

WARD: Hale Central

90568/HHA/17

DEPARTURE: No

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

3 Harrop Road, Hale, WA15 9BU

APPLICANT: Mr & Mrs Ashby

AGENT: AUD Architects

RECOMMENDATION: GRANT

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

SITE

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

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

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

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

PROPOSAL

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

DEVELOPMENT PLAN

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

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

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility

L7 – Design

R1 – Historic Environment

PROPOSALS MAP NOTATION

Critical Drainage Area

South Hale Conservation Area.

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

ENV 21 – Conservation Areas

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

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

OTHER RELEVANT LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990

RELEVANT PLANNING HISTORY

No planning history for the application property.

No. 5 Harrop Road –

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

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

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

APPLICANT'S SUBMISSION

Heritage Statement

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

CONSULTATIONS

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

REPRESENTATIONS

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

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

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

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

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

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

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

OBSERVATIONS

Impact on heritage assets

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

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

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

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

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

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

Impact on the setting of the listed building

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

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

Residential Amenity

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

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

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

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

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

Highway Matters

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

Trees within the Conservation Area

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

Protected species

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

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

CONCLUSION

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

RECOMMENDATION

GRANT subject to the following conditions:-

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

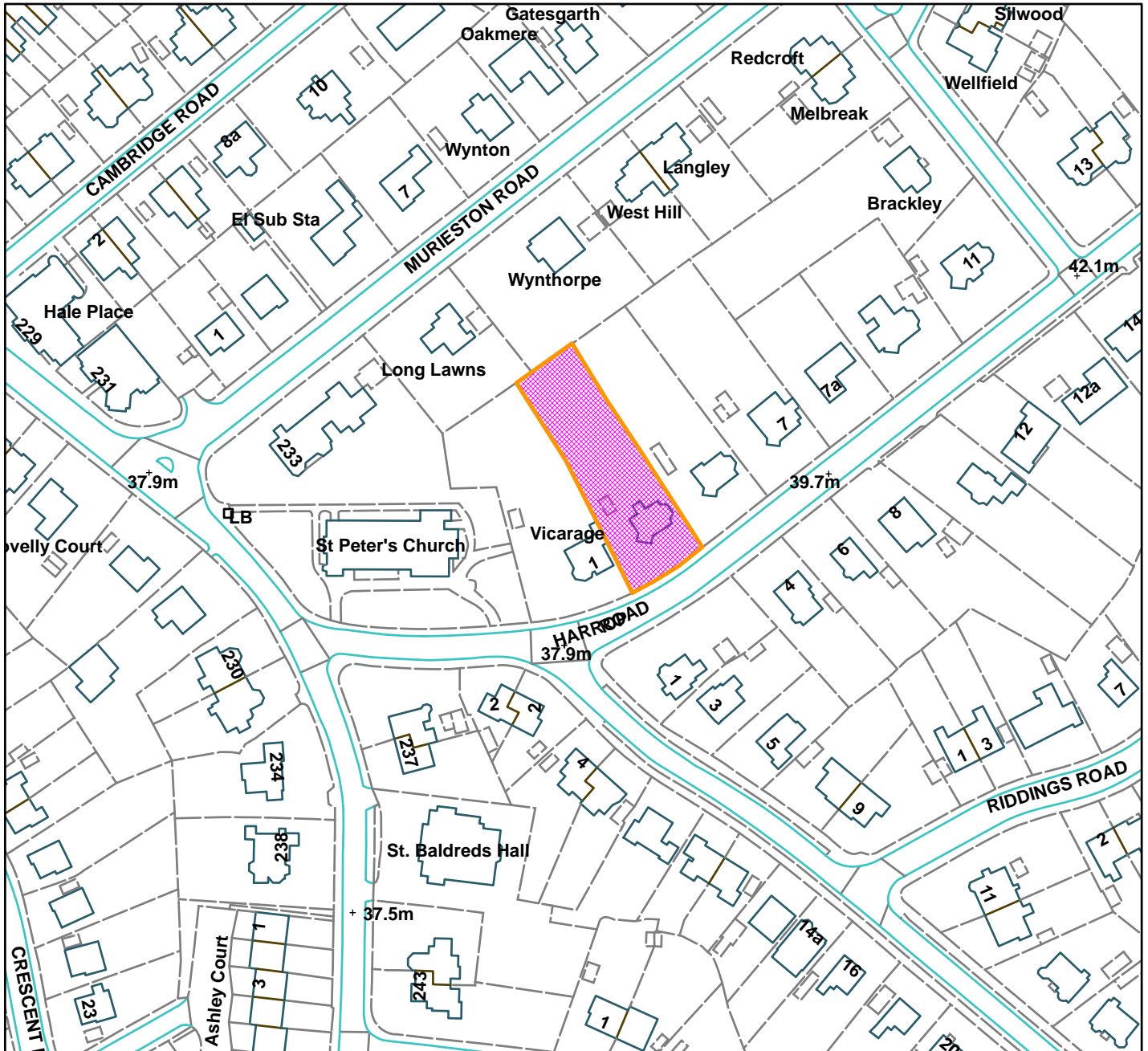
9. Notwithstanding the submitted details, upon first installation, the three rooflights in the single storey rear extension and the two rooflights in the two storey rear projection shall be 'conservation style' and recessed below the plane of the roof tiles so that their upper level is flush with the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

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

RW



3 Harrop Road, Hale (site hatched on plan)



Scale: 1:1,750

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

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

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

WARD: Hale Central

91906/HHA/17

DEPARTURE: NO

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

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

APPLICANT: Dr And Mrs P Haddad

AGENT: Mr David Ormesher, Holborow & Ormesher

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

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

SITE

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

PROPOSAL

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

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

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

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

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

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

The additional floorspace of the proposed development would be approximately 65m².

DEVELOPMENT PLAN

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

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

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility

L7 – Design

R1 – Historic Environment

PROPOSALS MAP NOTATION

Ashley Heath Conservation Area

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

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

OTHER RELEVANT LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990.

RELEVANT PLANNING HISTORY

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

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

CONSULTATIONS

None

REPRESENTATIONS

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

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

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

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

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

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

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

Be appropriate in its context;

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

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

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

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

DESIGN AND APPEARANCE

Side and Rear Extensions

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

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

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

IMPACT ON THE CHARACTER OF THE CONSERVATION AREA

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

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

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

RESIDENTIAL AMENITY

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

Privacy and Overlooking

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

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

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

Overbearing and Overshadowing

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

HIGHWAYS

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

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

CONCLUSION

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

RECOMMENDATION

GRANT subject to the following conditions:-

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

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

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

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

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

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

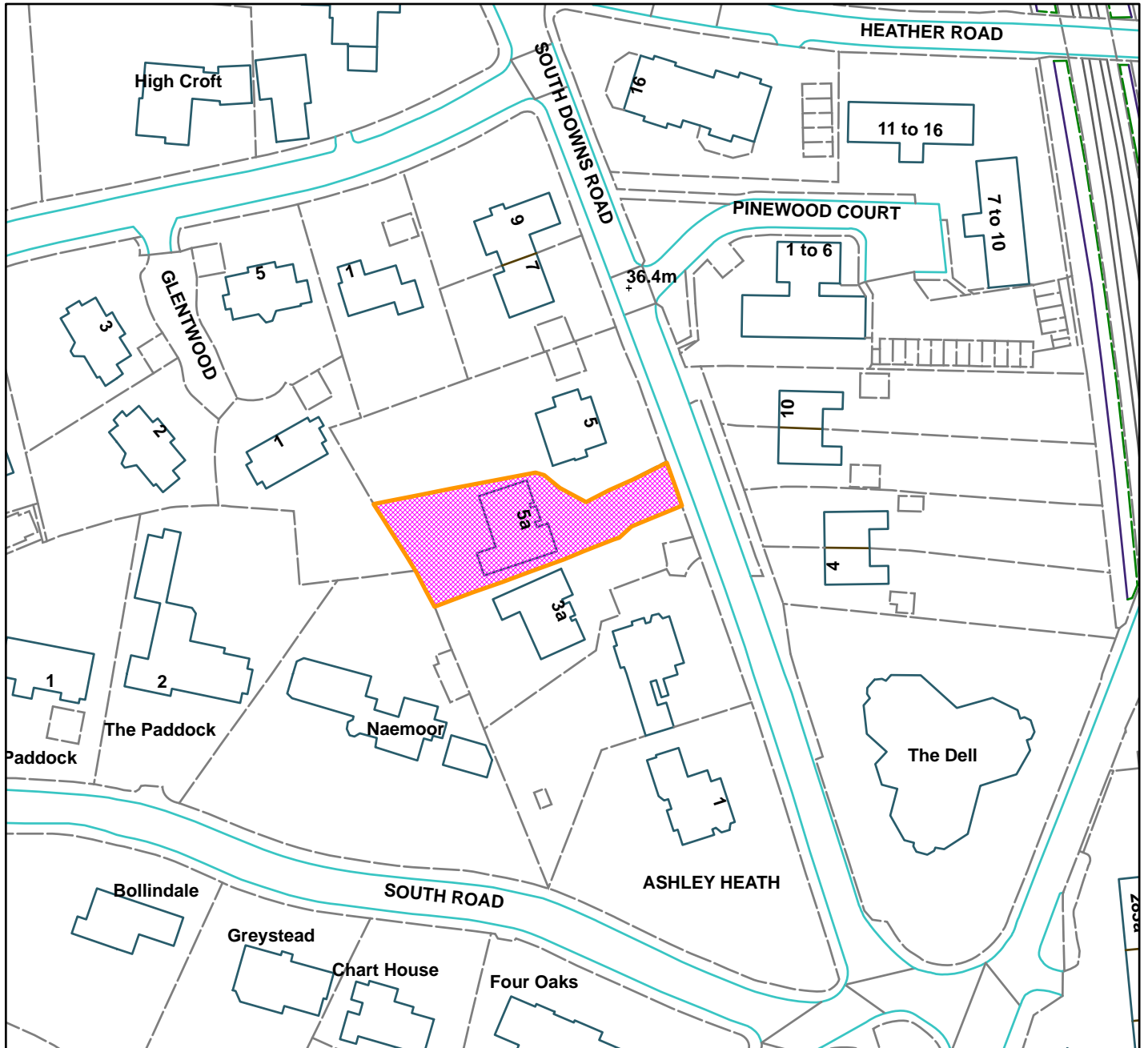
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or replacing that Order), no balcony, Juliet balcony, terrace or similar amenity area shall be provided at first floor level within the extension hereby permitted, unless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

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

JPC



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



Scale: 1:1,250

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

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

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