

WARD: Sale Moor

86854/HHA/15

DEPARTURE: No

Erection of two storey front, side and rear extension to create additional living accommodation, including raising the ridge height.

59 Northenden Road, Sale, M33 2DG

APPLICANT: Mr Saggar

AGENT: Tang and Associates Ltd

RECOMMENDATION: GRANT

Councillor Freeman has called in the application on the grounds that he considers the proposal will dwarf the adjoining property and affect the amenities of 57 Northenden Road.

SITE

The application concerns a 2 storey detached dwelling house on the north east side of Northenden Road close to the junctions with Derbyshire Road and Cheltenham Drive. Surrounding the site are other detached dwellings and opposite on the south west side of Northenden Road are several blocks of flats. To the south east and rear of the site planning permission exists for the redevelopment of the site with 11 apartments (contained within 1 apartment block) and 7 houses, and that permission is currently being implemented.

PROPOSAL

The proposal is to increase the height of the building to create third floor loft accommodation, to erect front side and rear extensions at first floor and alterations to the ground floor foyer area. This would represent an increase in the size of the property from a three bedroom dwelling to a five bedroom dwelling. The extensions will be constructed of brick and render for the walls to match existing and roof tiles to match the existing. The maximum height of the building would be 11m and the height to eaves 5.8m.

The increase in floor space of the proposed development would be approximately 135 m².

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.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 Sustainable Transport and Accessibility

L7 Design

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

DCLG published the National Planning Practice Guidance on 6th March 2014, which replaced a number of practice guidance documents.

RELEVANT PLANNING HISTORY

76886/COU/2011 Change of use from private dwellinghouse to mixed use comprising dwellinghouse and use of existing swimming pool and changing facilities for private swimming tuition for up to 6 no. pupils at a time, with use of existing driveway for associated car parking. Lessons to take place between the hours of 09:30-19:30 Monday to Friday and 09:30-16:00 on Saturdays. – Refused 13/7/11

H/68097 Demolition of existing garage and erection of a two storey side and front extension to form additional living accommodation - Refused 29/11/07

H/28497 Erection of single storey side and rear extension to form study, kitchen, dining room and lounge - Approved 17.1.89

APPLICANT'S SUBMISSION

The applicant has submitted the following information in support of this application:

CIL form

Inspection and Assessment in relation to bats and breeding birds.

CONSULTATIONS

None

REPRESENTATIONS

Four letters of objection have been received including one from a Councillor:-

- Overdevelopment.
- Will dwarf adjoining property.
- Loss of light and general overshadowing.
- Overlooking and loss of privacy.
- Traffic problem, noise, pollution and dust during building works.

OBSERVATIONS

DESIGN AND VISUAL AMENITY

1. One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17). Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment - good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 64 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
2. 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.
3. SPD4 – A Guide for Designing House Extensions and Alterations (February 2012) gives more detailed advice in respect of house extensions. It indicates (Para. 2.1.2) that when considering an application for a domestic extension or alteration, the Council will take these general principles into account:
 - the design of the proposal in relation to the original dwelling
 - the effect of the extension on the character and appearance of the surrounding area, including trees and landscaping
 - the impact of the proposal upon the amenities of neighbouring properties and the surrounding area, and that developments do not themselves suffer from a poor level of amenity,
 - the adequacy of the parking provision surrounding the extended property
 - the adequacy of the private garden for an extended property
 - sustainable design

4. The maximum height of the proposed building would increase from 7.2m to 11m and the height to eaves would increase from 5m to 5.8m. No. 61 extends to a ridge height of 11.5m and No 57 to 10m. It is considered the extended building would step down in height between Nos 57 and 61 and would more appropriately reflect the height and massing of the neighbouring properties than the existing building.
5. The design of the proposed building would also reflect the design and materials of the existing building and No. 57 and would therefore be acceptable in terms of the visual appearance and character of the street scene. It is therefore considered to be in accordance with Policy L7 of the Trafford Core Strategy in this respect.

RESIDENTIAL AMENITY

6. One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).
7. Policy L7 of the Core Strategy states that in relation to matters of amenity protection development must not prejudice the amenity of future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise or disturbance, odour or in any other way.
8. SPD4 – A Guide for Designing House Extensions and Alterations (February 2012) advises that (Para 3.4.1). All rear extensions should avoid overshadowing, physically dominating or overlooking neighbouring dwellings. Large extensions which restrict light to a large part of a neighbouring garden for sitting out and/or which block light to the habitable rooms of a neighbouring dwelling will not be considered acceptable. Paragraph 3.4.2 indicates the most common situation where harm may be caused to the neighbouring property is in the instance of terraced and semi-detached properties however these guidelines also apply to detached properties. Normally, a single storey rear extension close to the boundary should not project more than 3m from the rear elevation of semi-detached and terraced properties and 4m for detached properties and a two storey extension. If the extension is set away from the boundary by more than 15cm, this projection can be increased by an amount equal to the extra distance from the side boundary (e.g, if an extension is 1m from the side boundary, the projection may be increased to 4m for a semi-detached or terraced extension. Paragraph 3.4.3 advises that 2 storey rear extensions should not project more than 1.5m close to a shared boundary but with similar provisions to those for single storey extensions if the extension is set away from the boundary.
9. In relation to No. 61 the ground floor would be no closer to the common boundary with that property. The proposed first floor extensions would be between 3m and 4m closer to the boundary and a minimum distance of 1m from the boundary. Both

No. 59 and No. 61 are built at an angle to the boundary and at the position where No. 59 is at 1m from the boundary, No. 61 would be at a minimum total distance of 5m from the extended building. The extension would also project approximately 2.9m further to the rear at first floor level. No. 61 is divided into two flats and objections have been received from the occupiers of both of these properties. There is a large ground floor side bay main habitable room window and first and second floor clear glazed main habitable room windows in the side elevation of No. 61. Notwithstanding the fact that these windows are already facing a two storey wall at between 8m and 9m away, the reduction of this distance to between 5m and 6m together with the increase in roof pitch and eaves and ridge height and the increased projection to the rear of the extension will have some impact on the ground floor window (although the upper floor windows will have more light and outlook). However, it is considered that it would be unreasonable for the presence of a window facing into a neighbour's boundary at a distance of less than 4m to unduly restrict development on that adjacent site and, given the separation distance in this case and the fact that the window is already facing a two storey wall, it is considered, on balance, that the proposed extension would not have so detrimental an impact on the amenity of these properties as to justify the refusal of the application. A first floor ensuite bathroom window is proposed on the side elevation facing No. 61 and this would need to be conditioned to be obscure glazed and non-opening up to 1.7m above floor level.

10. In relation to No. 57 the ground floor would remain unchanged. The first floor would project approximately 2.9m further to the rear and approximately 2m beyond the single storey rear extension of No. 57 and 6m beyond the original rear elevation of No. 57. The extension would be positioned approximately 1.4m from the boundary and approximately 3.2m from the side elevation of no. 57. In line with paragraph 3.4.3 of SPD4 a two storey extension would normally be allowed to project 2.5m at a distance of 1m from the boundary. In terms of the distance that the extension would be projecting to the rear of No.57's single storey extension, the proposal would therefore be in accordance with this guidance. Although there are 2 roof lights in the roof of No. 57's single storey rear extension, the same room is served by glass doors to the rear garden and therefore it is not considered that there would be any unacceptable impact on this room. In respect of the impact on the first floor main habitable room window in the original rear elevation of No. 57, given that the extension would project approximately 6m to the rear of this at a distance of approximately 3.2m from the side of No. 57, it is considered that the impact would be no greater than that of a permitted development single storey extension, which could project 3m immediately on the boundary adjacent to a neighbour's ground floor window. In terms of impact on the garden of no. 57, as the extension would only project about 2m beyond the neighbour's single storey extension, this is also considered to be acceptable in relation to the SPD4 guidelines. It is therefore considered that this proposed first floor extension would not have an undue impact on the amenity enjoyed by the occupiers of No.57. Alterations are proposed to the first floor windows on the side elevation facing No.57, which will serve two ensuite bathrooms and it is therefore considered that

these would need to be conditioned to be obscure glazed and non-opening up to 1.7m above floor level. An amendment has also been made to a bedroom window at the rear. It is now angled parallel to the boundary to remove the issue of overlooking.

PARKING

11. Trafford Core strategy's parking standards require 3 parking spaces to be provided for a dwelling with four plus bedrooms in this location. Although the existing garage/gym will be lost there will remain adequate parking for 3 vehicles at the front of the dwelling and it is therefore considered that the proposed development will not have an undue impact in terms of on-street parking.

ECOLOGY

12. In relation to bats the submitted survey advises there are no specific recommendations or additional surveys, but if at any time bats are encountered then as a legal requirement work should immediately cease and a bat ecologist contacted for further advice.
13. If plans are amended and any future scheme includes work to the attached single storey building which incorporates the recreational pool, the survey recommends that a precautionary approach is adopted whereby a licensed bat ecologist is present to supervise the areas identified as offering minor bat roost potential will be affected.
14. It is recommended in the survey that if any trees or shrub are proposed for removal, it should be undertaken outside of the breeding season of birds (March - August) unless it can be conclusively established, by an ecologist, that nesting birds are absent. All wild birds (with only minor exceptions) and their nests whilst being built or containing eggs or dependant young are protected under the Wildlife and Countryside Act 1981 (as amended).
15. It is recommended that the advice given in the survey is added as an informative to any approval of the application.

OTHER ISSUES

16. Noise and disturbance during building works can be controlled by other legislation and is not a matter that would be given significant weight in the determination of the application.

DEVELOPER CONTRIBUTIONS

17. This proposal is subject to the Community Infrastructure Levy (CIL) and is located in the moderate zone for residential development, consequently extensions of over

100 square metres to private market houses will be liable to a CIL charge rate of £40 per square metre in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).

CONCLUSION

18. It is considered that the proposed development would be acceptable in terms of visual amenity and parking provision and, although there would be some limited impact on the amenity of neighbouring properties, it is considered that these impacts would not be so severe as to justify refusal of the application. It is therefore considered that the proposed development would comply with Policy L7 of the Trafford Core Strategy and guidance in 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 the submitted plans, numbers 9141/101 and 9141/001 Rev B, unless otherwise agreed in writing by the Local Planning Authority.

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

3. The materials used in any exterior work shall 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 in accordance with Policy L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation the windows in the first floor on the side elevations facing 57 and 61 Northenden Road 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: To ensure satisfactory level of privacy between properties, having regard to Policy L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations.

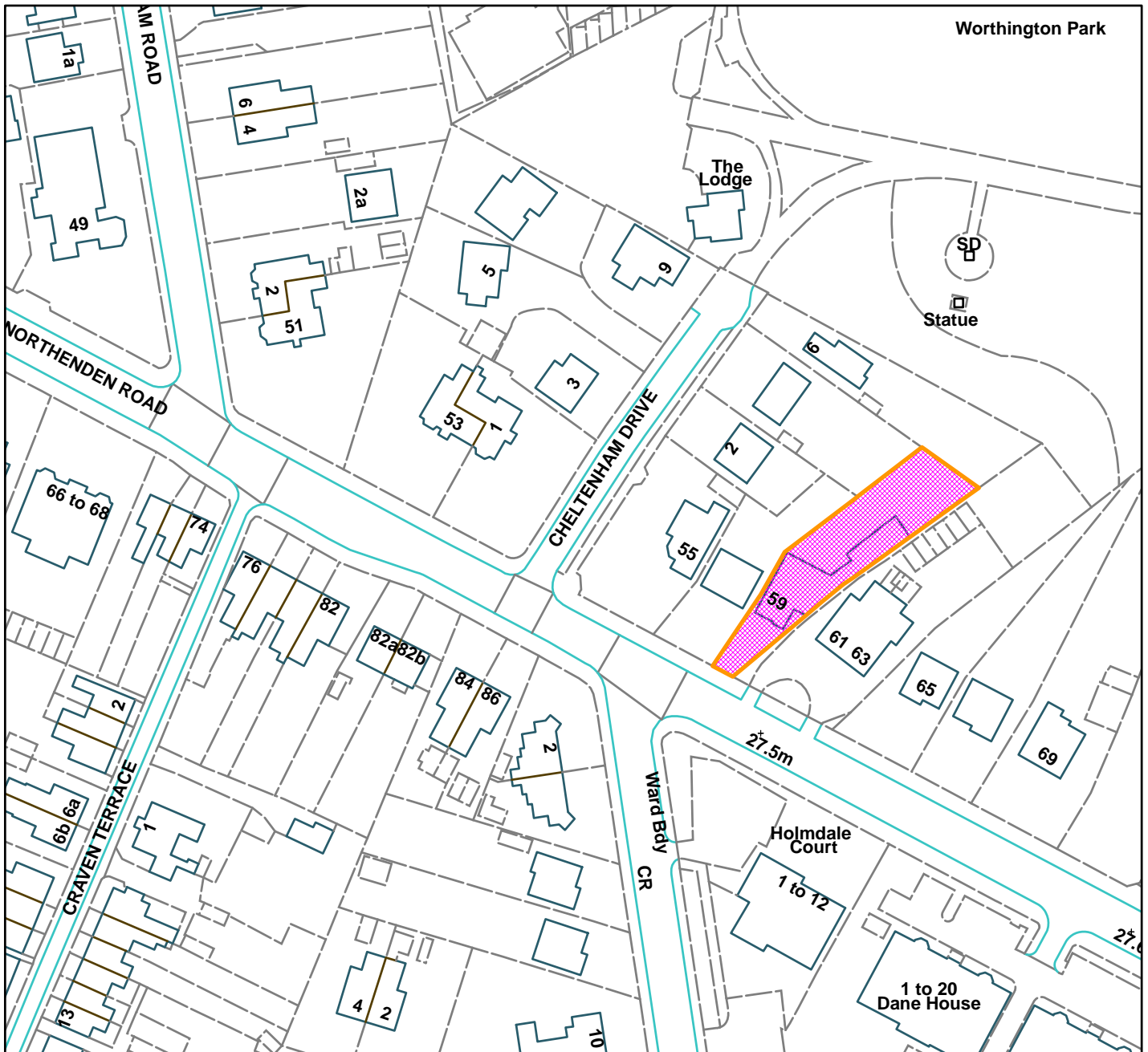
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no first floor or dormer windows (other than those shown on the approved plan) shall be formed in the side or rear (north-west, north-east or south-east) elevations, unless a further planning permission is granted for that development.

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

CMR



59 Northenden Road, Sale (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 12/05/2016
Date	28/04/2016
MSA Number	100023172 (2012)

Erection of 2.4m high weld mesh fencing following removal of existing fencing.

Urmston Grammar School, Newton Road, Urmston, M41 5UG

APPLICANT: AHR Building Consultancy

AGENT: AHR

RECOMMENDATION: GRANT

This application has been called in by Councillor Harding on the grounds that it would be visually intrusive, would not be in keeping with the existing character of the area, inappropriate materials, and whilst there are inaccuracies relating to height of existing railings within the submitted documents and plans.

SITE

The application site relates to a playing field associated with Urmston Grammar School and located to the west of the main school building complex and within the curtilage of the school ground. The playing field is bound to its southern, northern and western sides by residential properties. To its western boundary there is an existing wrought iron railing running its full length and separated from the back of the properties on Princess Road by an alleyway.

PROPOSAL

Permission is sought for the erection of a dark green (RAL6005) 2.4m high weldmesh fence to the western boundary of the application site. The development would take place following removal of the existing fencing.

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

R2 – Natural Environment

R5 – Open space, sport and recreation

PROPOSALS MAP NOTATION

Protection of Open Space

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

OSR5

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

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

RELEVANT PLANNING HISTORY

None relevant

APPLICANT'S SUBMISSION

To help demonstrate that the principle of the development could be acceptable, the application has been accompanied by a range of supporting documents as follows: -

- Design and Access Statement
- Additional Statement of Need
- Additional supporting information, including fence specifications

CONSULTATIONS

Greater Manchester Police Design for Security – No objections, and confirms that such a 2.4m weldmesh fence is appropriate for its context, however recommends that to increase security, that alley gates be installed to the rear alley between the rear of the properties on Princess Road and Urmston Grammar School. Any planting along the fence should be limited to 1m in height whilst any trees should be at a height exceeding 2m. No street furniture should be located in close proximity to fence whilst any vegetation should be maintained.

Electricity North West – No objections

United Utilities – No comments

REPRESENTATIONS

Original Scheme:

Neighbours: 1 no. Councillor and a total of 14 neighbours made representations to the Local Planning Authority on the following grounds:

- Design, style and materials of fence is unattractive, inappropriate and out of keeping with character of the surrounding area and properties
- Fence is unnecessarily high
- Sense of enclosure and visually intrusive and overbearing
- Loss of outlook
- Discrepancy between fence dimensions as shown on submitted plans against development description etc.
- original concern with regard to positioning of fence being outside curtilage of school and encroaching onto privately owned rear alley, however, further comments show this assumption was made in error
- Would result in damage to existing shrubs and trees
- Impact on local small animals
- No existing security issues and no clear justification for new fence
- Loss of light to rear gardens
- Discrepancies and errors present in Design and Access Statement and application form.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The application site is located within the existing urban area of Urmston and comprises school buildings, playing fields and its curtilage. However, the proposed development itself relates to the replacement of an existing fence forming the western boundary between the school and the residential properties to Princess Road
2. Paragraph 72 of the NPPF states that *'Local planning authorities should:*
 - *give great weight to the need to create, expand or alter schools'*

DESIGN AND STREET SCENE

3. Paragraph 58 of the NPPF states that "The Government attaches great importance to the built environment. Good design is a key aspect of sustainable development,

is indivisible from good planning, and should contribute positively to making places better for people". Paragraph 64 states that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions".

4. Policy L7 of the Core Strategy states that in relation to matters of amenity protection development must not prejudice the amenity of future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise or disturbance, odour or in any other way.
5. The existing approximately 1.9m high wrought iron railings forming the western boundary between Urmston Grammar School and the properties to Princess Road would be replaced with a dark green (RAL6005) 2.4m high weldmesh fence. Located to the rear of the properties to Princess Road and separated by an alleyway, the proposed railings would be set back and almost completely screened from the highway.
6. The alleyway is jointly owned by the residents of the terraced row of properties to Princess Road which back on to it. The rear boundary treatments of the individual properties vary, the majority comprising timber panel fences approximately 1.6m to 1.7m in height, whereas some properties have boundary treatments approximately 1m in height and some have no boundary treatments at all. As such, it is considered in most cases views of the proposed fence would be screened up to a height of approximately 1.7m when viewed from ground floor level or from the rear garden areas of the properties to Princess Road.
7. It is considered that the style, design and colour of the proposed weldmesh fence treatment is appropriate development within the context of a school. Whilst it would stand approximately 0.5m taller than the existing railings, the proposed height and style of the 2.4m high weldmesh fence would preserve the open views onto the school's playing fields that are currently experienced through the existing wrought iron railings. Furthermore, the dark green (RAL6005) colour of the proposed fence would help it blend against its background. Taking all of the above into consideration and given that the alleyway separating the proposed fence from the rear boundaries of the properties to Princess Road is between approximately 3.8m and 4m in width, it is considered that the proposed fence would not appear visibly obtrusive from those properties. Furthermore, being situated to the rear of the terraced properties and back from the road, it is considered that neither would the proposed fence it appear visibly obtrusive within the wider street scene.
8. As such it is considered that the proposed design would be acceptable and in compliance with policy L7 of the Core Strategy and with paragraphs 58 and 64 of the NPPF set out above.

RESIDENTIAL AMENITY

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

Impact on properties to Princess Road:

10. The majority of terraced properties along Princess Road which back onto the school have existing rear boundary treatments of up to approximately 1.7m in height, thus providing some limited screening to the existing railings and the proposed fencing. Even in light of some of those terraced properties having no rear boundary treatments at all, given that these properties would be separated from the proposed fence by an existing alleyway, which as measured on site is between approximately 3.8m to 4m in width, that the proposed fence would be sited in exactly the same position as the existing railings and that the weldmesh style of the fence would allow views through to the school playing fields and beyond, it is considered that the 0.5m increase in the height of the proposed fence when compared to the 1.9m height of the existing railings is not so significant so that it would result in an unacceptable sense of enclosure or loss of outlook, or appear visually intrusive or overbearing to those properties.

TREES

11. Policy R2 of the Trafford Core Strategy requires development to protect and enhance the landscape character of an area. It is noted that at the time of the site visit there were a number of trees on site and in close proximity to the proposed fence. However, the school have confirmed in writing that no trees will be removed as a consequence of the proposed development.

SECURITY

12. The submitted Design and Access Statement and Statement of Need documents set out that the proposed works are part of a larger programme of works to improve the Health and Safety and Safeguarding across the school site. The proposed 2.4m high weldmesh fence would replace the existing approximately 1.9m high wrought iron railing which is considered to be poorly maintained and which if not replaced could potentially compromise the overall security of the school following other improvements to the schools security having been implemented. GM Police Design for Security comment in their response that a 2.4m high weldmesh fence would be an appropriate choice for a perimeter fence in a high risk location, helping to address issues such as pupils leaving or offenders gaining entry, and, given its vulnerable location, are in support of this application.

13. Design for Security also recommend the introduction of alley gates to the rear alleyway off Princess Road to further strengthen security, given that the alleyway benefits from little natural surveillance and that at present waste bins could be used as a climbing aid over the existing school boundary. The school has been made aware of these comments but this is outside the scope of the current application.
14. It is therefore considered that the proposed 2.4m high weldmesh fence is an appropriate development in the context of this location and that security at the school would be improved as a result of the proposed development.

CONCLUSION

15. The proposed development would help improve the security of Urmston Grammar School along its western boundary, whilst working towards their larger programme of works to improve the Health and Safety and Safeguarding across the school site. The proposed scheme is considered acceptable in terms of design and visual and residential amenity and would comply with Policy L7 of the Trafford Core Strategy and guidance in the NPPF. As such it is recommended that planning permission should be granted, subject to conditions.

RECOMMENDATION: GRANT subject to the following conditions:-

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the amended plans, numbers, 2015.00871.012/P02 and 2015.00871.012/P03, received 30th March 2016 and on the amended plan, number 2015.00871.012/P01, received on 27th April 2016, and the "Betafence" specification of fencing submitted.

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

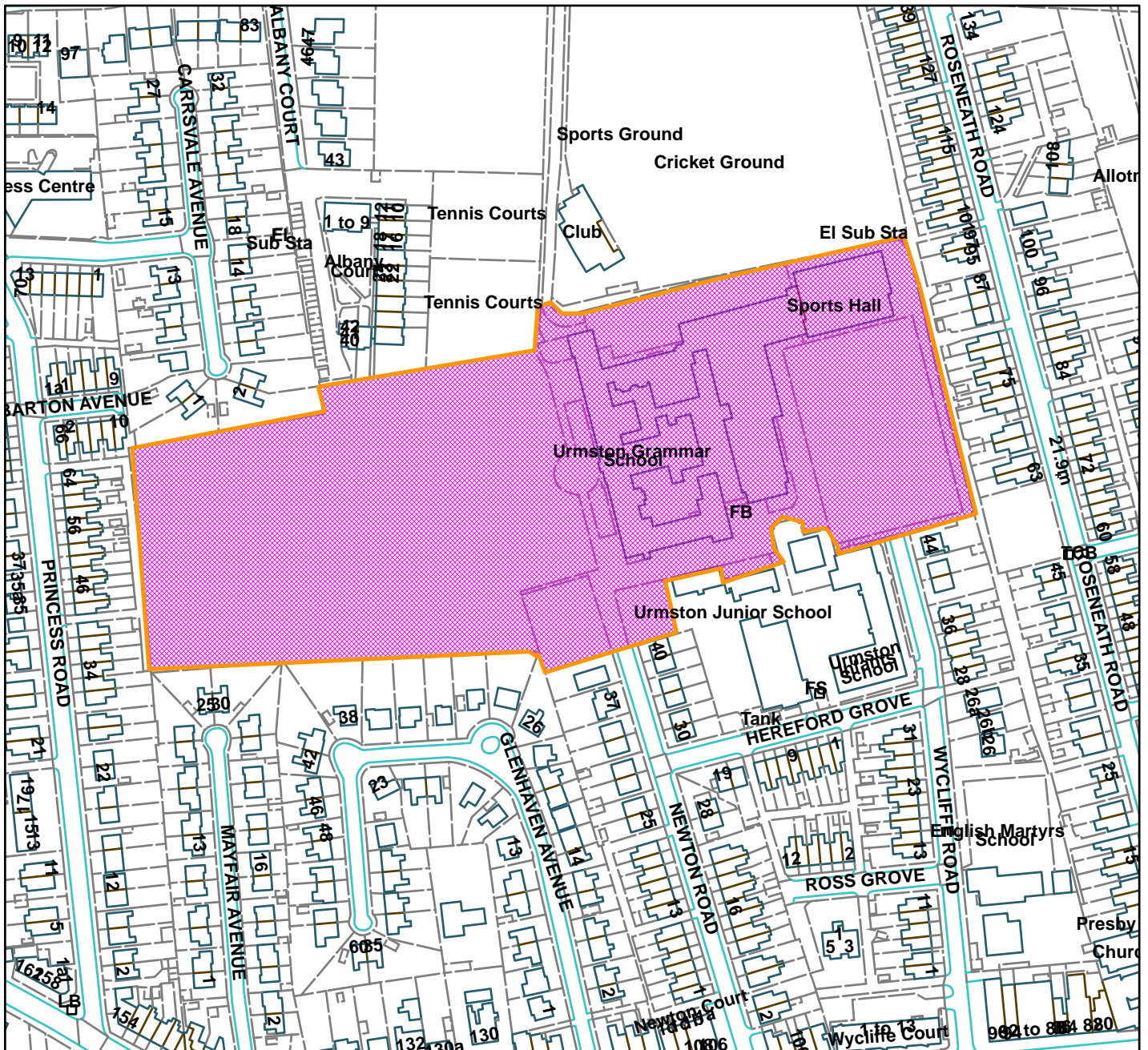
3. Prior to first installation, the fencing hereby permitted shall be powder coated / coloured dark green (RAL6005) or such other colour as has previously been agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the development is acceptable, having regard to Policy L7 of the Trafford Core Strategy.

BB



Urmston Grammar School, Newton Road, Urmston (site hatched on plan)



Scale: 1:2,500

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 12/05/2016
Date	28/04/2016
MSA Number	100023172 (2012)

WARD: Bowdon

87720/HHA/16

DEPARTURE: No

Erection of single storey rear extension, alterations to front elevation and other external alterations.

24 Sunnybank Road, Bowdon, WA14 3PW

APPLICANT: Mr G Jackson

AGENT: Mrs Emma Roden

RECOMMENDATION: GRANT

Councillor Hyman has requested that this application be determined by Committee for the reasons set out within the report.

SITE

The application site is a detached residential dwellinghouse located on a cul-de-sac spur off Sunnybank Road, Bowdon. The dwelling is predominantly red brick; however the front elevation at the first floor has a 'mock-tudor' feature, akin to similar neighbouring properties. The dwelling has an open relationship with the highway, albeit set back from it, with hardstanding leading to the garage outrigger and grass located outside the front elevation of the main dwelling. The dwelling backs onto open fields at the rear.

PROPOSAL

Planning permission is sought for the erection of a single storey rear extension with external alterations.

The single storey rear extension would project 3.9 metres in length, 5.51 metres in width, with a total height of 3.9 metres. The proposed extension would have a dual pitched roof, with the principal outlook to the rear comprising bi-folding doors, with two side windows and two rooflights. The external alterations proposed include the replacement of the existing front door and screen and the installation of two new obscure glazed windows to the gable elevations of the property, one to the new utility room which would face no. 22 and one for a W.C facing no. 26.

The extension is proposed to be constructed of brick to match the existing property, with timber windows and aluminium framed bi-folding doors.

The works would also include the installation of a decked area to the rear of the proposed extension.

The extension and other alterations would all normally constitute permitted development under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended). However, permitted development rights were removed by Condition 8 of the original permission for the residential development, H/24720, granted in 1987. The reason for the condition was “to protect the character of the residential area and to ensure that its appearance is not detrimentally affected by unsympathetic development.”

DEVELOPMENT PLAN

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

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

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L7 – Design

SUPPLEMENTARY PLANNING DOCUMENTS

SPD4: A Guide for Designing House Extensions and Alterations – (adopted February 2012)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

RELEVANT PLANNING HISTORY

87590/CPL/16 - Application for Certificate of Lawful Development for a single storey rear extension (Application Withdrawn)

H/24720 – Erection of 9 mews houses, 32 detached houses and 10 detached bungalows. Construction of estate road, from Primrose Bank. Provision of play area with pedestrian access from Brickkiln Road. Reclamation of former green-houses for open space and provision of footpath into open land to the south of the site. (Approved 20th August 1987).

Condition 8 removed permitted development rights for external alterations and extensions, as well as no buildings, gates, walls, fences or other structures.

CONSULTATIONS

None.

REPRESENTATIONS

Neighbours – 5 letters of objection have been received from one single household and from a Councillor when calling in the application. The following issues have been raised:-

- Lack of publicity
- Houses are just two metres wall to wall between the existing properties
- The length of the extension would equate to just under half the length of their garden
- Impact on light
- Proposals would detract from the value of the house
- Trees are within falling distance of the house
- Overdevelopment
- Loss of amenity for both rear facing rooms and garden

OBSERVATIONS

DESIGN AND APPEARANCE

1. 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.
2. The proposed extension is considered to be subservient to the host dwelling due to its massing and single storey nature. The extension would also not span the entire width of the host dwelling. The depth is considered appropriate to a detached dwelling of this nature and is in accordance with the Council's SPD 'A Guide for Designing House Extensions and Alterations'.
3. The proposed single storey rear extension would be not be visible from the street scene due to its siting at the rear of the property but nevertheless the external materials of the proposed rear extension are proposed to match the host dwelling.
4. The external alterations are not considered to cause any undue impact upon the character of the host dwelling or the wider area. The replacement door and screen would be partially obscured due to the set back from the main front elevation by 0.85 metres. The proposals to install two obscure glazed windows on the gable elevations facing both no. 22 and no. 26 are obscured from public view due to their siting.
5. The external decking shown on the plans is proposed to be 0.20 metres (200mm) in height, and therefore does not in itself require planning permission.

6. The proposed works are considered appropriate and in keeping with the host property and would not result harm to it character and appearance. As such the proposal is considered to be in compliance with Policy L7 of the TBC Core Strategy.

RESIDENTIAL AMENITY

7. Policy L7 of the Core Strategy states that in relation to matters of amenity protection development must not prejudice the amenity of future occupiers of the development and / or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise or disturbance, odour or in any other way.
8. Paragraph 3.4.2 of SPD 4 states that normally a single storey rear extension close to a common boundary should not project more than 4 metres for detached properties. The proposals would project 3.975 metres and therefore the projection of the proposed rear single storey extension is policy compliant.
9. The proposed extension would be set in 1.20 metres from the common boundary with no. 22 and a further 0.95 metres away from the side elevation of no. 22. The rear elevation of no. 22 projects marginally further to the rear (west) than the applicant's dwelling. The maximum height of the proposed extension would be 3.9 metres, with height to the eaves at 2.29 metres, with the roof to slope away from the neighbouring property. On this basis, taking into account the acceptable projection, the existing siting of the applicant's property in relation to no. 22 and the set back of the extension from the common boundary; it is considered that the proposed extension would not have an undue overbearing impact on the occupiers of no.22.
10. Concerns were raised by objectors that the proposed extension would block out low winter sun. The extension would be positioned directly to the south of number 22 and therefore it is accepted that there is likely to be some impact in this respect, although the officer's site visit was carried out in the middle of March at mid/late morning on a sunny day and officers noted that there was already some overshadowing of the area immediately to the rear of the dwelling at no.22 from the siting of the applicant's existing property. It is considered, given the above considerations, including the fact that the proposed extension would comply with the SPD4 guidelines in terms of the extent of its projection, its relatively modest eaves height, the fact that its roof would slope away from the boundary and the fact that the rear elevation of no. 22 is set slightly further back into the site, the proposed extension would not have so significant an impact in terms of overshadowing as to justify refusal of the application. It is therefore concluded that the proposed extension complies with Core Strategy policy L7 and guidance contained within SPD4.
11. While the applicant's property projects further to the rear (west) of No. 26 by close to 1 metre, the proposed side elevation of the extension would be set 3.6 metres from the common boundary. This distance between the proposal and the common

boundary is considered to be sufficient to ensure that the proposal would not result in any undue harm to light, outlook nor would the development appear overbearing in relation to that property.

12. There are no properties located beyond the rear common boundary.
13. Windows are proposed to the side elevations of the proposed extension facing Nos. 22 and 26. Due to their proximity to the common boundaries of both neighbouring properties, it is recommended that these windows are obscurely glazed; this can be secured via condition in order to protect the privacy levels of adjoining occupiers.
14. The proposed windows located to the side elevations of the existing property, serving the WC and utility room are shown as obscure glazed on the submitted plans and therefore would not cause any undue loss of amenity to the neighbouring property by virtue of overlooking and as a consequence complies as Core Strategy Policy L7. It is recommended that a condition should be attached requiring these to be retained as obscure glazed.

TREES

15. Concerns were raised by an objector that the proposals could impact on trees and that the trees are within falling distance of the rear of the property. The trees at the rear of the property are subject to a TPO (no. 158 – Grange Farm/Bollin Nurseries, Bowdon. Nevertheless, given the siting of the proposed extension in relation to these, it is not considered that there is likely to be any undue impact on the vitality of the trees.

OTHER ISSUES

16. Concerns were raised from the objector over notification and consultation on the application.
17. Notification letters were sent out to neighbouring properties (including no. 22) and a site notice was displayed. The application has therefore been publicised in accordance with statutory requirements.
18. The potential impact of the development upon property prices, whether an increase or a decrease, is not a material planning consideration.

DEVELOPER CONTRIBUTIONS

19. The floorspace of the extension would be less than 100 square metres and the proposal is not CIL liable.

CONCLUSION

20. The proposal accords with the development plan and is recommended for approval subject to the conditions listed below.

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 submitted plans, numbers 'P001 Location Plan, P002 Existing Plans and Elevations; Proposed Plans and Elevations' and P003 Site Plan, (received by the Local Planning Authority on 3rd March 2016).

Reason: In the interests of proper planning and for the avoidance of doubt, having regard to Policy L7 of the Trafford Core Strategy.

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 in accordance with Policy L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

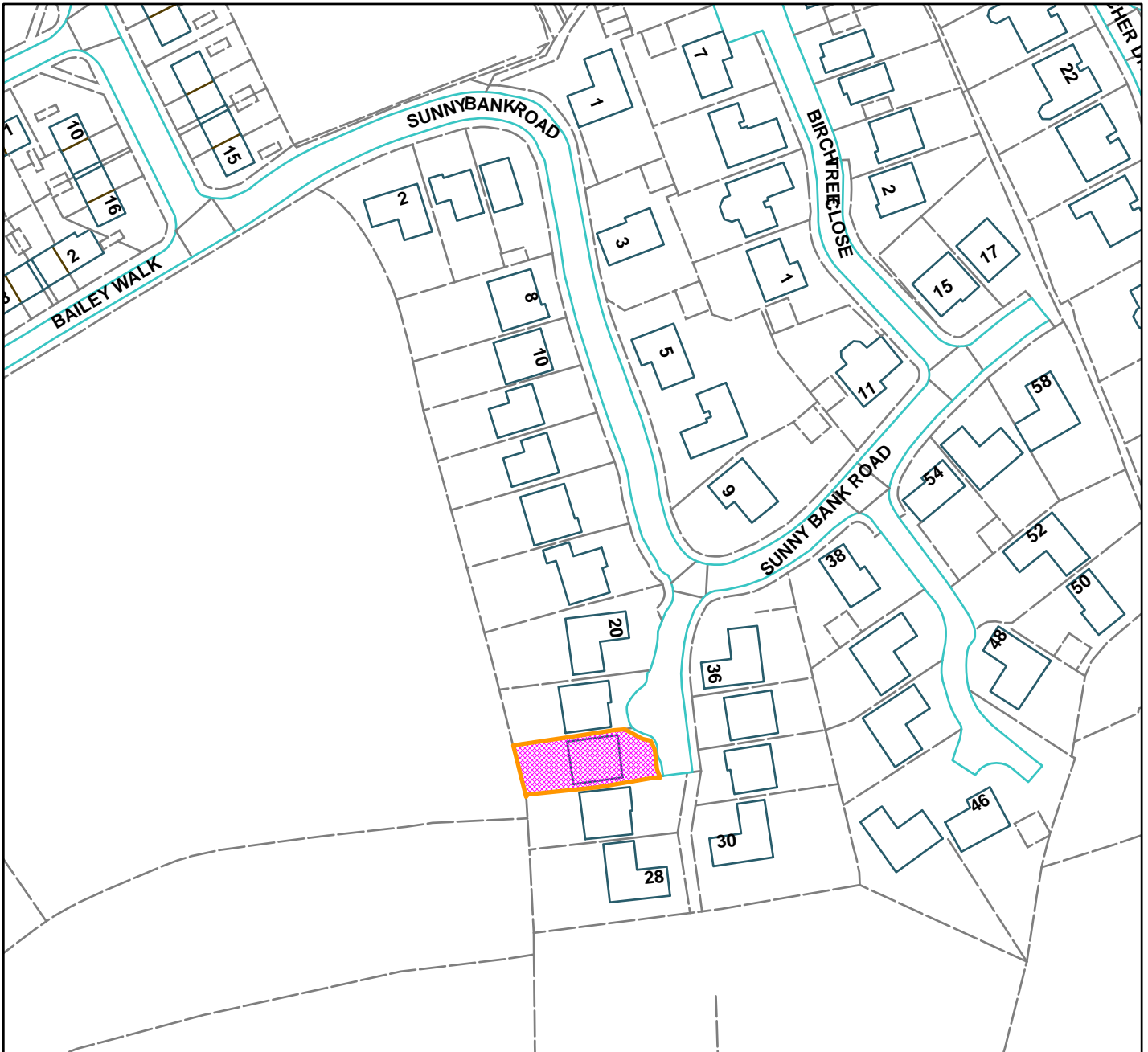
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation, the proposed ground floor side windows in the proposed extension and in the existing dwelling in the north elevation facing no. 22 Sunnybank Road and south elevation facing no. 26 Sunnybank Road shall be fitted with textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and shall be non-opening, unless the opening parts of the windows are more than 1.7m above floor level and shall be retained as such thereafter

Reason: In the interest of amenity and in compliance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

TO



24 Sunnybank Road, Bowdon (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 12/05/2016
Date	28/04/2016
MSA Number	100023172 (2012)

WARD: Flixton

87733/FUL/16

DEPARTURE: No

Development of a 40 bedroom care home (Use Class C2), together with associated car parking, amenity space, ancillary structures and landscaping.

Bowfell House, 104 Bowfell Road, Urmston, M41 5RR

APPLICANT: James Callaghan & Sons

AGENT: DWA Architects Ltd

RECOMMENDATION: GRANT

SITE

The application relates to a roughly triangular area of land where a former library building stood, known as Bowfell House. The library building was single storey and located centrally within the site, at the junction of Bowfell Road, Flixton Road and Brook Road in Urmston. This building has recently been demolished following the grant of prior approval application ref: 86161/PRB/15. The surrounding area is predominantly residential in character and a church bounds the site to the northwest.

PROPOSAL

It is proposed to erect a predominately two storey building to accommodate 40no. bedrooms for a residential and dementia care home (Use Class C2). Each resident would have their own en-suite bedroom and would share communal facilities such as the dining rooms and lounges. This accommodation would be provided at ground and first floor levels. Within the roof space of the building at third floor level, it is proposed to accommodate ancillary rooms including storage, staff facilities and a kitchen to serve the building. Only rooflights would be proposed to provide light to rooms at this level.

The proposed building has been designed in a "V" shape that addresses the streetscene, following the triangular shape of the site with gables that aim to reflect the architectural character and scale of buildings in the vicinity. The main entrance to the building would be accessed from the rear car park and a separate service entrance would be provided to the rear of the building. A focal point of the development will be formed at the junction of Brook Road, Flixton Road and Bowfell Road with landscaping incorporating an existing glacial boulder at the site. The building would be set back from the boundaries with Brook Road and Bowfell Road to enable landscaping and external communal space to the building frontages. In addition to this, external communal space would be provided in the form of ground and first floor level terraces located at the front of the building overlooking the junction of Brook Road, Flixton Road and Bowfell Road and these would be accessed from the lounge and dining rooms within the building.

Communal parking in the form of 12 car parking spaces would be provided and the proposal utilises the existing vehicular site access from Brook Road.

The total floorspace of the proposed development would be 2279 m².

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

PROPOSALS MAP NOTATION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

SUPPLEMENTARY PLANNING GUIDANCE

Residential Care Homes and Nursing Homes for the Elderly

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

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

RELEVANT PLANNING HISTORY

86161/PRB/15 - Demolition of existing library building (Consultation under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior Approval not required. Issued 11.08.2015

CONSULTATIONS

Lead Local Flood Authority - No objections subject to SUDs condition

Local Highway Authority - No objections. Comments will be discussed in the observations section of the report.

United Utilities - No objections subject to condition requiring foul and surface water to be drained separately and a SUDs scheme to be submitted.

Public Health - No comments have been received to date. Any received will be reported in the Additional Information Report.

APPLICANTS SUBMISSION

The application is accompanied by the following supporting statements:

Design and Access Statement
Carbon Budget Statement
Tree Survey and Constraints Report
Crime Prevention Plan

REPRESENTATIONS

None received

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The application seeks planning permission for the erection of a 40 bedroom care and dementia home falling with Use Class C2 with associated car parking, landscaping and ancillary structures.
2. Paragraph 49 of the NPPF indicates that housing applications should be considered in the context of the presumption in favour of sustainable

development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

3. Paragraph 14 of the NPPF indicates that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.
4. The Council does not, at present, have a five year supply of immediately available housing land. The absence of a continuing supply of housing land has significant consequences in terms of the Council's ability to contribute towards the government's aim of boosting significantly the supply of housing. Significant weight should therefore be afforded in the determination of this planning application to the schemes contribution to addressing the identified housing shortfall, and meeting the Government's objective of securing a better balance between housing demand and supply.
5. Whilst the Council's housing policies are considered to be out of date in that it cannot demonstrate a five-year supply of deliverable housing sites, the scheme achieves many of the aspirations which the Plan policies seek to deliver. Specifically, the proposal contributes towards meeting the Council's housing land targets and housing needs identified in Core Strategy Policies L1 and L2 in that the scheme will deliver a 40 bedroom care home facility in a sustainable location. The majority of the site is brownfield and would assist in meeting the Council's target of locating 80% of new housing provision on previously developed brownfield land. The scheme is considered to be acceptable in relation to Policies L1.7 and L1.8, in that it helps towards meeting the wider Strategic and Place Objectives of the Core Strategy.
6. Core Strategy Policies L2.17 and L2.18 deal with meeting the needs of older people in the Borough; with Policy L2.18 specifically identifying the need for some 500 units for the frail and elderly. This proposal would contribute to meeting the specific needs of older persons.
7. The Council's Adopted SPG 'Residential Care Homes and Nursing Homes for the Elderly' is also of relevance to this proposal. Having regard to the above it is considered that the principle of a residential care home in this location is acceptable in principle.

RESIDENTIAL AMENITY

8. Policy L7.3 of the Core Strategy states that development must not prejudice the amenity of future occupants 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. The impact on neighbouring dwellings is considered in the light of the Council's Planning Guidelines for New Residential Development (SPG4), particularly the requirements to retain distances of 15m between buildings with a main elevation facing a two storey blank gable, 21m across public highways (24m in the case of three storey buildings), 27m across private gardens where there are major facing windows and 10.5m to rear garden boundaries from main windows.

9. Residential properties are located immediately opposite the site on Brook Road and the proposed building would be positioned between 21 - 23m from the front elevations of these properties.
10. In this case the proposed development would comply; given the building is predominantly two storeys with only ancillary accommodation within the roof space. All windows to the residential accommodation would be located at ground and first floor level only with only roof light openings in the roof. Furthermore no rooflights are proposed in the roof slope closest to Brook Road.
11. The closest residential properties on Bowfell Road would be located over 50m from the proposed building and therefore it is considered the proposal would have an acceptable impact here.
12. To the north of the site is an existing church building therefore it is not considered the proposal would have an unacceptable impact on amenity in this direction, and the building would be positioned between 13-35m from this boundary. Number 6 The Spinney would be positioned at an angle to the proposed building and the closest part of the proposed building would be 27m from the rear elevation of No. 6. The standards within the SPG require 27m across gardens, and due to the orientation of the building it is considered the proposal complies in this regard.
13. The closest residential properties to the building are Numbers 4 and 5 The Spinney, on the eastern boundary of the site. These properties enjoy an open aspect and the library building was set back significantly from this boundary. However the proposed building would be one and a half storeys only at its closest to these properties, with 6.5m would be retained to the boundary. Furthermore no windows are proposed in this elevation. Number 4 and 5 The Spinney is located at an angle to the proposed building and the closest part of 4 and 5 The Spinney would be 10m from the proposed one and half storey extension and 14m from the two storey side gable. Due to the angle of the properties in The Spinney and the separation distances proposed, it is considered the proposal maintains a degree of spaciousness at this point and would be set back from the boundary. A modest flat roof recycle store is also proposed to this boundary. This would be a timber structure containing fully sealed bin receptacles and it is considered the enclosed bin storage contained

within the structure would ensure there is no detrimental impact to neighbours in terms of odour. Consequently it is not considered the proposal would have a harmful impact upon the residential amenity enjoyed by the occupants of The Spinney properties to warrant a refusal of the application on these grounds. Established landscaping and hedgerow would be retained along this boundary further softening the impact of the development upon the occupants of The Spinney properties.

IMPACT ON HERITAGE ASSETS

14. With regards to the historic environment the NPPF states that 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 (paragraph 131).
15. Policy 132 of the NPPF states the more significant the heritage asset the greater the presumption in favour of its conservation.

Impact on non-designated heritage assets

16. As mentioned previously there is an existing historic glacial boulder located on the site. This has historically been on display at the site when the library building was in use and is an important community asset that has remained at the site for a number of years. It is not a scheduled monument however due to its historical presence on the site it is considered to be a non-designated heritage asset.
17. Policy 135 of the NPPF states "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."
18. Landscaping is proposed to all sides of the building and the front boundaries to Bowfell Road and Brook Road would be bound by 1.8m high traditional metal railings. These would provide security while also enabling clear views of the building from the street. Behind this boundary treatment hard and soft landscaping is proposed to provide communal external amenity space. The existing historic glacial boulder would be retained and positioned in front of the building forming a focal point within the landscaping. This is an important community asset that has remained at the site for a number of years therefore its retention and display at the front of the site is considered to create a welcome

focal point in front of the building. Through the retention of the glacial boulder at the site and its incorporation into the proposed landscaping scheme, ensuring it remains in public view it is not considered the proposal would result in any harm or loss to the significance of the non-designated heritage asset in this case, compliant with the NPPF and relevant local and national policies summarised in the report.

LAYOUT, SCALE OF DEVELOPMENT AND VISUAL AMENITY

19. The proposed development would take the form of a "V" shaped building mirroring the corner plot shape. The main entrance to the building would be from the rear and accessed from the proposed car parking area. The positioning of the main entrance to the building is heavily influenced by the requirement for ease of access to the building. By locating the entrance closest to the car park serving the facility, it will aid accessibility for those residents and visitors who may have limited mobility. While the main entrance would be positioned to the rear, the front focal point of the building would face the junction of Bowfell Road, Flixton Road and Brook Road. This would feature balconies at ground and first floor levels for external amenity space to be utilised by the residents. The building would be set back from the road with landscaping to the front and the existing historic glacial boulder at the site would be made a feature in the landscaping. Therefore the proposed building is considered to address the existing road junction in terms of design and appearance.
20. The building would be predominantly two storeys. The proposed gables successfully break up the elevations and the overall massing and scale of the building is considered to be in keeping with the immediate context. The eaves of the main roof to the building would be 5.8m above ground floor level with the proposed gables ranging in heights between 8m - 9.5m with the larger gable structures located on the rear elevation of the building fronting the proposed car park. The main ridge line of the roof would extend to 11m in height however it would be set back at least 7m from the front elevations of the building, thus ensuring the building appears predominately two storeys in scale.
21. The front of the building would address the road junction of Bowfell, Flixton and Brook Roads and would be largely glazed with doors providing access to the front garden and balconies at first floor level. This elevation would feature an access at ground floor level to the front garden area from the main dining and lounge areas accommodated within. The design of this part of the building would enable views of the road junction and would accommodate areas for the residents of the care home to relax and dine. The applicant has explained in their submission that the view from these rooms would overlook the junction and the activity of the road junction would provide important visual interest to the residents of the care home. Consequently the design of the building here is considered to be acceptable in terms of design and functionality and would provide a successful connection between the two wings of the development.

22. The building is proposed to be constructed mainly from red brick with elements of white render. Contrasting red brick is proposed to provide detail and on the elevations together with brick feature details and grey roof tiles. It is considered the proposed palette of materials would be in keeping with the existing buildings in the area and the proposed detail would add articulation to the buildings elevations. A condition is recommended requiring details of all external materials to be submitted to the Council prior to commencement of above ground development.
23. To the north eastern boundary it is proposed to construct a lean to recycling store structure. This would be single storey and positioned against the north eastern elevation of the building. It would be a modest timber construction with a maximum height of 2345mm with a flat roof. Due to the location and modest scale and design of the structure this is considered to have an acceptable visual impact, being set back from Bowfell Road with landscaping to the front and side. In close proximity to this it is also proposed to construct a gazebo style structure. This would also be of timber construction.
24. It is noted there is little private external space proposed, with the majority formed around the front of the building fronting Bowfell and Brook Road. However it is acknowledged the proposed terraces to the ground and first floor level of the building would provide enclosed secure outdoor seating areas and as discussed in the submitted Design and Access Statement, many of the proposed residents are likely to have limited mobility. Consequently it is considered the proposal makes the best use of the landscaped areas to the front of the building to provide valuable external amenity space for future residents.

VEHICLE PARKING AND HIGHWAY CONSIDERATIONS

25. The proposal would utilise the existing vehicular entrance to the site off Brook Road and would include an area of hardstanding for the parking of vehicles. The Council's Local Highway Authority has been consulted on the proposal and raised no objections. In accordance with SPD3: Parking Standards and Design, the parking requirements for a proposal within Use Class C2 (Residential Institutions) is 1 space per 5 bedrooms in addition to 3 disabled spaces a minimum of 2 cycle spaces and 2 motorcycle spaces. For this development comprising of 40 bedrooms, to accord with the SPD 10 parking spaces are required.
26. The proposal includes the provision of 9 car parking spaces, 3 additional disabled parking spaces, 2 motorcycle spaces and 2 cycle stands to accommodate parking for 4 cycles. Consequently the proposal is in compliance with the Council's standards and is considered to be acceptable from a parking and highway perspective. The level of parking is adequate and it is considered

the volume of traffic will be similar or less than the previous use of the site as a library.

27. The proposals comprise a service vehicle waiting area with a separate service entrance to the building at the rear from the car park. The carpark has adequate turning facilities for manoeuvres required by service vehicles and is considered to be acceptable by the Local Highway Authority.
28. The proposal is considered to be acceptable on the grounds of highway safety and parking in accordance with guidance set out in the Council's SPD3: Parking Standards and Design and Core Strategy Policy L4.

TREES AND LANDSCAPING

29. Landscaping is proposed to all sides of the building. Behind proposed boundary treatment, hard and soft landscaping is proposed to provide communal external amenity space. A Tree Survey has been submitted with the application and this indicates that there are a number of trees surrounding the perimeter of the site. On Bowfell Road there are four existing established trees on the verge adjacent to the public footpath abutting the site. These, together with all other existing trees are to be retained. A condition is recommended requiring details of tree protection measures to be submitted to the Council. Additionally a condition requiring a detailed landscape plan to include specifications and schedules (including planting size, species and numbers/densities), to be submitted to the Council is recommended.

CRIME PREVENTION

30. The application submission states the proposed building would be operated and staffed on a 24 hour basis, 7 days a week. Access to the building will be via the main entrance and digital locking mechanisms will be utilised to secure certain areas, such as the garden area and recycling store to ensure security and safety. Due to the nature of the development, the applicants state many residents will be bed bound or using their bedrooms for large period of time and thus this will provide a great deal of natural surveillance. It is considered necessary to impose a condition requiring further details of crime prevention measures to be submitted to the Council.

FLOOD RISK AND DRAINAGE

31. The site is located with Flood Zone 1 identified by the Environment Agency and is assessed as low risk in terms of flooding. The Lead Local Flood Authority has assessed the proposal and it is considered acceptable in terms of flood risk and drainage. It is recommended any approval includes conditions relating to submissions of schemes to limit the surface water run-off generated by the

proposed development and to manage the risk of flooding from overland flow of surface water.

DEVELOPER CONTRIBUTIONS

32. This proposal is subject to the Community Infrastructure Levy (CIL) and comes under the category of 'public or institutional facility' development; consequently the development will be liable to a CIL charge rate of £0 per square metre in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).

33. In accordance with Policy L8 of the Trafford Core Strategy and revised SPD1: Planning Obligations (2014) it is necessary to provide an element of specific green infrastructure. A proposal of this nature is expected to provide 1 tree per 30sqm GIA. A provisional landscaping scheme has been submitted with the proposal and this shows adequate landscaping can be provided in the form of trees and shrubbery. A condition is recommended requiring details of landscaping to be submitted to the Council.

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 the submitted plan, numbers AL (01) 901 A; AL (01) 003 A; AL (9) 902 A; AL (01) 900 A; AL (01) 001 A; AL (01) 002 A; AL (01) 904 A; AL (01) 004 A; AL (01) 040 A and AL (01) 041 A.

Reason: To clarify the permission, having regard to Policies L1, L2, L4, L7 and L8 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework

3. The premises to which this permission relates shall be used as a residential care home for the elderly with a maximum of 40 bedrooms and for no other purpose (including any other purpose within Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: Other uses within the same Use Class may have a detrimental effect on the neighbourhood and the restriction to the use proposed will enable the Local Planning Authority to consider any further change of use on its merits, having regard to Policy L7 of the Trafford Core Strategy.

4. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy L7 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework.

5. a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Trafford Core Strategy Policy L7 and the National Planning Policy Framework

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

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

7. No part of the development shall be occupied until boundary treatments detailed in drawing number AL (9) 905 Rev A, have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Trafford Core Strategy Policy L7 and the National Planning Policy Framework.

8. The car parking, servicing and vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be provided and made fully available for use prior to any part of the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of amenity and in compliance with Trafford Core Strategy Policy L7 and the National Planning Policy Framework.

9. No above ground development shall take place unless and until a scheme for secure cycle and motor 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Trafford Core Strategy Policies L4 and L7 and the National Planning Policy Framework.

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

Reason: To prevent the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with Policies L4, L7 and L5 of the Trafford Core Strategy and the National Planning Policy Framework.

11. The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To prevent the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with Policies L4, L7 and L5 of the Trafford Core Strategy and the National Planning Policy Framework.

12. No external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

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

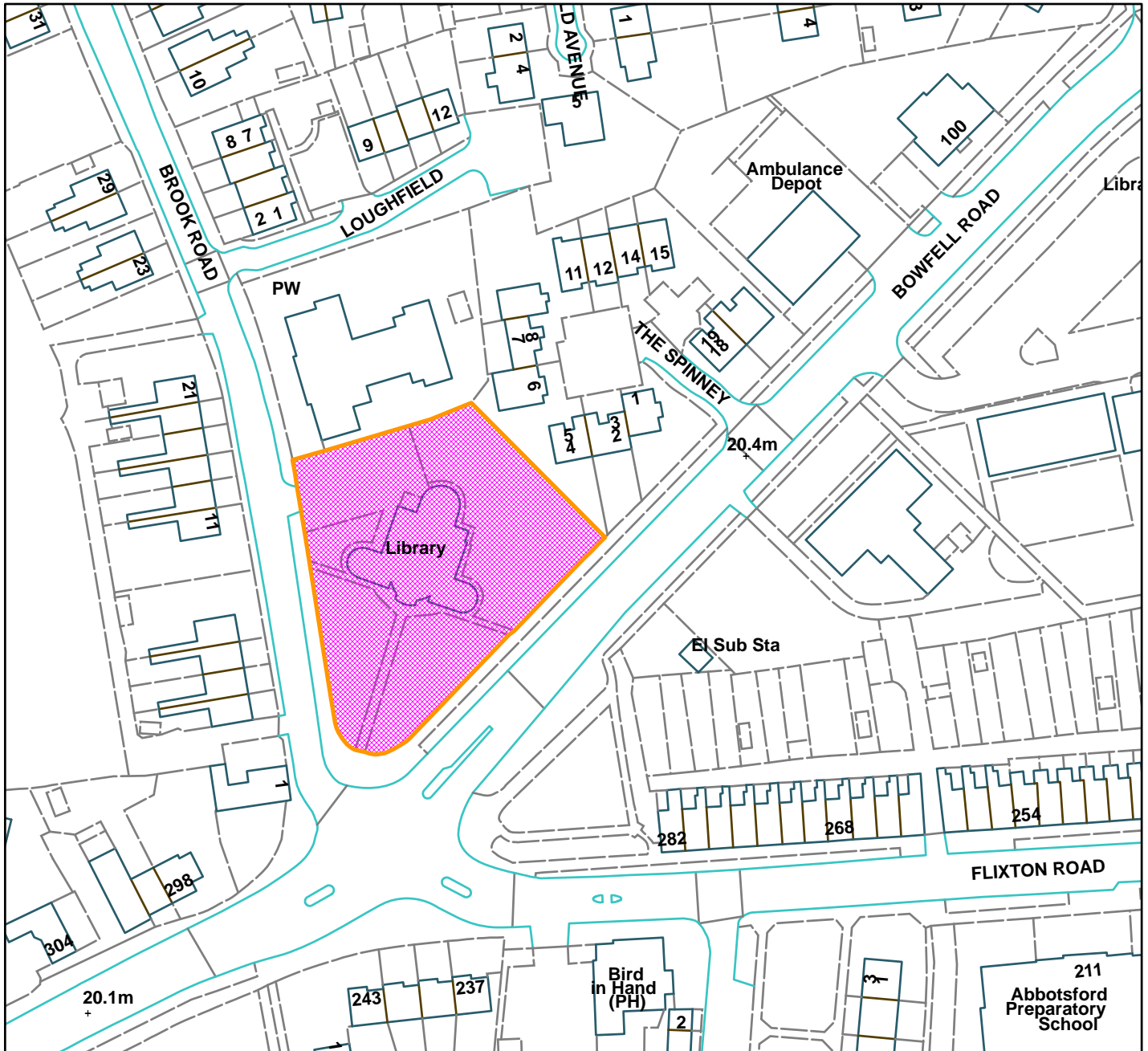
13. The development hereby approved shall not be occupied until details of crime prevention measures have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of residential amenity having regard to Policy L7 of the Trafford Council.

LB



Bowfell House, 104 Bowfell Road, Urmston (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 12/05/2016
Date	28/04/2016
MSA Number	100023172 (2012)

WARD: Brooklands

87818/HHA/16

DEPARTURE: No

Proposed ground floor side extension to infill the car port to provide additional living accommodation.

13 Campbell Road, Sale, M33 4AP

APPLICANT: Mr Hunter

AGENT: Mr Brown

RECOMMENDATION: GRANT

The application has been reported to the Planning Committee as the applicant is a Council employee.

SITE

The application site relates to a two-storey semi-detached property fronting Campbell Road in Sale. The property has an existing two-storey side extension comprising a car port at ground floor level with living accommodation above; also a two-storey rear extension with porch. The former front garden is now hardstanding for vehicle parking.

The property to the south-west of the application dwelling (no. 11 Campbell Road) is a detached bungalow. The property to the north-east (no.15) is the adjoining semi-detached house.

PROPOSAL

Planning permission is sought for a ground floor side extension to infill the existing car port (10.6m long and 2.6m wide) to form a hall, utility room and wc. The spaces between the existing brick piers would be infilled with matching brickwork, whilst garage doors would be provided to the front elevation, set back within a storm porch. Windows would also be inserted in the side and rear elevations. This development requires planning permission because Condition 4 of the original planning permission for the two storey side extension (H/37930) stated that the car port shall not be converted into living accommodation unless a further planning permission has been sought and granted. The reason for this condition was to ensure that adequate off-site parking provision was retained.

The proposed development also includes a single storey rear extension to the original part of the dwelling and the installation of two new windows in the rear elevation of the original part of the dwelling. These works would constitute permitted development under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted

Development) Order 2015 (as amended) and are therefore not considered further in this report.

DEVELOPMENT PLAN

For the purposes of this report, 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.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility

L7 - Design

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

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

RELEVANT PLANNING HISTORY

H/37930 – Erection of a 2-storey side and rear extension for car port and additional living accommodation and new bay window to front elevation. Approved with conditions December 1993.

APPLICANT'S SUBMISSION

Following the previous extension over 20 years ago, the downstairs accommodation is disproportionately small. The proposed extension will allow for additional accommodation for the family for the years ahead as they enjoy living in this area. The proposal will improve the aesthetics of the street, the current house is out of keeping with its surroundings particularly given the other extensions in the area. Using the car port for living accommodation is a much better use of the space; the car port is narrow and the hardstanding to the front of the house is used for parking 2 (and sometimes 3 cars) and therefore parking under the car port is not necessary. Very little natural light comes through to the adjacent bungalow via the car port given the orientation of the property and the existing fence. A construction method has been sought and any building work will not be intrusive to neighbours. The side windows facing no.11 will be

inward opening and obscure glazed but can be non-opening if necessary. Bins can be wheeled through the side extension to the rear of the property alternatively a bin store to the front can also be provided. Neighbours have been informed of their intentions to extend and have been supportive.

CONSULTATIONS

None.

REPRESENTATIONS

One letter of objection and one letter of support have been received.

The letter of objection is from the occupiers of the adjacent bungalow (no.11 Campbell Road) on grounds of overbearing, loss of light, visually intrusive, not in keeping with the street scene and concerns regarding construction given it would be on the boundary with their property. Also, understand that what is proposed was refused on the original application for the existing extensions; concerns that the applicant is a Council employee and this may carry beneficial weight.

The letter of support is from the occupiers of the house diagonally opposite the application property (no.2 Campbell Road) on the grounds that the proposed extensions will greatly improve the appearance of the dwelling which has an existing unsightly extension, in addition to improving the living space for the owners.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposed development is for extensions and alterations to an existing dwelling within a residential area and therefore the principle of development is acceptable.

IMPACT ON STREET SCENE

2. Policy L7 of Trafford's Core Strategy and SPD4 refer to proposals not having a detrimental impact on the character of the area and more specifically the need to retain spaciousness around properties (the SPD4 guidelines suggest that a 1m wide gap should be retained between a two storey extension and the side common boundary with the neighbouring property). However, the existing side extension at the application property, comprising a car port with living accommodation above (which was granted planning permission in 1993), has already resulted in the infilling of this gap. As such, the proposed ground floor extension to infill the existing car port would not have any significant additional impact on the spaciousness of the area and would represent an improvement in design terms. The proposed development would therefore be acceptable in terms of visual amenity.

RESIDENTIAL AMENITY

3. The main issue to consider in the determination of this application with regard to residential amenity is the impact of the proposal on the adjacent bungalow (no.11). The adjacent bungalow has a door, an obscure glazed window and a kitchen window in its side (north-east) elevation - facing the application property. As such, the kitchen window would be at a distance of only 2.5m from the side facing wall of the proposed ground floor extension. The recommended guideline in SPD4 is that a separating distance of 15m should be retained between habitable room windows and blank gable walls. However, it is considered that the proposed extension, as it is simply filling in an existing car port within a two storey extension, would have very limited additional impact on the side kitchen window of no.11 over and above that of the existing two storey extension. Furthermore, this kitchen also gains light from another window on its rear elevation. As such, it is considered that the current proposal would not have a significantly detrimental impact on the residential amenity of no.11. It should also be noted that the condition requiring planning permission to be granted for future conversion of the car port was imposed on the grounds of highway safety, not residential amenity.
4. The side elevation of the proposed ground floor side extension (facing no.11) has three high-level, obscure glazed windows. Given the close proximity of these windows to the adjacent bungalow and its kitchen window, in the interests of residential amenity it is recommended that, should planning permission be granted, these windows should be conditioned to be obscure glazed and non-opening.

PARKING

5. The proposal does not require any additional parking spaces however, the infilling of the car port would result in the loss of a potential parking space. As the former front garden is now laid to hardstanding this can accommodate two vehicle parking spaces, which is sufficient for a three bedroomed property according to the Council's SPD3 standards.

DEVELOPER CONTRIBUTIONS

6. As the additional floorspace of the proposal is below 100 sq.m. this proposal is not CIL liable.

CONCLUSION

7. The proposal is acceptable in principle; would be in keeping with the street scene – (particularly given the design of the existing side extension at the property) and would not have a significant detrimental impact on the residential amenity of the adjacent dwelling, no.11 Campbell Road. The proposed development would

therefore comply with Policies L7 and L4 of the Trafford Core Strategy and guidance in the NPPF and 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: 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 the submitted plans, numbers AB/DP PR01_001 and AB/DP PR01_002.

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

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 in accordance with Policy L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

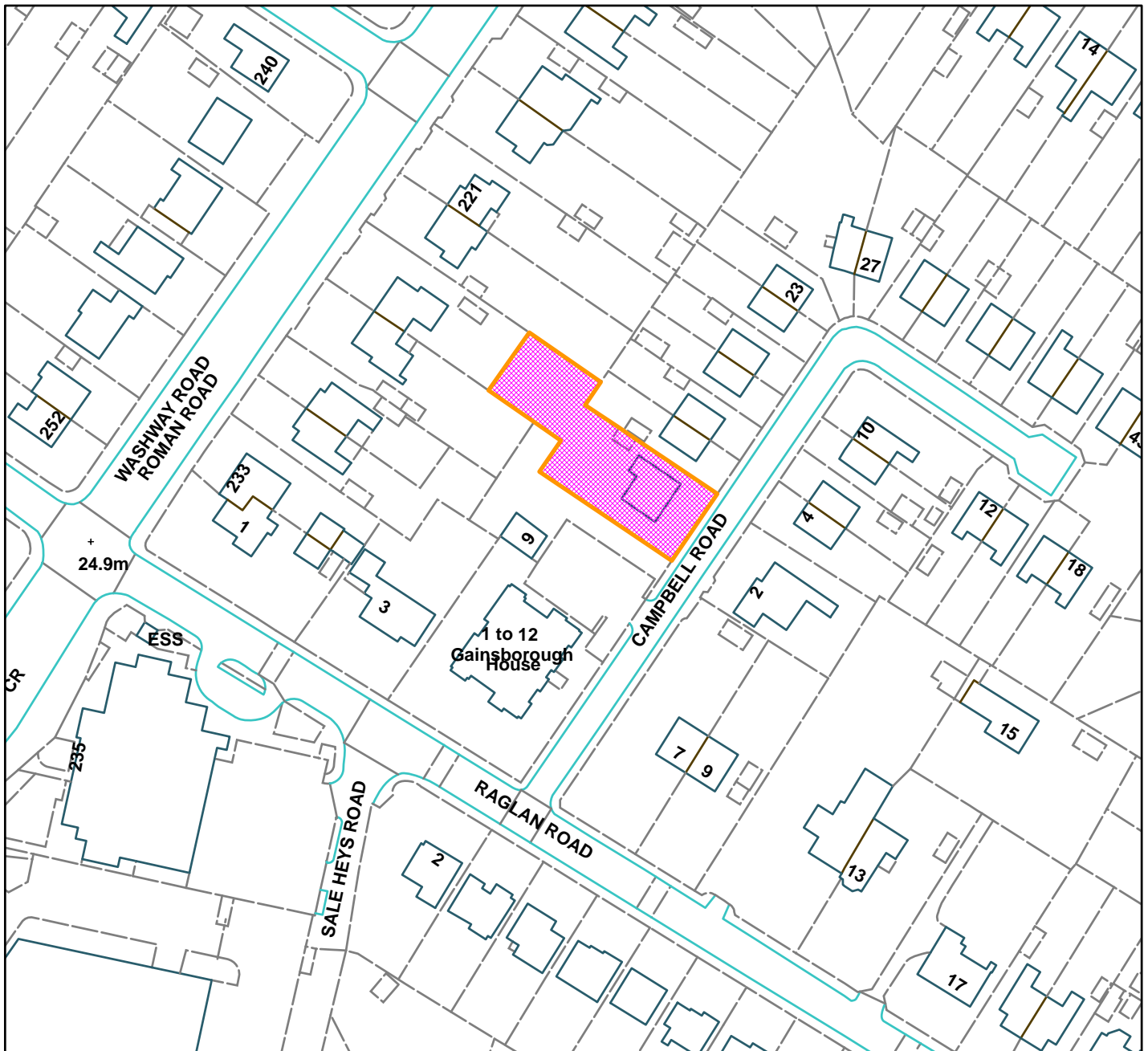
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation the windows in the ground floor on the side elevation facing no.11 Campbell Road shall be fitted with 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 and in compliance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

AC



13 Campbell Road, Sale (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 12/05/2016
Date	28/04/2016
MSA Number	100023172 (2012)

WARD: Priory

87954/FUL/16

DEPARTURE: No

Erection of a new raised timber deck on land adjoining the existing public house to create an outdoor seating area. Erection of awning.

11 - 13 School Road, Sale, M33 7XY

APPLICANT: Stonegate Pub Company

AGENT: Pembroke Design Ltd

RECOMMENDATION: GRANT

The application has been called in to be determined by the Planning Committee by Councillor Brotherton on the grounds that the proposal would be detrimental to the street scene.

SITE

The application site relates to a triangular-shaped piece of land that forms part of an open grassed area and a small part of the footway, between the side elevation of the public house (the 'Block & Gasket') and the corner of Springfield Road. The site is located within Sale town centre, at the eastern end of the pedestrianised high street. The land is within Council ownership. The side elevation of the public house has five large window openings with glazed doors. Directly south of the application site lies the remainder of the open grassed area, including trees.

The public house is a part two-storey, part single-storey building with a basement, is brick built with a pitched roof over with a rear single-storey flat roof extension finished in painted render. The main entrance fronts School Road. The premises are located at the end of a row of six properties (all restaurant/takeaway uses) that front onto this section of School Road. The ground level falls away from the School Road frontage so that the ground level at the rear (south) of the site is lower.

To the rear of this area of land, an access road leads to a vehicle maintenance garage with associated parking. On the opposite side of this access road is a two-storey building, which was formerly used as the caretaker's house in connection with Springfield Primary School but is now in office use. The main 'Springfield Primary School' buildings and playground are located on the other side of this office building.

The application site is within a predominantly commercial area, within Sale town centre. To the west of the site, on the opposite side of Springfield Road, lies a bank and associated offices. To the north, on the opposite side of School Road, lies Sale Town Hall.

There is a pedestrian crossing on the corner of School Road and Springfield Road and pedestrian guard rails adjacent to the road on either side.

PROPOSAL

The application proposes the erection of an area of raised timber decking along part of the side (west) elevation of the 'Block & Gasket' public house to create an outdoor seating area that would be used in connection with the public house. The proposed rectangular-shaped decking area would measure 9m in length and 3m in width. The front of the decking area would be set back 5.5m from the front elevation of the building. The decking would be slightly lower (0.3m) than the internal floor level of the building and would allow access from the existing public house via one of the two existing glazed openings (the other is to be screwed shut into the frame). The timber decking would be surrounded by a timber balustrade 1m in height. The decking would be supported by a timber framework ranging from 0.8m to 1.3m in height (due to the fall in ground levels). The overall height of the structure at its lowest point would be 1.8m closest to the School Road frontage; and 2.3m at its highest point when viewed from the Springfield Road approach. All timber would be stained or painted in a finish similar to the building.

The proposal incorporates evergreen planting on all three elevations of the proposed decking at a height to provide full screening of the supporting timber framework and partial screening of the balustrade to the decking. On the south elevation there would be a close gap trellis fence at the rear of the deck to provide a climbing structure for high level evergreen planting.

The application also proposes a new retractable canvas awning (incorporating advertisements) across the proposed new decking area, measuring 8.8m in length and projecting 3m from the side wall of the public house. The applicant states that the proposed hours of use of the decking area would be the same as the opening hours of the main bar, which are currently 8am to 11pm on Monday to Wednesday, 8am to 12pm on Thursday, 8am to 2.00am on Friday, 10am to 2am on Saturday and 10am to 11pm on Sunday.

Value Added

Following the withdrawal of application ref. 86884/FUL/15 in January 2016, for a similar proposal, the current application has been submitted in an attempt to address the concerns of officers. Through discussions with the applicant's agent the proposed development has been improved by the lowering of the decking area and the introduction of evergreen planting on all elevations.

DEVELOPMENT PLAN

For the purposes of this report, 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

W2 – Town Centre and Retail

L4 – Sustainable Transport and Accessibility

L7 - Design

PROPOSALS MAP NOTATION

Sale Town Centre

Main Office Development Area

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

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

RELEVANT PLANNING HISTORY

86884/FUL/15 – Erection of a new raised timber deck on land adjoining the existing public house to create an outdoor seating area. Erection of awning. Application withdrawn January 2016.

H/67340 – Change of use to form outdoor seating area in connection with adjacent public house and erection of external decking and balustrade. Application submitted in 2007. Withdrawn

H/49959 – Change of use of shop and residential flat to public house, erection of two storey rear extension to form covered service area and bar area, erection of rear fire escape, external alterations to School Road and Springfield Road frontages and erection of new roof at rear – Approved – 12th October 2000

APPLICANT'S SUBMISSION

The proposed new raised timber deck is to provide an external seating area for use by customers of The Block and Gasket public house.

The new deck is a traditional style timber design and benefits from a planting buffer and high level screening to the open sides to help screen it from view and diminish the overall visual impact from the street. To be sympathetic to the existing site levels the deck level is set lower than the public house floor level. Ramp access is provided from the public house. The deck is narrow in plan to reduce the impact on the adjacent public open space.

CONSULTATIONS

Pollution & Licensing – No objection. The flats above the shops on School Road are in a town centre environment and are already exposed to noise from people frequenting the pubs and restaurants in that locality. Recommend a curfew of 23.00 hours for the use of the proposed outdoor seating area. Also suggest a condition be attached to prohibit the playing of music, both amplified and live, on the outdoor seating area, at any time (other than that which might be approved under a Temporary Event Notice – Licensing Act 2003).

LHA – No objections. The proposed deck and associated landscaping must not extend onto the adopted highway. All excavation for decking foundations are to be adequately supported to prevent damage or undermining of the adjacent highway.

GM Police - Design for Security– No objection however, recommend that; all tables should be fitted with property clips, tables and chairs should be removed from the decked area and securely stored inside out of hours, tables should be cleaned regularly and waste bins should be provided to deter littering. The success of this proposal will depend on the management of the premises, especially at peak times. Staff should monitor customer behaviour and ensure that the tables and chairs remain on the proposed decked area

Lead Local Flood Authority – Any comments to be reported in the Additional Information Report.

REPRESENTATIONS

Two objections (including one from the Ward Councillors and one from a parent governor of Springfield Primary School) have been received, making the following comments: -

- The raised deck (on land currently owned by TMBC Highways) would be in a very prominent position at the junction of School Road and Springfield Road. This is an

inappropriate location and will be detrimental to the street scene of Sale Town Centre.

- Safeguarding issue - the school playground will be in direct view of the patrons of the pub via the raised deck.
- The pedestrian walkway between the corner of the pub and the pedestrian crossing is limited and will therefore affect all pedestrians at peak times.
- Increased traffic from increased patronage poses a risk to members of the public eg deliveries already causing congestion which is a risk to pedestrians.
- Social and moral conduct by patrons displayed to passing children.
- Smoking by patrons on the decking will pose a health risk to the public.
- Loss of a mature tree.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. Policy W2.4 of the Core Strategy states that within Sale Town Centre there will be a focus on the consolidation and improvement of the convenience and comparison retail offer, with the potential to strengthen and enhance the retail offer where suitable, as well as diversification to other uses such as offices, services, leisure, cultural and residential, as appropriate. The proposed extension of the public house to create an outdoor seating area is considered to be an appropriate use within this town centre location and as such is acceptable in principle and therefore there are no objections in policy terms to the proposed development.

DESIGN AND VISUAL AMENITY

2. The proposed decking area would be sited in a prominent location on the corner of a main road within the town centre. The application site currently comprises part of an open grassed area; land to the south of the site comprises the remainder of this open grassed area with a small group of trees that are considered to enhance the visual amenity of the area.
3. It is worth noting that a previous application (H/67340 - also for raised decking to provide outdoor seating) proposed decking at 3m in width, 22m in length and 4m high at its highest. That application has now been withdrawn. Also, the recently withdrawn application for outdoor decking (ref. 86884/FUL/15) proposed decking at its widest point to 6.5m, at its highest to 1.7m and further forward towards the front elevation of the public house. The proposed decking in the current application would be set back from the main front elevation of the public house, project 3m in width, 9m in length and would be between 1.8m and 2.3m in height. Therefore, the decking would be in a less prominent location and is considerably reduced in width, length and height in comparison to the previously proposed schemes.
4. The proposed timber decking, balustrade and supporting timber framework are considered to be of an appropriate design and would be largely screened by the proposed evergreen planting on all three elevations. The proposal would be

viewed against the existing building, close to a busy road junction and partially screened by the existing trees on the land to the south. Therefore, it is considered the proposed decking would not have an unduly detrimental impact on the street scene when viewed from School Road and Springfield Road.

5. In conclusion, given the revised location, size and design of the proposed decking, also given the proposed planting of mature evergreen landscaping around the decking, it is considered that, subject to the details of colour and surface finish of the materials and a detailed landscaping scheme, the design and visual appearance of the proposed structure would be acceptable in the street scene and as such would comply with Policy L7 of the Core Strategy.

IMPACT ON THE AMENITY OF NEARBY PREMISES

6. With regard to the impact of potential noise and disturbance from the proposed development on the surrounding premises, the proposed outdoor seating area is to be used in association with the existing public house and as such the hours of use will be the same. There are some residential flats in the vicinity of the application site however, this is an existing public house within a town centre location and there has been no objection raised to the proposal by Pollution and Licensing, subject to an hours of use condition limiting the use of the outdoor seating area to no later than 2300 and a condition to prohibit the playing of music (both amplified and live) in the outdoor area at any time unless a Temporary Event Notice is granted.
7. The closest building to the application site is no.9 Springfield Road, which was the former caretaker's house in connection with Springfield Primary School but is now in use as offices. This building is positioned on the opposite side of the access road that runs to the rear of the Block & Gasket public house and has two secondary windows on the side elevation facing the application site. Springfield Primary School and its associated playground lie to the rear of the site and only the uppermost part of the windows would be visible to the patrons of the public house using the outdoor seating area at a distance of 40 metres, the lower part of the windows and the playground would not be visible due to a separating (1.6m high) fence along the access boundary to the rear and the offices at no.9. The proposed decking would be screened from the school by the building at number 9, particularly as the decking would not run the whole length of the side elevation of the public house. It is considered that there could be some limited additional noise and disturbance as a result of the use of the proposed decking area. However, the background noise levels during daytime hours are already likely to be relatively high in this location, given the proximity of the adjacent main roads and the existing parking and servicing area at the rear of the commercial premises. In addition, it is considered that the proposed decking area is likely to be used more intensively during the evenings and weekends when the adjacent offices and school would not be in use. It is therefore considered that the proposed

development is not likely to cause a serious level of noise and disturbance to the occupiers of these adjacent buildings.

8. It is recognised that the proposed development is in close proximity to a primary school and, for this reason, there may be some concerns that an outdoor drinking area would be inappropriate in this location. However, the application site is located within the town centre where such uses would normally be expected and the issue of whether a public house use was appropriate in such a location was considered at the time of the original planning permission H/49959. In addition, the applicant has proposed a 1.8m high close gap trellis at the rear of the deck (along the southern elevation) to provide a climbing structure for high level evergreen planting (2.7m in total height), in order to screen the proposed outdoor seating area from the view of the school.
9. Given the above and given it is considered that the most intensive use of the outdoor seating area is likely to occur outside of school opening times and during the summer months, it is considered that this issue would not justify a refusal of the application. As such, the proposal complies with Policy L7 of Trafford's Core Strategy.

TRAFFIC AND CAR PARKING

10. Whilst the development would involve the creation of a small amount of additional public floor space, the site is located within the town centre, where there are public car parks and public transport facilities in close proximity. The footway would be retained for pedestrians. The LHA do not object to the proposal, on the condition that the decking and landscaping should not extend onto the public highway. The submitted drawing currently indicates that a small amount of proposed planting may extend onto the highway. The details of the proposed planting would be controlled through a landscaping condition and it is considered that this issue can be addressed through the condition. It is therefore considered that the proposed development is acceptable in highway terms.

DEVELOPER CONTRIBUTIONS

11. This proposal is not subject to the Community Infrastructure Levy (CIL) as it is not considered floorspace for the purposes of calculating a CIL charge.

CONCLUSION

12. In conclusion, it is considered that the proposed outdoor seating area, in association with the existing public house, is appropriate in principle in this town centre location. It is also considered that, subject to appropriate conditions, the proposed decking area would not have a significant detrimental impact on the visual appearance of the area and would not lead to significant noise and disturbance to the occupiers of nearby properties or premises. As such the

proposal complies with the NPPF and Policies W2, L4 and L7 of Trafford's Core Strategy and 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 the submitted plans, numbers 2914-100 Rev.B and 2914/71 Rev.E and 2914/73.

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

3. Notwithstanding the details submitted, no development shall take place until samples of the materials to be used in the construction of the outdoor seating area, including the colour and finish of the timber posts, rails and framework have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory external appearance in the interests of visual amenity, having regard to Policy L7 of the Trafford Core Strategy.

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

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

5. The outdoor seating area hereby permitted shall only be open for use by patrons of the public house between the hours of 08.00 and 23.00 hours on any day.

Reason: In the interest of amenity in accordance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

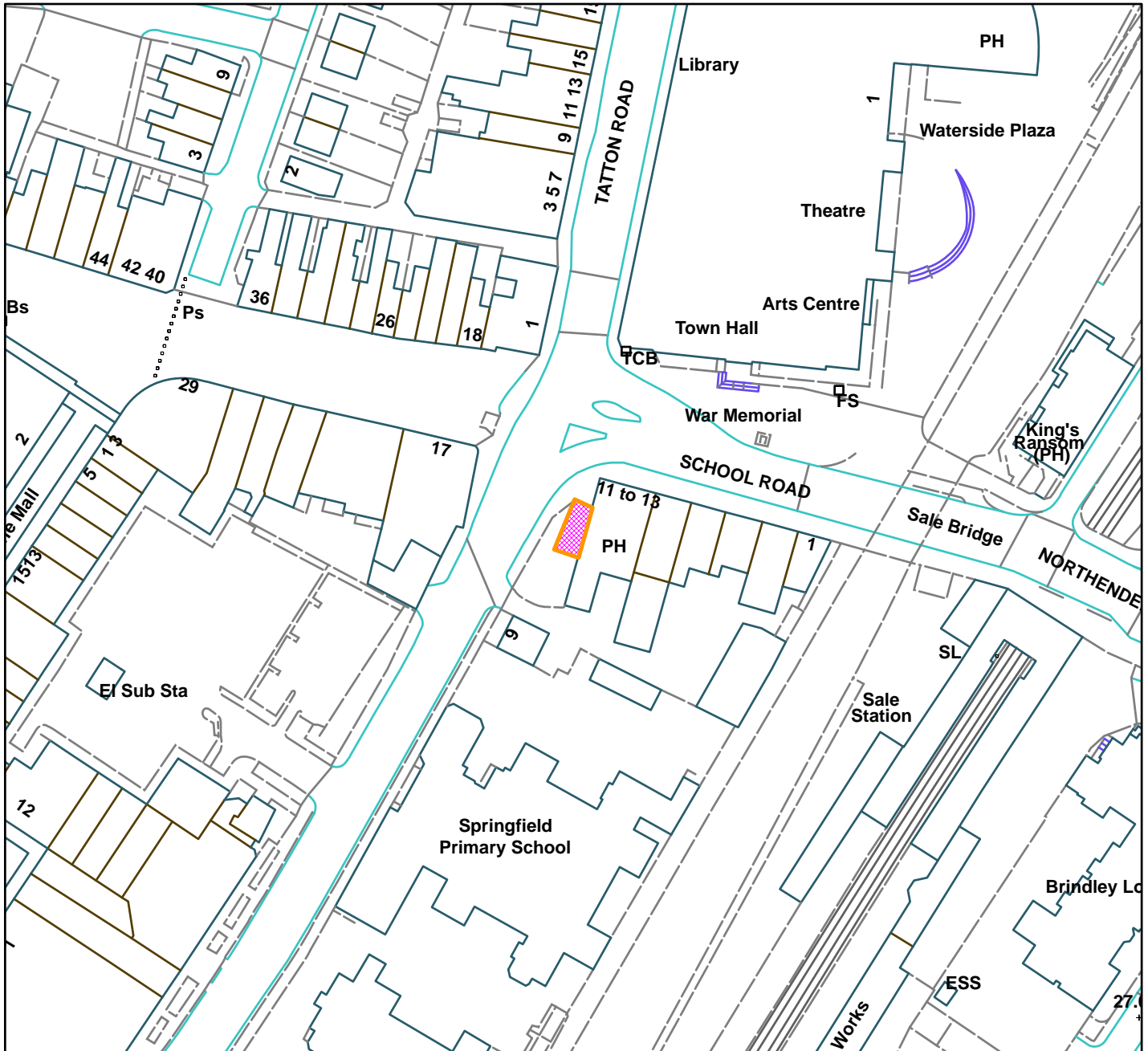
6. No amplified or other music shall be played on the outdoor seating area at any time.

Reason: In the interest of residential amenity and in compliance with Policy L7 of the Trafford Core Strategy.

AC



11-13 School Road, Sale (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 12/05/2016
Date	28/04/2016
MSA Number	100023172 (2012)