following demolition of existing dwellinghouse.
Approved with conditions 23.09.2009

H/62429: Erection of two storey front extension and conservatory to rear to provide additional living accommodation; new roof.
Approved with conditions 16.08.2005

H/61501: Two storey front extension, conservatory at the rear, conversion of existing garage with erection of first floor extension above to form additional living accommodation and erection of single garage
Refused 05.04.2005

H/60488: Erection of profiled timber fencing on top of existing stone wall to a maximum height (including wall) of 2.2m along western and southern boundaries of property. Installation of stone cladding around existing gate supports
Refused 26.10.2004

H/59246: Two storey front extension and conservatory at rear, conversion of existing garage with erection of first floor extension above to form additional living accommodation and erection of double garage
Refused 30.07.2004

APPLICANT'S SUBMISSION

Arboricultural Impact Assessment
Bat roost survey
Design and Access Statement
Heritage Statement

CONSULTATIONS

Local Highway Authority – *No objections, subject to conditions in relation to Construction Method Statement.*

Heritage Development Officer –

Significance of the affected heritage asset

Friars Croft, 10 Park Drive is located in Character Zone B of South Hale Conservation Area and is not identified as a positive contributor. The site occupies a small corner plot

fronting both Park Drive & Park Avenue. The original house was erected in 1905 and appears to have been substantially altered in the 1960s to form 2 flats then replaced in the 1970s. The existing dwelling is low in height and set back within the site, therefore it does not dominate views into the site nor along the streetscene. The sandstone wall, gate piers and vehicular entrance to Park Drive as well as the spaciousness and soft landscaping contribute positively to the Conservation Area.

The application seeks permission for the erection of a new dwelling with associated landscaping including new entrance gates following demolition of existing house. There are no objections in principle to the replacement of the dwelling which has little architectural or historic interest. Nevertheless, any replacement dwelling must preserve the positive attributes of the site whilst enhancing the architectural appearance of the Conservation Area.

There have been a number of previous applications on the site. Applications 79255/RENEWAL/2012 & 79257/CAC/2012, predate SPD 5.21a adopted in 2017 which must now be applied. I previously responded to withdrawn application 106565/FUL/21 and concluded the proposal would be harmful to the character of SHCA. The replacement dwelling was considerably larger in terms of footprint, height, scale and massing than the previous approval on the site and greatly increased the amount of built form, hard landscaping and reduced the overall spaciousness. The proposed street elevations clearly demonstrated the visual impact of the scheme and the overdevelopment of the site. There were further concerns about the proposed architectural style, the introduction of classical detailing, hipped roof and three storey bay will further add to the prominence of the development. The two storey garage was a further concern.

Concern about the amount of the overdevelopment of the site in particular the built form, proportions, form, amount of glazing proposed, boundary treatment, vehicular gates and potential excavation were also raised in response to withdrawn application 108768/FUL/22.

Impact of the proposed development

In comparison with the previous application 108768/FUL/22, there have been some reductions in the massing and height of the proposal. Notwithstanding these changes, the amount of built form proposed and the overdevelopment of the site remains a concern and the revisions do not go far enough to address previous issues raised. There is some scope for a marginally larger building on the site which would still preserve spaciousness and not dominate the streetscene. However, in comparison with the existing building, the proposed dwelling is significantly taller with a wider and deeper footprint, extending the dwelling towards the northern and southern boundaries. The dwelling will clearly read as a 2.5 storey building with a considerably increased frontage to Park Drive. The massing is emphasised by the long ridge line, near symmetrical frontage and series of gables resulting in a more prominent building on the site and impacting on the street scene. This is illustrated by the streetscene plans which indicate the proposed building, with linked garage, is still too large for the site. The dwelling will

be highly visible and dominate the view from Park Drive. The proposed development is therefore at odds with the existing character and appearance of the dwelling and site, which despite the lack of architectural interest is dominated by spaciousness and mature vegetation. It is also noticeable that the massing study compares the previously withdrawn application rather than the existing dwelling. Previous issues raised such as amount of glazing; the flat roofed single storey addition to the south which is classical in style and does not reflect the overhanging eaves detail of the main roof and also the proposed aluminium, crittal style windows. The gates also need to be reduced to no more than 1.5m high across the full length. Timber fencing to front boundary [behind hedge] is still shown on Park Av and Park Drive elevations. The fence should be removed from the landscaping plan; if additional security is required then a mesh fence would better screened by landscaping. It is noted that minor changes have been made to the proposed landscaping plan, however these are minimal and it is advised that the proposed hardstanding be reduced and landscaping increased, including background planting.

Position

I am unable to support the proposed development in its current form and amendments are required to address the above issues

Greater Manchester Ecology Unit – *Would offer no objections to the application. The Bat Survey provided to inform the application has been prepared by a suitably qualified ecologist and to appropriate standards. Have no reason to disagree with the results of the survey, which found the building to be demolished to have negligible potential for supporting bats.*

Historic England - *We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find>*

Tree Officer – *The proposals require the removal of 40% of a holly hedge. No other trees are to be removed and the AIA details protection measures to ensure the retained trees are protected. No objection to the hedge removal and am confident that the retained trees will be protected as long as the advice within the report is followed.*

United Utilities – *Recommend the applicant considers their drainage plans in accordance with the national drainage hierarchy*

Lead Local Flood Authority – *The site is not within the flood map for surface water 1 in 100-year outline and the LLFA have no records of flooding within 20m or Ordinary Watercourses within 5m. There will be no significant change to the impermeable area and so little change to the surface water runoff generated by the site.*

Environmental Health – *Have reviewed information held by this department in relation to this development site, including historical and environmental maps. No comments or objections in relation to contaminated land.*

REPRESENTATIONS

Letters of support have been received from 11 properties. The comments received are summarised as follows:

- *Currently property in a state of disrepair and an eyesore*
- *New proposal looks fabulous and in keeping with other properties in vicinity, including older houses*
- *Various statement submitted address this*
- *Size/style of property sits very comfortably in this location*
- *Property incorporates lovely design features*
- *Property would be a welcome addition to the street and enhance the road*
- *Proposed building of a high quality design and attractive*
- *Site has been vacant for too long*
- *Support this beautiful project*

One letter of objection has been reviewed, summarised as follows:

- *Sympathetic fencing should be erected during the constructed period along boundary with Le Petit Bois*
- *Proposed garage is situated too close to northern site boundary, in relation to the character of the area*
- *Mass of house is skewed towards northern site of plot*
- *Previously requested reductions haven't been made to size*
- *Roof height would interfere with our solar panels*
- *Impact of development on existing hedges/trees*
- *Boundary vegetation treatment required to northern boundary*
- *Support observations of the tree officer in relation to possibility damaging existing tree roots during construction*

OBSERVATIONS

Decision Making

1. S.38 (6) of the Planning and Compensation Act 1991 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. That remains the starting point for decision making. The NPPF is an important material consideration.
2. The Council's Core Strategy was adopted in January 2012, prior to the publication of the 2012 NPPF, but drafted to be in compliance with it. It remains broadly compliant with much of the policy in the February 2019 NPPF, particularly where that policy is not substantially changed from the 2012 version.

3. The NPPF is a material consideration in planning decisions, and as the Government's expression of planning policy and how this should be applied, should be given significant weight in the decision making process.
4. Paragraph 11 d) of the NPPF indicates that where there are no relevant development plan policies or the policies which are most important for determining the application are out of date planning permission should be granted unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
5. In this particular case, policies relating to housing and heritage are considered to be 'most important' for determining this application when considering the application against NPPF Paragraph 11 as they control the principle of the development.
6. The Council does not, at present, have a five year supply of immediately available housing land and thus development plan policies in relation to the supply of housing are 'out of date' in NPPF terms. Policy R1 of the Core Strategy, relating to the historic environment, does not reflect case law or the tests of 'substantial' and 'less than substantial harm' in the NPPF. Thus, in respect of the determination of planning applications, Core Strategy Policy R1 is out of date.
7. Although Policy R1 of the Core Strategy can be given limited weight, no less weight is to be given to the impact of the development on heritage assets as the statutory duties in the Planning (Listed Buildings and Conservation Areas) Act 1990 are still engaged. Heritage policy in the NPPF can be given significant weight and is the appropriate means of determining the acceptability of the development in heritage terms. Analysis of this is provided in the 'Impact on Designated Heritage Asset' and 'Planning Balance and Conclusion' sections of this report. In short, the proposal fails the test at NPPF 11(d)(i) (a clear reason for refusal on heritage grounds is identified) and thus the tilted balance does not apply.

PRINCIPLE OF DEVELOPMENT

8. The site is currently occupied by a single dwelling and the application proposes the demolition of this dwelling and replacement with a new single dwelling. The proposal is therefore acceptable in housing policy terms and the main considerations in this application are the impact on residential amenity, design and impact on the character and appearance of the Conservation Area and street

scene generally. Highways, ecology, trees and other pertinent issues are also considered below.

IMPACT ON DESIGNATED HERITAGE ASSET

Policy summary

9. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay, “special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area” in the determination of planning applications.
10. In relation to heritage, the NPPF states under section 16:
11. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.” (Para 195).
12. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness - (Para 197)
13. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (Para 199)
14. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (Para 200)
15. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.” (Para 202)

16. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. (Para 206).
17. Policy R1 of the Core Strategy states that all new development must take account of surrounding building styles, landscapes and historic distinctiveness and that developers must demonstrate how their development will complement and enhance existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets

The Significance of the Designated Heritage Assets

18. Significance (for heritage policy) is defined in the NPPF as: The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
19. Setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
20. The South Hale Conservation Area Appraisal 2016 (SPD5.21) sets out that the special interest and significance of the Conservation Area derives from elements including:
 - *Many fine individual residences built in the area, in a variety of architectural styles and from a variety of periods including Victorian, Edwardian and modern.*
 - *A high level of architectural integrity and detail.*
 - *Houses are set in spacious plots, with gardens characterised by a variety of mature trees and shrubs.*
 - *Tree lined streets*
 - *The area is characterised by low garden walls, with hedges of various species above and trees along the boundary or hedgerows of holly or box.*
 - *The special interest of the Conservation Area is enhanced by the cumulative effect created by its spaciousness, the mature landscaping and the compatibility of natural and man-made features.*
21. The residential properties in Character Area B of the Conservation Area are characteristically large and set within generous sized plots. The high ratio of green space compared to built space is a strong defining feature of the Conservation Area and should not be diluted by extensive development and extension. Similarly

sufficient distance to boundary lines allows trees and hedges to grow to maturity, giving the area its verdant character.

22. 10 Park Drive does not exhibit particular historic or special architectural detailing and it is not classed as a specific positive contributor towards the character of the conservation area. Nevertheless the design of any replacement dwelling should still be of a high quality and the scale should sit comfortably within the plot, as considered further on in this report.
23. The Council's Heritage Development Officer notes that whilst the existing dwelling offers little in terms of historic interest, its low plot footprint contributes towards the spacious character of the area and verdant setting.

Conservation Area Policies

24. The application is situated within South Hale Conservation Area and therefore the proposed development would be assessed against the Appraisal and Management Plan (SPD5.21 and SPD5.21a). The most relevant policies contained within SPD5.21a are as follows:

Policy 10

Replacement of doors or windows should be in timber. Other materials such as aluminium may be permitted only if it can be demonstrated that a design can be found which matches the form of the original window design for that particular property or is of an appropriate door design to match the historic style of that particular property, and the replacement represents a significant improvement over the existing windows and doors. Where windows are replaced, they should respect the size and form of the original opening(s) and glazing bars, and be of an appropriate traditional design. Replacement doors and windows should not detract from the established character of the building.

Policy 12

Roof lights should not to be installed in locations that impact on the aesthetic value of the principal elevation or streetscape and should not be disproportionately large compared to the established fenestration. Conservation roof lights should be installed rather than standard roof lights.

Policy 13

Preferred roof materials should be slate (Welsh or Westmorland) or clay tiles, as appropriate to the building's context. Other natural materials maybe acceptable subject to size, colour and patina.

Policy 15

The characteristic historic low-level front and other principal boundary walls should be retained.

Policy 19

Replacement gateposts should not exceed the height of the original gateposts and should be of a traditional design and materials. Replacement gates should be proportionate to the gateposts and should not normally exceed 1.5m in height.

Policy 20

Gate openings should not be widened or re-positioned unless it can be proven that access is unsafe. Where gate openings are to be widened or re-positioned on the grounds of highways safety, Trafford Council will require the applicant to submit a highway consultant's report to demonstrate highway safety implications.

Policy 21

Timber fencing panels are generally not acceptable as a main or supplementary boundary treatment where adjacent to the public highway.

Policy 22

Brick walls of any height are not an acceptable front boundary treatment as they do not echo the character of the Conservation Area. Railings set on top of stone boundary walls will not normally be acceptable. Railings set behind planting may be acceptable in some circumstances. In these cases a minimum of 1m of planting in front of the railings will be required.

Policy 36

The Council will seek to maintain and enhance existing tree cover in the area together with established boundary planting. New planting should be in character with other planting in the area.

Policy 39

Any new development should take inspiration from the established architectural styles within the Conservation Area. Appropriate features, materials and detailing are to be integrated into the design (see 2.2 of this Management Plan and the extended discussion in the accompanying Appraisal). Modern design is not prohibited within the Conservation Area but should be sympathetic to its historic context; have regard to appropriate siting, of a high standard; of an appropriate scale and proportions; and use appropriate, high-quality materials.

Policy 41

Any new or altered driveways should normally be curved rather than straight in order to minimise direct views into the site and to ensure that the character of glimpsed views of buildings is retained. For drives and hard surfaced areas, porous surface materials that complement the character of the area will be required.

The Proposal and Impact on Significance

25. The application proposes the demolition of the dwelling and erection of a three storey dwelling with basement and landscaping works.

Demolition of existing dwelling

26. Policy 63 of the SPD5.3a states:
27. *Demolition is only likely to be permitted if it involves the replacement of a property that has not been defined as a positive contributor (as identified in map 3) to the Conservation Area and where any replacement development preserves or enhances the conservation area; and it can be demonstrated that the substantial harm or loss is necessary as set out in NPPF. Buildings identified as positive contributors are not to be demolished, or substantially altered in any way that dilutes its contribution to the Conservation Area.*
28. The existing dwelling has been vacant for a number of years and is currently in a somewhat deteriorated state. The property is not listed or identified as being a positive contributor. Whilst the building due to its condition has a somewhat negative impact upon the immediate context, the simple form, scale and low height of the building contributes towards the spacious character of the South Hale Conservation Area. Overall it is considered the building itself has low significance.
29. It is considered the demolition of the existing building is acceptable, subject to the replacement dwelling preserving or enhancing the character or appearance of the Conservation Area, which is reviewed below.

Replacement dwelling

30. The proposed replacement dwelling comprises of a rectangular shaped building, stretching north to south, with a main hipped roof and smaller front hipped roofs, with projecting bays. There is a north side gable and south side orangery extension. Two dormer windows are proposed in the roof space.
31. The dwelling is considered to sit too large on the plot and a comparison of the existing and proposed site plans shows that for the most part, the main west elevation comes 1m to 1.90m closer to the road than existing. The closest two storey elevation would be only 12.30m from Park Drive, with the other parts of the front elevation being 13m and 13.50m back. However the large projecting roof fascias and eaves line would reduce this separation by a further 0.70m. The proposed footprint, combined with the greater height and more imposing architectural style is considered to result in a property which appears overly dominant within the space available. This view takes into account the site characteristics which are a prominent corner plot, with an elevated siting overlooking the junction of Park Drive and Park Avenue. Other properties in the immediately locality are sited further back from the pavement line, or are of a smaller scale. As an example, Strabane to the west is sited at least 15.60m back from the pavement line at two storey, whilst no. 1 Park Avenue to the south west is sited at least 15.50m back from the pavement line. No. 7 Park Drive to the west is

sited 13m back from the pavement line, however this property is of a notably smaller scale. Le Petit Bois to the north is sited at least 20.50m back from its front boundary.

32. The near symmetrical frontage of the dwelling, hipped roof projecting bays and grand architectural style all add to this highly visible built form. The roof design features a high flat area at the top. This increases the effective ridge line and massing at this level, adding to the overall sense of scale, especially when the roof is already 1.80m higher than existing.

The south side orangery extension projects notably past the building line on Park Avenue and is considered too close to the road at a minimum set back of 13m. The proposed two storey south elevation has a minimum 15.60m back from the boundary. By comparison the frontage of no. 1 Park Avenue to the east has a minimum boundary set back of 18.30m.

33. The proposed dwelling would feature a very long, largely blank rear elevation wall to the east boundary which is considered excessive and out of character with the area. This is as a result of the combined garage, link section, rear elevation and orangery extension. Overall 63% of the east site boundary would be flanked by the east elevation. Whilst the existing property is sited 0.50m closer to the east boundary line, this is for less length and with a lower overall height.
34. The applicant has presented the argument that significant separation would be provided with neighbours to the west and south across the road. However officers' concerns relate instead to how the dwelling sits within the application site itself, in relation to its own boundaries, which subsequently impacts upon the street scene in general and the qualities of the conservation area.
35. Overall the dwelling would not recede enough into subservient to the landscape and verdant setting and would leave too little separation to site boundaries. The proposed landscaping scheme shows how narrow garden areas would be. The timber fencing proposed alongside hedges to the front road boundaries is considered inappropriate, providing a hard frontage and overly defensive appearance. Whilst there is existing timber fencing present, this appears unauthorised.
36. Regarding the architectural style of the dwelling, the mock Tudor/Cheshire revival style is considered appropriate for the Conservation Area, which features a variety of styles. Good attention to detail is shown. There are various traditional features, such as recessed windows, stone base plinth, stone window headers/cills and good overhanging eaves/fascias which would reflect the surrounding area. Dormers appear to be well sited.
37. However there are strong concerns with certain fenestration details, including a lack of window hierarchy between ground and first floor windows on the west front elevation. Ground floor windows appear too small, with corbelled detailing to first

floor enhancing the difference between the two. To the south elevation on the living room, side windows cut across the base plinth and the crittal style windows do not match the remainder of windows on the dwelling. The same concern applies to the style of doors being an incoherent crittal style on the orangery extension. The rear east elevation windows are too small in relation to the size of the elevation and do not match the proportions of windows on the rest of the dwelling, leaving an overly large, blank elevation.

38. In summary the architectural style of the proposed dwelling compared to the existing is an improvement and this is noted. However this is not considered to outweigh the adverse impact arising from the scale of the replacement dwelling to the spacious qualities of this part of the Conservation Area.
39. Similarly the fenestration detailing and proportions are not considered to be of a sufficient standard or provide a high quality appearance, which is a key characteristic of the Conservation Area. This is in conflict with Policy 39 of SPD5.21a.

Consideration of harm

40. For the above reasons, it is considered that the proposal would result in less than substantial harm to the character, appearance and significance of the South Hale Conservation Area. As such it is considered that the proposal fails to comply with relevant heritage policies and the NPPF.
41. As the proposal is a single replacement dwelling, there would be no net increase to housing supply. There would be some limited economic benefits during the construction phase, however this single benefit would not be sufficient to outweigh the identified harm to the South Hale Conservation Area, a designated heritage asset.
42. The development does not sufficiently avoid or minimise any conflict between the heritage asset's conservation and the proposal in relation to NPPF paragraph 195. No clear or convincing justification has been provided for the harm identified, in relation to paragraph 200 of the NPPF. It is considered that a scheme could be brought forward on this plot which maintains the spacious character of the conservation area, and with appropriate and high quality architectural detailing, and which would either not harm the conservation area at all, or the harm would be so negligible that the construction benefit would be sufficient to outweigh the harm. The applicant has been advised of the amendments which could achieve this, but was not willing to make these.
43. In arriving at this conclusion considerable importance and weight has been given to the desirability of preserving the significance of the South Hale Conservation Area as required by statute.

DESIGN & APPEARANCE

44. The NPPF states within paragraphs 124 and 130 that: *Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. 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, taking into account any local design standards or style guides in plans or supplementary planning documents.*
45. 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”.*
46. The proposed scale, mass and form of the replacement dwelling are considered to be excessive for this plot. The width of the dwelling facing Park Drive appears too wide in relation to the height and poorly proportioned. The proposal does not provide a sufficient amount of garden space around the dwelling. Detailed design features and materials are generally considered acceptable, however there are concerns in relation to the appearance of certain windows and the amount of blank brickwork as already assessed in the heritage section above. This is particularly in relation to the west, south and east fenestration detailing, as has been reviewed in the heritage section above. The rear elevation would also be very long in relation to the size of the plot
47. Overall the dwelling is considered to provide an unsatisfactory standard of design and would fail to appropriately address scale, density, massing, layout and elevation treatment. Soft landscaping is not considered sufficient, whilst there are also concerns regarding the timber boundary fencing proposed.

RESIDENTIAL AMENITY

48. Policy L7.3 of the Trafford Core Strategy states: *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.*
49. SPG1: New Residential Development sets out the guidelines that relate to all forms of new residential development. With regards to privacy, the Council's Guidelines require, for new two storey dwellings, that the minimum distance between dwellings which have major facing windows is 21 metres across public

highways and 27 metres across private gardens. This would also apply to views from balconies and would need to be increased by 3 metres for any second floor windows / balconies. With regard to overshadowing SPG1 states that 'In situations where overshadowing is likely with a main elevation facing a two storey blank gable then a minimum distance of 15 m should normally be provided. A distance of 10.5 metres is usually required between first floor windows and rear garden boundaries.

50. SPD4: A Guide for Designing House Extensions and Alterations states the Council will seek to protect the amenities of neighbouring occupiers and ensure that any domestic alteration does not have an adverse overlooking, loss of light or overbearing impact on neighbouring properties (paragraph 2.14.1). Section 3.4 is relevant regarding general projections past the elevation of a neighbour

Impact upon Le Petit Bois (neighbour to north)

51. The first floor north side elevation windows of the proposed dwelling would be sited 13m from the north boundary line. This complies with the 10.50m general requirement from SPG1.
52. Le Petit Bois features south side elevation windows sited approximately 5m in from the shared boundary line. In this regard an 18m facing distance would be provided between these habitable room windows. Permitted development rights restrict either property extending in the future and as such a 21m facing distance is considered to be the relevant standard. Whilst falling short of this, it is considered the proposed 18m is not significantly below and would not justify refusal alone, given the strong boundary screening already present and proposed. However this issue does further demonstrate that lack of spaciousness proposed around the dwelling as a result of the proposed footprint.
53. The dwelling would be sited far enough away from the south elevation of Le Petit Bois so that it is not considered to appear overbearing or cause any significant loss of light. There is not considered to be any significant overshadowing caused, due to the separation distance from the two storey body of the proposed dwelling and that the proposed dwelling is located directly south, where the sun would be higher.
54. The new garage would be sited 2.50m to 3.30m away from the north boundary line. Due to its hipped roof and single storey nature, combined with intervening boundary trees/hedges, it is not considered to appear overbearing or cause undue visual intrusion for Le Petit Bois.

Impact upon no. 1 Park Drive (neighbour to east)

55. The two storey north side elevation of the proposed dwelling would project 6.50m past the closest rear elevation of no. 1. It would be sited 2.30m in from the east

boundary line, whilst no. 1 is sited 3.70m in from the shared boundary line. This complies with SPD4. This technically exceeds the rule from SPD4, which would allow a maximum 3.80m projection in this instance (1.50m allowance + 2.30m boundary separation). However it is noted that no. 1 is set in from the shared boundary by 3.70m and would not come any closer in the future due to the Conservation Area character.

56. It is also noted that the projection past the remainder of no. 1's ground floor rear elevation windows would be only 3.50m and these other windows of no. 1 are sited much further in from the shared boundary.
57. Whilst there could be some additional overshadowing during the latter part of the day, there is not considered to be a significant or unreasonable loss of light to the rear elevation / garden of no. 1. The remainder of windows for no. 1 would not be significantly affected and the main open plan rear room of this property features alternative windows, providing alternative outlook.
58. The single storey garage link section would project 16.50m past the rear elevation of no. 1. However given the low scale single storey nature and significant boundary hedging between the properties, this is not considered to have an excessive or unreasonable amenity impact upon no. 1 either.
59. The front orangery extension would project 4.40m past the front elevation of no. 1 and be sited 2.30m in from the shared boundary line. This is not considered to result in significant or unreasonable loss of outlook for the front elevation of no. 1.
60. First floor rear elevation windows would not serve habitable rooms and could be obscure glazed if required.

Impact upon no. 2 Park Avenue (neighbour to south)

61. The proposed development would be sited a significant distance away from the front elevation of this property. Further separation is provided from the boundary treatment and Park Avenue itself.

Impact upon no. 7 Park Drive and Strabane (neighbours to west)

62. The proposed development would be sited a significant distance away from the front elevation of these properties. Further separation is provided from the boundary treatment and Park Drive itself.
63. The north side elevation of the proposed dwelling includes a first floor window,

A/C Units

64. A single air conditioning unit is proposed in a discreet location to the east rear elevation. Subject to a condition to limit the noise level of this in relation to background levels, this is not considered to adversely impact upon neighbours and specifically no. 1 Park Drive.

Conclusion

65. For reasons outlined above, it is considered that the proposed development, subject to conditions, is acceptable in terms of residential amenity and in accordance with Policy L7 or the Core Strategy.

HIGHWAYS, ACCESS AND PARKING

66. Policy L4 of the Trafford Core Strategy states that *“maximum levels of car parking for broad classes of development will be used...to promote sustainable transport choices, reduce the land-take of development, enable schemes to fit into central urban sites, promote linked-trips and access to development for those without use of a car and to tackle congestion.”*
67. The proposed dwelling would provide sufficient off road parking within the garage and driveway in relation to bedroom numbers. The existing access point would be utilised and the proposal complies with SPD3 and Policy L4 in this regard.

ECOLOGY

68. A bat roost assessment has been carried out to determine the suitability of the building to contain bats, a protected species.
69. The survey concluded that the building to be demolished has negligible potential to support bats. It is recommended that to increase biodiversity value of the site, a bat brick should be installed. Reasonable avoidance measures in relation to mammals and timing of vegetation removal in relation to nesting birds are also recommended. GMEU agree with the conclusions of the ecology survey and therefore have no objections to the application on ecology grounds.
70. In line with NPPF paragraphs 174d) and 180d), a condition requiring biodiversity enhancement measurements should be attached to any permission. Subject to this condition, the proposed development is considered to be acceptable having regard to ecology.

TREES

71. In relation to trees, paragraph 14.3 of SPG1 – New Residential Development – states: *Every effort should be made to retain good quality existing trees and a proposal that does not do this satisfactorily may be refused planning permission.*

This applies particularly in the case of trees covered by a Tree Preservation Order and important trees in Conservation Areas.

72. The development proposed the removal of several trees and hedgerow pruning. The Council's Arboriculturalist has reviewed the submitted impact assessment and raises no objections, subject to suitable protection fencing being in place. There are no objections to the landscaping scheme.
73. The indicative landscaping scheme, which indicates new trees and hedging is positive. However a condition requiring a full landscaping scheme with further details is recommended with any permission in order to ensure satisfactory and suitable species for the site.

CLIMATE CHANGE AND DRAINAGE

74. Policy L5 of the Core Strategy relates to Climate Change and states that new development should mitigate and reduce its impact on climate change factors, such as pollution and flooding and maximise its sustainability through improved environmental performance of buildings, lower carbon emissions and renewable or decentralised energy generation.
75. If approved, a condition requiring the provision of electric vehicle charging points could be included with any permission in order to promote the uptake of low emission vehicles.
76. The application site is previously developed land and the proposed development would result in a slight decrease in the amount of hardstanding. There is an existing sewer connection to the front of the property on Garden Lane. If approved, it is therefore not considered necessary to impose any drainage conditions, although permeable surfacing should be used to any new hardstanding such as the driveway.

ACCESSIBILITY

77. Building Regulations 2010 in The Access to and Use of Buildings (2010) document, part M(4)1, 2, and 3 requires where possible, dwellings to be suitably accessible for all people, adaptable and wheelchair friendly. It is observed that the dwelling would provide lift access to all floors and would feature good circulation space.

DEVELOPER CONTRIBUTIONS

78. This proposal is subject to the Community Infrastructure Levy (CIL) and is located in the hot zone for residential development, consequently private market houses will be liable to a CIL charge rate of £80 per square metre, in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).

79. The landscaping scheme appears to show at least 3 additional trees on site, in accordance with Policy L8 of the Trafford Core Strategy and revised SPD1: Planning Obligations (2014).

PLANNING BALANCE AND CONCLUSION

80. The proposal has been assessed against the development plan and policy in the NPPF and is considered to result in an unacceptable form of development, contrary to the development plan and with less than substantial harm caused to the character and significance of the South Hale Conservation Area.
81. This is due to the excessive footprint and massing of the dwelling, which in combination with the more prominent architectural style, is considered overly dominant for the size of the plot.
82. In addition the design of certain fenestration details are considered inappropriate, whilst the front and rear elevations in particular are considered poorly proportioned. Timber fencing is proposed to the front boundary which is considered unsuitable. These factors also weigh against the scheme in heritage terms by not reflecting the high quality of architectural detailing characteristic of the conservation area and a key part of its significance. These matters also conflict with adopted design policy and guidance.
83. The development would appear cramped and would not reflect the spacious character of the Conservation Area, which is key to its significance as a heritage asset, particularly taking into account the corner location of the plot. Additionally, insufficient space would remain for adequate landscaping. This is a harm which is required to be given considerable importance and weight.
84. Crucially it is considered that a scheme could be brought forward on this plot which sufficiently respects the spacious character of the conservation area, and with appropriate and high quality architectural detailing.
85. Given the proposal is for a replacement dwelling, there would be no net increase in housing supply. The contribution this proposal would make to the Borough's housing stock is therefore considered to be neutral in the planning balance.
86. There would be a small contribution to the economy during the construction period, which is a benefit which carries very limited weight.
87. The very limited benefits of the scheme would not outweigh the heritage harm which has been identified.
88. The proposal conflicts with the development plan (specifically Policies R1 and L7, but also as a whole) which would indicate that planning permission should be

refused. There are no material considerations which would outweigh the development plan in this instance. In relation to paragraph 11d)(i) of the NPPF, the application of policies which protect the heritage asset (the South Hale Conservation Area) would provide a clear reason for refusing the proposed development. There is no need to apply the tilted balance, but for the avoidance of doubt, it is considered that the adverse impacts of the development would significantly and demonstrably outweigh the benefits. The application is therefore recommended for refusal.

RECOMMENDATION

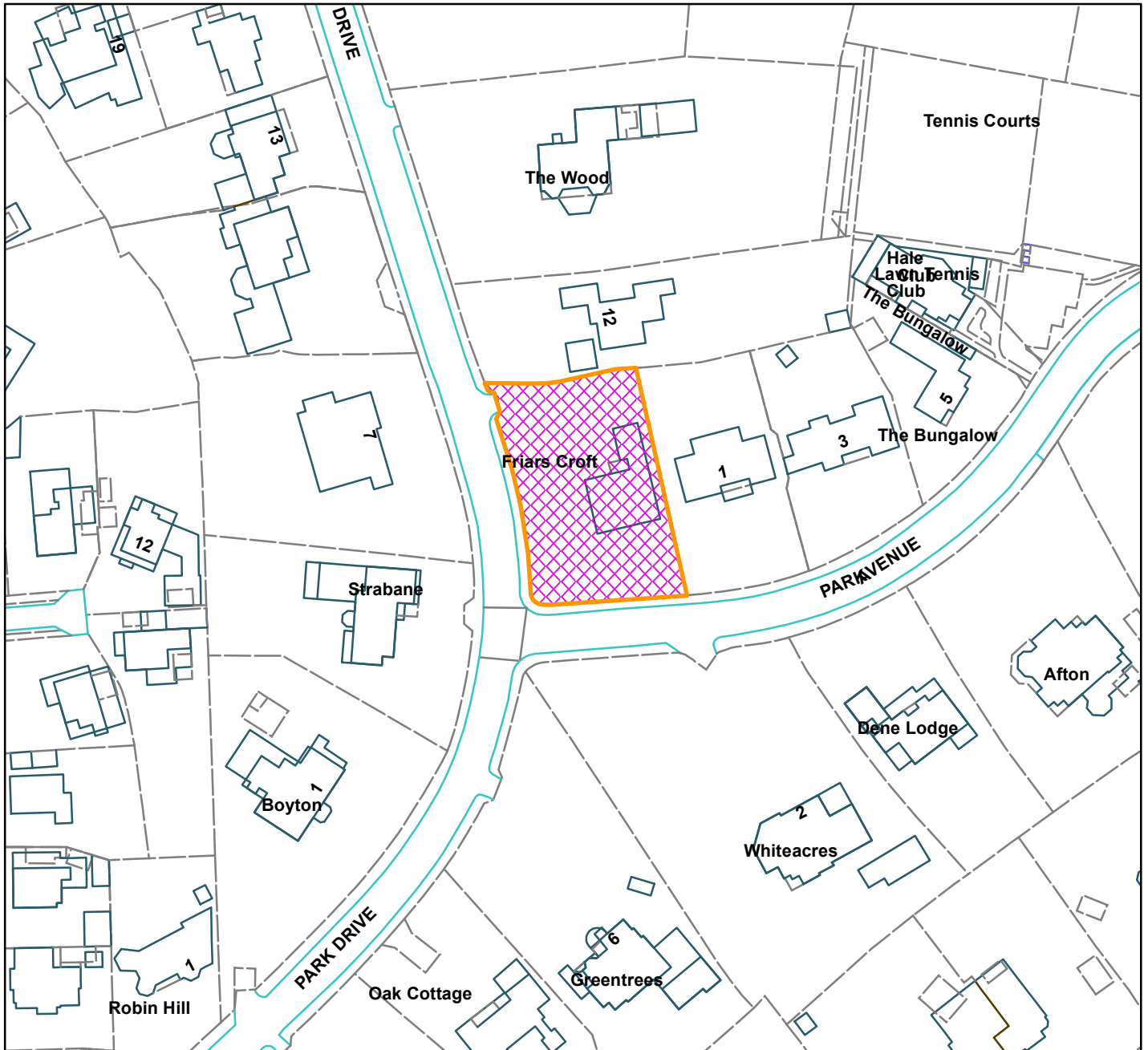
REFUSE for the following reasons:-

1. The proposed development, due to its footprint, scale, massing and architectural style, would have a cramped and dominant appearance which would run counter to the verdant and spacious character and appearance of the South Hale Conservation Area, and which contributes strongly to its significance. This would equate to less than substantial harm. The limited public benefits of the scheme would not outweigh this harm. The proposal is therefore contrary to Policies L7 and R1 of the adopted Trafford Core Strategy, the South Hale Conservation Area Appraisal and Management Plan SPDs, and the NPPF.
2. The proposed development, due to its architectural detailing (specifically fenestration and the proportion of elevations), and the proposal for a timber fence around the property would not reflect the high quality architectural or boundary detailing characteristic of the South Hale Conservation Area, and which contributes strongly to its significance. This would equate to less than substantial harm. The limited public benefits of the scheme would not outweigh this harm. The proposal is therefore contrary to Policies L7 and R1 of the adopted Trafford Core Strategy, the South Hale Conservation Area Appraisal and Management Plan SPDs, and the NPPF.

GEN



Friars Croft, 10 Park Drive, Hale, Altrincham (site hatched on plan)



Scale: 1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 11/05/2023
Date	02/05/2023
MSA Number	100023172 (2022)

WARD: Priory

110206/FUL/23

DEPARTURE: No

Widening of driveway, proposed boundary treatment and dropped kerb.

22A Hope Road, Sale, M33 3AB

APPLICANT: Mr & Mrs Williams

AGENT: ebrdesigns.com Ltd

RECOMMENDATION: GRANT

The application has been reported to the Planning and Development Management Committee as more than six representations have been received contrary to officer recommendation.

SITE

The proposed development site consists of a detached brick built and white rendered property, located on the west side of Hope Road, positioned within a predominantly residential setting, and within walking distance from Sale Town Centre.

To the front of the dwelling there is a small area of hardstanding, enclosed by a garden fence, and to the rear there is a small garden space, with a detached shed. There is a hardstanding driveway to the south side of the property, which provides parking for maximum two cars. The dwellings in the surrounding area are predominantly semi-detached and of varying design. There is a church positioned to the front of the dwelling, 'St Joseph's Catholic Church'.

The green space/land referred to within this application is positioned adjacent to 22A Hope Road, and fronts a row of semi-detached houses (24-42 Hope Road). It is understood that this area of land has been sold to the residents of no. 22A Hope Road.

PROPOSAL

The applicant is seeking planning permission for the widening of the driveway, new proposed boundary treatment, and a dropped kerb. The driveway would be increased by approx. 4.4m, and the site curtilage would be increased in width by 3m. The existing drop kerb would similarly be increased. There would be a new 1.7m high fence and brick wall, to the rear and side of the widened driveway respectively.

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

For the purpose of the determination of this planning application, these policies are considered 'up to date' in NPPF Paragraph 11 terms

OTHER LOCAL POLICIES

SPD3 – Parking and Design (2012)

SPD4 – A Guide for Designing House Extensions and Alterations

PROPOSALS MAP NOTATION

None to note

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DLUHC published the latest version of the National Planning Policy Framework (NPPF) on 20 July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

DLUHC published the National Planning Practice Guidance on 6 March 2014, and was last updated on 25th August 2022. The NPPG will be referred to as appropriate in the report.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford,

Tameside, Trafford and Wigan). Once adopted, PfE will be the overarching development plan, setting the policy framework for individual district Local Plans. The PfE was published for Regulation 19 consultation from 9th August 2021 to 3rd October 2021 and was submitted to the Secretary of State for Levelling Up, Housing and Communities on 14 February 2022. Independent Inspectors have been appointed to undertake an Examination in Public of the PfE Submission Plan and the hearings began in November 2022 and are timetabled to continue until at least March 2023. Whilst PfE is at an advanced stage of the plan making process, for the purposes of this application it is not yet advanced enough to be given any meaningful weight, such that it needs consideration in this report.

RELEVANT PLANNING HISTORY

85719/NMA/15: An application for a Non-Material Amendment to planning permission 84785/FUL/15 to introduce 1 no. first floor level obscure glazed window and door to north-east facing side elevation, and to replace ground floor kitchen window with bi-fold doors and to relocate bi-fold doors to rear elevation of the previously approved detached dwelling. Approved with Conditions on 7th July 2015.

103058/HHA/20: Construction of rear dormer with Juliette balcony. Approved with Conditions on 23rd March 2021.

109396/FUL/22: Change of use of garden area to 24-42 Hope Road to inclusion within the residential curtilage of 22A Hope Road, the erection of a detached garage and dropped kerb. Application withdrawn on 2nd November 2021.

105689/HHA/21: Erection of single storey rear extension and associated internal alterations. Application withdrawn on 6TH February 2023.

APPLICANT'S SUBMISSION

CIL Questions

CONSULTATIONS

Local Highways Agency – 7th March 2023

No Objection

REPRESENTATIONS

The application was advertised through consultation letters sent to immediate neighbours. 11 responses were received, all objecting to the development. All are summarised below:

Design and Appearance:

- *To permit the change of use from a social garden amenity into a garage (if that is in fact the case) and hard landscaped area with boundary walls represents over development of this relatively small space.*
- *Change of appearance to the whole development.*
- *The roadside appearance will still not be in keeping or in character with the remaining lands surrounding the maisonettes nor any other property on Hope Road. No other property has such a frontage.*
- *Proposed roof material to be used will be ill-matching and may make the outside structure look commercial in appearance.*
- *The colour of the development will stand out and not blend in.*
- *This application still represents a massive, unpleasant alteration.*
- *Green open spaces attract wildlife and promote the growth of flowers, shrubs and trees, of which there are many established ones in this garden. Replacing this with a hard landscape will eradicate this totally and become yet another Brown belt area. Loss of a natural habitat for wildlife in order to gain extra living and parking space is totally against Trafford Unitary Development plan and these green spaces are becoming rarer by the day.*
- *A development would be against Council objectives to keep or even increase green areas.*

Loss of Amenity:

- *Incoming daylight of the downstairs apartments would be greatly reduced. Occupants would be looking straight at a wall.*
- *Their plans to increase their land would mean a loss of land, view, light, convenience, privacy and comfort for everybody who lives in the apartments.*
- *The garden area in question is a vital part of the communal outdoor space for the residents and especially those in the 4 x flats that are situated directly in front of it.*
- *The proposed development will overshadow residents to an unreasonable extent.*
- *This space provides a lovely visual effect with the flowers and lawn area and enables the residents to sit out during the summer months for their enjoyment and to benefit from fresh air and social interaction, which is obviously good for their mental health and wellbeing. All of these benefits will be taken away from them if approval is granted.*
- *Loss of view to all Residents which surely is a right after almost 60 years of having an open aspect across to St Joseph's Church.*
- *Potential trespass onto the property of 24-42 Hope Road from those living at 22a, and any workers to the site.*
- *Change of appearance to the whole development and due to health of some residents of the flats change or disruption to their surroundings can be and has been proved to cause them great distress and disorientation.*

- *Do not feel this land should be sold or developed on as it will impact the view from the flats associated with the land. Any development will destroy the view of people passing by onto, and of occupants of the apartments looking at or down onto the area.*
- *Lack of privacy to all parties.*
- *The proposed fence will be oppressive and overbearing to residents within the flats. It will create a dark space, reduce light and be aesthetically most unappealing and unpleasant for all residents.*
- *The increase of building dropped kerbs means an increased hardship for people with mobility issues and their carers. The owners of 22a already have a driveway allowing them space to park two vehicles behind each other.*
- *Would cause disturbance to neighbouring residents.*

Security:

- *Development could give rise to security issues, and result in a safe haven for vandalism.*

Services:

- *If main services (water, electricity, sewerage) are located under the said plot of land, it could cause endless problems in the event that the services require future maintenance and repair.*
- *Development will look out of character, given that there would only be green space in front of the other two blocks of 4 flats.*

Plans:

- *There are no height details given of the proposed build and it is also unclear as to the height of the boundary wall.*

Noise & Pollution:

- *During any development of this nature noise will be a significant issue. There will be constant disruption and noise due to construction personnel working on the build as well as increased noise from vehicles delivering materials to site and workmen vans etc.*
- *Pollution resulting from running of cars on said land. Furthermore, it is likely that BBQs will be created, resulting in smoke and pollution to surrounding dwellings,*

and there is potential that a log burner could be installed, causing further pollution to residents.

- *Pollution following proposed new build due to traffic build up.*
- *If the proposal is granted then there would be an increased level of noise on a daily basis with cars being driven into the new driveway which will be directly behind the boundary wall and also noise from the building that has been created.*

Demographic:

- *The Committee also need to take into consideration the age of the majority of residents and the total distress & worry this is already causing them*

Highway safety

- *Drivers exiting the properties will now have a restricted view to the left of Hope Road*
- *Existing speed restrictions ignore along Hope Road and driveway to maisonettes used for cars to turn round, which due to the proposed development would have a restricted view to the left.*

Wildlife/Flooding

- *Change of land use away from grass verge would have negative effects on wildlife and any future flooding concerns.*
- *Pressures on drainage system.*

Other

- *Devaluation of all properties surrounding the development.*

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. Section 38(6) of the Planning and Compensation Act 1991 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF at Paragraphs 2 and 47 reinforce this requirement and Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application

conflicts with an up to date (emphasis added) development plan, permission should not normally be granted.

2. The NPPF is a material consideration in planning decisions, and as the Government's expression of planning policy and how this should be applied, should be given significant weight in the decision making process.
3. The application site is located in a residential area, positioned in walking distance from Sale Town Centre. The land in question is understood to have been previously used as a garden/amenity space for the maisonette flats at, no. 24-42 Hope Road.
4. The proposed use of the land as a driveway serving no. 22A, along with the erection of new boundary treatment and a dropped kerb is acceptable in principle, subject to there being no harm to the character and appearance of the area through unsympathetic design, harm to the amenity of neighbouring properties and an acceptable impact on highway safety.

DESIGN AND VISUAL AMENITY

5. Paragraph 126 of NPPF states *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*
6. Policy L7 of the Core Strategy states that in considering applications for development within the Borough, the Council will determine whether or not the proposed development meets the standards set in national guidelines and the requirements of Policy L7. The relevant extracts of Policy L7 require that development is appropriate in its context; makes best use of opportunities to improve the character and quality of an area by appropriately addressing scale, density, height, layout, elevation treatment, materials, landscaping; and is compatible with the surrounding area.
7. The context of the site is a residential detached dwelling, which is predominantly surrounded by residential dwellings. There is also a church opposite the dwelling. Properties surrounding the site are of varying scale, and design.
8. The proposed fence and brick wall boundary treatment would be acceptable in scale, and would appear proportionate to the main dwelling. Similarly the proposed

materials for the boundary treatment are considered to complement the main dwelling, and would appear appropriate within this residential setting.

9. The site boundary would be extended by 3m to accommodate additional hardstanding driveway space. This is an appropriate position for a driveway, and the additional space would simply appear as a continuation of an already present use.
10. Whilst the scheme would result in the loss of some green space, which would be replaced by a hardstanding driveway for additional vehicle parking, there would still be ample green space retained to the side of the property and to this section of Hope Road. However it is noted that the replacement of a section of the green space with hardstanding would not appear uncharacteristic within this setting, and its loss is not considered to cause undue harm to the character and appearance of the surrounding setting. Although it is considered necessary to condition that the hardstanding be permeable and that a landscaping condition requiring details of soft landscaping along the boundary to soften the appearance of the wall, which is the current situation on site.
11. Overall, it is concluded that the extension of the driveway for the dwelling, installation of a dropped kerb, and erection of new boundary treatment would not appear out of character or incongruous within this setting.
12. As such, it is considered that the proposal would have an acceptable design and impact on the character and appearance of the existing property and local area and is therefore considered to accord with Policy L7 of the Core Strategy, SPD4 and guidance in the NPPF in this respect.

RESIDENTIAL AMENITY

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

Impact on maisonette flats 24-42 along Hope Road

14. The development would result in the existing driveway being extended by a further 4.4m, and the curtilage of the dwelling would similarly increase by 3m in width. There would be a new 1.7m high boundary wall built around the side and rear boundary of the site. The proposed scheme, given its modest scale would have no undue loss of light or overbearing impact on any surrounding dwellings. The proposed 1.7m boundary treatment would not give rise to any visual intrusion or loss of outlook. Given this space would only be used as a driveway/parking area, it would not cause any loss of privacy to the neighbouring dwellings.

15. The proposal would therefore comply with SPD4 as it is not considered to result in harm to amenity.

HIGHWAY SAFETY

16. The LHA have raised no objections to the proposal. The widening of the driveway and the access crossing is an improvement in terms of highway matters, providing better visibility onto the road and providing more space to manoeuvre cars on the drive. As such there are no objections on highway grounds to the proposals.
17. Comments received regarding the existing behaviour of road users (speeding motorists) is not a material planning consideration that this application can address and is a policing matter.

PERMITTED DEVELOPMENT

18. It is considered necessary to restrict the permitted development rights on this site, in particular Classes E (outbuildings). This is deemed necessary to protect the open character of this setting having regard to the urban grain and character of this area, to prevent the over development of this site, and to also protect the amenity of neighbouring dwellings.

EQUALITIES STATEMENT

19. Under the provisions of the Equality Act 2010, specifically Section 149 Public Sector Equality Duty (PSED), all public bodies are required in exercising their functions to eliminate discrimination, advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and to foster good relations. Having due regard for advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these are different from the needs of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low. The relevant protected characteristics of the PSED include age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex and sexual orientation. The PSED applies to Local Planning Authorities in exercising their decision making duties with regards planning applications.
20. Objections received to the proposed development consider that the proposal would negatively impact groups with protected characteristics, considering the proposal would cause an undue / disproportionate risk. The proposal has been amended following comments received by the LHA, who consider the proposal to be acceptable, designed with visibility splays. Furthermore officers consider that through conditions relating to landscaping and removal of permitted development for outbuildings, would further protect the visibility of drivers and pedestrians using

the driveway for the maisonettes. Disruption during construction would be limited given the scale of the proposal and is not considered to be unique to cause undue disturbance to the detriment of residential amenity. The proposal would also not impair the use of the existing footpath. As such it is considered that the proposal would provide an acceptable impact on all local residents.

21. No other benefits or dis-benefits have been identified to persons with any other protected characteristic.
22. Overall taking into account the design of the proposal and conditions, it is considered that regard to the matters raised has been taken.

DEVELOPER CONTRIBUTIONS

23. The proposed development increases the internal floor space of the dwelling by less than 100m² and therefore is below the threshold for charging. No other planning obligations are required.

PLANNING BALANCE AND CONCLUSION

24. The scheme has been assessed against the development plan, supplementary planning documents and national policy, with all relevant planning issues have been considered and representations taken into consideration. Whilst the objections of residents are noted and weighed in the planning balance the proposal has not received any objection from the LHA and the proposal is not considered to unduly impact groups with protected characteristics, due to its design, scale of development proposed and the proposed conditions.
25. It is considered that the proposal will result in an acceptable form of development with regard to the impact on residential amenity and the impact on the character of the existing property and the surrounding area more generally and highway safety.
26. Having considered all relevant material planning consideration it is concluded that the proposal comprises an appropriate form of development for the site. As such the proposal is considered to comply with the Trafford Core Strategy, and the NPPF and therefore the application is recommended for approval.

RECOMMENDATION:

GRANT subject to the following conditions:

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on plan numbers: A0.2; and A0.5.

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 the construction of the boundary wall must be of a similar appearance to those used in the construction of the existing boundary wall.

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. a) Notwithstanding the details shown on the approved plans, prior to the erection of the boundary wall full details of soft landscaping to the south and east side and rear boundaries shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.
(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following extending driveway and dropped kerb hereby approved first coming into use, whichever is the sooner.
(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Parts 1 and 2 (or any equivalent Order following the amendment, re-enactment or revocation thereof):

(i) no outbuildings or garages shall be erected to the rear or side of the dwelling, unless planning permission for such development has first been granted by the Local Planning Authority.

Reason. To protect the residential and visual amenities of the area having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

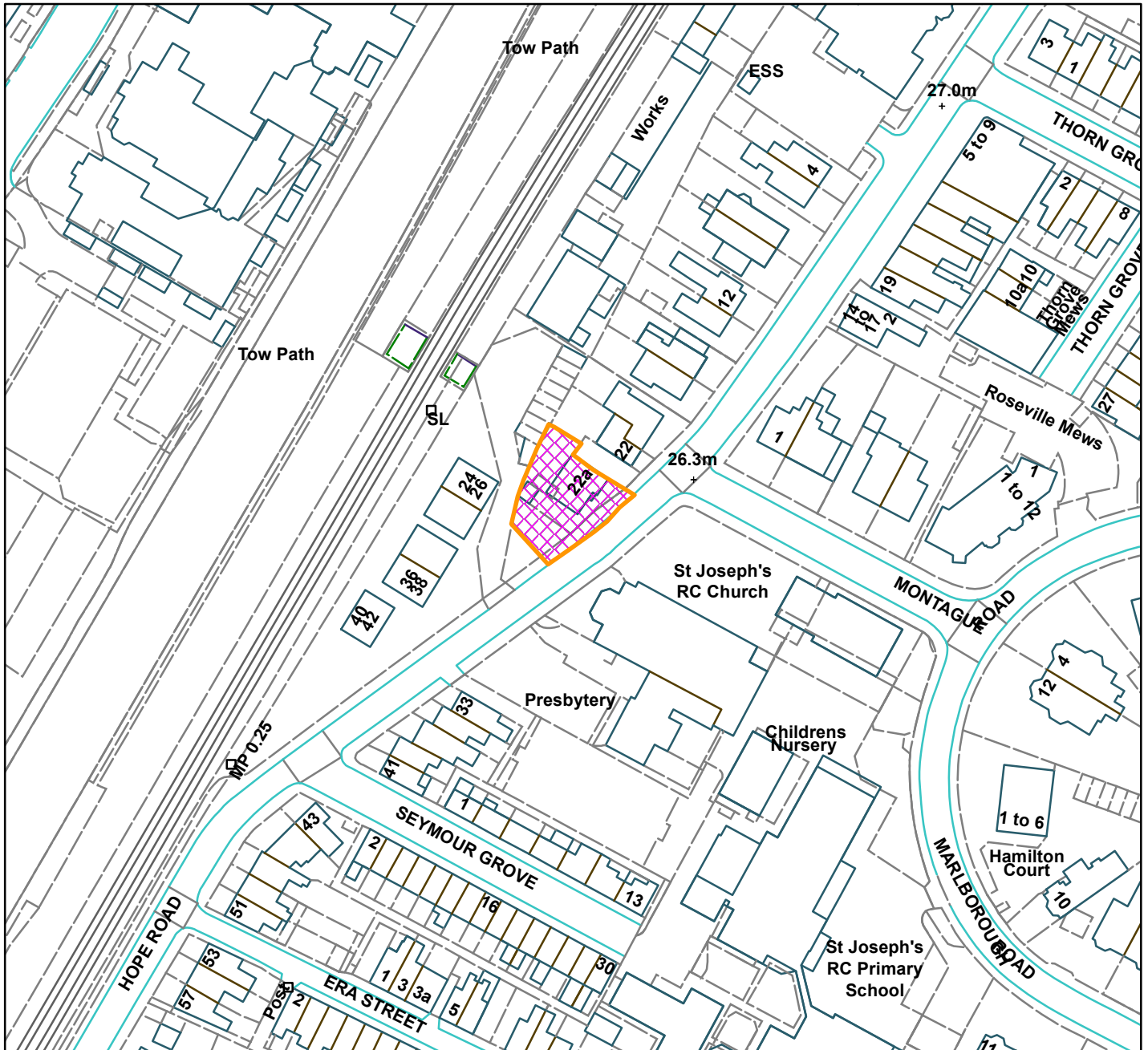
6. Notwithstanding the plans hereby approved, the approved driveway shall be constructed from a porous material or a scheme directing run-off water from that hard standing to a permeable or porous area or surface within the curtilage of the dwellinghouse, shall be submitted to and approved in writing 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 L5, L7 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

AF



22A Hope Road, Sale (site hatched on plan)



Scale: 1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 11/05/2023
Date	02/05/2023
MSA Number	100023172 (2022)

This page is intentionally left blank