

WARD: Urmston

98898/FUL/19

DEPARTURE: No

Installation of 12 no. floodlighting columns on the 3 existing astro turf tennis courts.

Urmston Cricket And Lawn Tennis Club , Moorside Road, Urmston, M41 5UU

APPLICANT: Mr Dagg

AGENT: Mr Butterfield Groves

RECOMMENDATION: REFUSE

The application has been reported to the Planning and Development Management Committee due to six or more representations being received contrary to Officer recommendation.

SITE

The application site comprises an established sports club located on the south side of Moorside Road providing facilities for cricket, bowls and croquet as well as tennis.

The tennis courts to which this application relates are sited to the south of the site on the western side of the access road with the clubhouse located on the opposite side of the access road. The 3 courts have an astro turf surface and are surrounded by wire fencing.

Albany Court, a three storey apartment block for over 55s is sited on the western boundary of the courts and the grounds of Urmston Grammar School are sited on the southern boundary. The wider surrounding area is predominantly residential in character.

PROPOSAL

Permission is sought for the installation of 12 no. 7m high floodlighting columns on the 3 existing astro turf tennis courts. A total of 14 no. luminaires are proposed to be fitted to the columns.

The proposed installation is intended to create a year-round facility generating a 35% playing time increase and 50% membership increase as well as supporting school and community tennis schemes and competitive tennis teams.

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2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF).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

L5 - Climate Change

L7 – Design

R5 – Open Space and Recreation

PROPOSALS MAP NOTATION

Protected Open Space

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

GREATER MANCHESTER SPATIAL FRAMEWORK

The Greater Manchester Spatial Framework is a joint Development Plan Document being produced by each of the ten Greater Manchester districts and, once adopted, will be the overarching development plan for all ten districts, setting the framework for individual district local plans. The first consultation draft of the GMSF was published on 31 October 2016, and a further period of consultation on the revised draft ended on 18 March 2019. A Draft Plan will be published for consultation in summer 2020 before it is submitted to the Secretary of State for independent examination. The weight to be given to the GMSF as a material consideration will normally be limited given that it is currently at an early stage of the adoption process. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If the GMSF is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) on 19 February 2019. 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, and was updated on 1st October 2019. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

H/71067 – Erection of a fixed frame cricket practice cage.
Approved with conditions 20.05.2009

H/49672 – Erection of a covered shelter.
Approved with conditions 11.09.2000

APPLICANTS SUBMISSION

A Planning Statement has been submitted as part of the application. This includes information regarding on-going plans to regenerate the tennis facilities and the club's motto of 'Tennis for all.'

- This application should be considered in the context of a resurgence of the tennis club and its facilities as well as the ongoing sports development programme for the club overall;
- This application is the latest step of a 6 phase plan to regenerate the tennis facilities. The previous 5 phases taken together have driven increased community participation in tennis and increased club membership. This increased membership has substantially contributed to the financial stability of the club for future generations;
- The first 5 phases have been court resurfacing, new fencing, practice fence, court maintenance machinery and viewing area. These improvements have been delivered by club volunteers in line with a regeneration plan developed in partnership with the Lawn Tennis Association (LTA) and Trafford BC (Sports and Leisure team);
- These investments have already delivered a significant increase in tennis club membership;
- The tennis club is rooted in the local community and the club motto is "Tennis for all."
- The installation of floodlights will create a year-round facility that LTA data predicts (based on their research of tennis clubs nationally) will generate a 35% playing time increase and 50% membership increase;
- The facility will support school community schemes and 10 competitive tennis teams;
- Revenue from increased membership and court booking fees will support the sustainability of the tennis club for future generations;
- An enlarged membership will grow the pool from which new volunteers can be drawn and this will help deliver future community/schools engagement initiatives and will feed the pipeline of young coaches;

- Tom Haworth at Trafford Council has budgeted and committed £13k towards the club's floodlights project;
- Despite all of this progress the club is limited by its seasonal nature. The only sport that can be reliably played on site during the winter months is tennis and the lack of floodlights are clearly a huge limiting factor to the number of available court hours;

In addition to the above the agent has submitted a rebuttal to the consultation comments received from Pollution and Licensing as summarised below.

- There is an established precedent for floodlighting in Trafford and elsewhere locally that will make it difficult to sustain any refusal were the application to end up at appeal.
- The concerns set out by the Environmental Health team have little substance and seem likely to be unsuccessful if the case were ever to go to appeal.
- There is a laurel hedge approximately 3.5m high between the courts and the flats.
- For most the tennis club is a beneficial part of living in that location.
- The grass amenity space is currently already lit by security lighting at night to a high level.
- The application is on the premise that installing lights will increase the court utilisation. However, if the council were to refuse the application on the basis of the detrimental impact of this increased use then surely they would have to demonstrate that the playing of tennis in this situation actually has a detrimental effect on the lives of residents now and that apparent harm would increase if the application were approved? There is no mention of any complaints from residents to this effect.
- Many residents have commented on how much they enjoy watching the tennis.
- The current view from the courts is very bright having the main Grammar School building, the school gym and the Sports Club Clubhouse and car park in their clear view. Each of these facilities is well lit and so there simply is not a dark area to preserve.
- In the absence of any firm data it is the Club's assertion that the floodlights will not comprise a nuisance of any sort.
- No noise assessment is required for this type of application.
- The proposed floodlights are similar to all of the tennis club floodlights listed in the precedents referred to. They only differ in that they are using a more modern technology, are smaller, are able to be focussed more tightly on the courts and as a consequence create less spill.

CONSULTATIONS

Pollution and Licensing (Nuisance) – Do not support the application on the grounds of impact on residential amenity.

REPRESENTATIONS

Support

Letters of support have been received from 45 different addresses as well as letters from Councillor Carter and Councillor Hynes, the Lawn Tennis Association, St. Anthony's Catholic College, Urmston Primary, Urmston Grammar School and Flixton Girls School and Trafford Council Sports and Leisure Section. An additional 14 letters were received with no address given. The main points raised are summarised below

- The club has a committed tennis section but needs more members to survive.
- Crucial to the local community
- Activity is significantly curtailed during the dark winter months
- The development would massively benefit the club
- The club is ideally located to support local schools and community
- To refuse the application would hold back the development of the club

Councillor Hynes supports the proposals in principle as long as they don't negatively impact the residents in the neighbouring properties.

Objections

Letters of objection have been received from 5 different addresses together with a petition with 28 signatures from a total of 22 flats within Albany Court. Albany Court itself comprises 42 flats.

- Lack of consultation
- Will create disturbance to adjacent flats from lights and noise
- Residents have to shut windows to block out noise
- Adverse impact on property value
- Infringement on privacy
- Adverse impact on view of surrounding area
- Albany Court is for over 55s. Residents are of an age where they enjoy peace and quiet
- The lights will affect 27 flats over 3 different storeys
- Increased risk of crime to flats
- Exacerbation of existing car parking problems

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

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

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

2. The Council's Core Strategy was adopted in January 2012, prior to the publication of the 2012 NPPF, but drafted to be in compliance with it. It remains broadly compliant with much of the policy in the 2019 NPPF, particularly where that policy is not substantially changed from the 2012 version. In this particular case the most important policies for the determination of the application are R5 'Open Space, Sport and Recreation,' L5 'Climate Change' and L7 'Design' as they underpin the assessment of the planning balance. These policies are considered to be up to date in NPPF terms and therefore the tilted balance in NPPF paragraph 11 is not engaged.
3. Paragraph 92 of National Planning Policy Framework (NPPF) advises that planning policies and decisions should plan positively for the provision and use of sports venues. Paragraph 96 continues that *"Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities."*
4. Policy R5 of the Trafford Core Strategy (Open Space, Sport & Recreation) advises that the Council should seek to protect existing, and secure the provision of, areas of open space and outdoor sports facilities and protect and improve the quality of open space and outdoor sports facilities so they are fit for purpose. Improvements to existing sports facilities are therefore acceptable in terms of Policy R5 of the Core Strategy.
5. The development plan and Policy R5 of the Core Strategy are both broadly supportive of proposals which improve outdoor sports facilities and consequently the principle of this type of development. This must be balanced against the site specific implications of the proposals on, in particular, residential amenity, but also design and impacts on the street scene.

RESIDENTIAL AMENITY

6. Policy L7.3 of the Trafford 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.
7. Policy L5.13 states that development that has the potential to cause adverse pollution (of air, light, water, ground) noise or vibration will not be permitted unless it can be demonstrated that adequate mitigation measures can be put into place.
8. The main considerations for this application are therefore in relation to the impact of the lights and any noise and/or disturbance associated with an increase in usage of the courts.

9. The agent refers to a number of other clubs nearby and within Trafford where a precedent of floodlighting has been established. As with all planning applications, this application must be determined on its own merits and in line with current policy and guidance. It is important to address each scheme on a case by case basis, having regard to the specific context of that site. It should be noted however that at least one tennis club mentioned in the agents rebuttal has been the subject of serious complaints and action under the Environmental Protection Act 1990.

Lighting

10. The National Planning Policy Guidance (NPPG) provides advice on Light Pollution and acknowledged that artificial light provides *“valuable benefits to society, including through extending opportunities for sport and recreation and can be essential to a new development.”* It recognises however that it can be *“obtrusive and cause disturbance and harm through the creation of light pollution.”*
11. Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development and creates better places in which to live and work that it can help make development acceptable to communities. Policy L7 of the Trafford Core Strategy states that in relation to matters of amenity protection development must not prejudice the amenity of adjacent properties. Core Strategy policy L5 also states that development that has the potential to cause adverse pollution of light will not be permitted unless it can be demonstrated that adequate mitigation measures can be put in place.
12. The lighting scheme has been reviewed by the Council’s Environmental Protection team who advise that they are unable to support the application on the grounds of the likely impact on the amenity of adjacent neighbouring properties.
13. The tennis courts are in close proximity to a number of dwellings in the locality, but directly adjacent to a 3 storey block of residential flats on Albany Court. The rear elevation to these flats is approximately 20m away from the boundary of the courts with an external grassed amenity space situated in between. There is no effective screening along the boundary that would provide significant protection from the impacts of the development.
14. The height of the hedge referred to in the agent’s rebuttal is closer to 2m rather than the stated 3.5m as observed by the case officer in February 2020 and the Environmental Health officer on 8th April 2020. As such it is not likely to offer any significant screening to the proposed lighting.
15. There is a security floodlight illuminating an area of the grassed area immediately adjacent to the south-eastern corner of the Albany Court flats. The floodlight

appears to be of a domestic type and is not comparable to the proposed high intensity floodlighting designed to facilitate the safe play of outdoor sports.

16. Other wall lights provide similar complimentary illumination for residents and their visitors but this is not to a high level as suggested by the applicant. These lights are fitted to recessed parts of the elevation and are therefore behind the main living room windows.
17. The courts are not currently lit by any dedicated artificial means, therefore the usage of the courts is likely to be constrained by the availability of sufficient daylight. At present, activities would be restricted to the daytime hours, with any evening use of the courts occurring during the summer months only, and not until as late as is proposed under floodlights. The application proposes the use of the courts to 10.00pm on any day, potentially throughout the year.
18. Residents would have a clear view of the numerous high intensity floodlights being proposed with the potential for direct glare from the lights into habitable room windows. It is considered unlikely that the existing lighting attached to the apartment block would be directly visible through any habitable windows. In addition, the existing lighting is potentially not as high powered and intense as the proposed lighting such that the introduction of the new light sources will provide significant contrast with inevitable negative impacts.
19. The supporting statement to the application proposes to manage the impact of light by a phased approach whereby the court furthest away from Albany Court would be lit first and then the middle court and finally the nearest court. However, it is considered that this may not sufficiently eliminate the intrusion of light and glare that would affect many residents having a direct view of all three courts and the proposed lighting columns and luminaires. Irrespective of which court is being used, residents would be able to see, at close quarters, a large brightly illuminated area that had previously been dark during normal hours of darkness.
20. Clearly the development has the potential to cause a substantial change to the environmental conditions that residents have become accustomed to.
21. Undoubtedly residents enjoy periods of tranquillity and a pleasantly dark scene as viewed from their windows during the evening for many months of the year. The potential impacts of light may be severe enough to be considered a nuisance and detrimental to residential amenity. The impacts of glare may cause physical discomfort, necessitating the closing of curtains, which wouldn't be acceptable to residents.
22. A number of documents have been included to provide technical information of the proposed luminaire units and calculations of the expected lighting levels in and around the courts. There is no commentary on how the calculated levels can meet the Institute of Lighting Professionals (ILP) Guidance Notes for the

Reduction of Obtrusive Light (GN01:2011), which recommend obtrusive light limitations for exterior lighting installations. This issue was raised in the Pollution and Licensing comments of November 2019 but no updated lighting assessment has been submitted to address these concerns.

23. The supporting information does indicate that significant levels of spill light are likely onto the external areas and rear elevation of the Albany Court flats, which may result in shadowing effects within and around these dwellings. In addition, the manufacturer's technical information suggests that the luminaire source intensity would be at a very high level. An observer may therefore be impacted by high levels of glare, meaning that it could be impossible to look out of a window overlooking the courts with a sufficient degree of physical comfort.
24. The application is not supported by a full assessment of the lighting impact on local residents provided by a suitably qualified consultant, referring to all relevant guidelines and standards, and therefore fails to demonstrate that the proposals would not have an unacceptable impact on the residential amenity of nearby properties in terms of light spill and glare.
25. It should be noted that since the application was submitted, the Institute of Lighting Professionals (ILP) has issued Guidance Note 01/20 *Guidance Notes for the Reduction of Obtrusive Light* to replace their former GN01:2011 document. Any further assessment would therefore need to have full regard to Guidance Note 01/20 to ensure consistency with current applicable guidelines.

Noise

26. The application form indicates that it is intended for the courts to be available for use until 10pm every day, including weekends and Bank Holidays. Intensification in use of the courts is likely to mean an increase in noise impact, which in turn could compound the likely detrimental effect of nuisance and harm to residential amenity from the proposed lighting installation.
27. The application is not supported by any assessment by a suitably qualified acoustician of the likely increase in noise impact arising from an intensification in use of the tennis courts. The expectation for such a report was raised in the consultation comments received from Pollution and Licensing in November 2019 which were subsequently forwarded to the agent. Despite this, no assessment has been submitted.. Noise generated by tennis playing, including sudden, irregular impact noise and shouts, could be significant and intrusive, especially during sensitive parts of the evening where residents may wish to relax without being disturbed. Group coaching activities and practice could be noisier still. There is no acoustic standard relevant to recreational noise and the perception of impact will be judged by residents subjectively.
28. It is acknowledged that there have been no complaints made by local residents concerning a nuisance from sports activities at the Club. However, the absence

of formal complaints up to now does not necessarily mean that residents will not have cause to complain about noise or any other nuisance in the future. A resident's representation to the application does refer to a need to close windows to keep out noise from the courts.

29. The potential for use of the courts to 10.00pm throughout the year would clearly result in noise impacts over a significantly greater period of time than is currently the case. The application fails to demonstrate that the proposals would not have an unacceptable detrimental impact on the residential amenity of nearby properties as a result of noise impacts. In the absence of any evidence to the contrary, it is concluded that the development would result in unacceptable impacts in terms of noise and disturbance to nearby residential properties.

Conclusion

30. Having regard to the above, it is considered that the proposal would result in significant harm to residential amenity, due to both light spill and glare and noise impacts, and as such is considered to be contrary to Policies L7 and L5 of the Core Strategy.

PARKING AND HIGHWAYS

31. The proposed development has been considered against Policy L7 of the Core Strategy with regard to parking and highways. It is considered that the development would not have any impact on parking and highways.

COMMUNITY BENEFIT

32. The application has received a high level of support from local residents and club members from further afield. Notwithstanding this the Council has a duty to consider the impacts of development on existing and future occupants as well as any potential for complaints to Environmental Health.
33. The lack of floodlighting currently limits the amount of court playing hours during winter months. The Club indicate in their submission that the provision of floodlights will enable membership to continue to grow whilst increasing community participation in tennis and support to community schemes as set out within the Applicant's Submission of this report, Whilst it is acknowledged that the proposal would provide community benefit through the provision of improved sports facilities all year round, it is considered that impact of the lighting and potential use of the facility beyond the current hours would be harmful to the amenity of adjacent residents to an extent which would outweigh the community benefit of the proposals.

PLANNING BALANCE AND CONCLUSION

34. The proposal complies with Policy R5 of the Core Strategy in terms of providing community benefits through improved sports facilities and promoting participation. However the proposal conflicts with Policies L5 and L7 of the Core Strategy in relation to the impact on the amenity of neighbouring residents and is considered to be unacceptable in this respect.
35. The proposed development by reason of bright illumination in close proximity to the rear of neighbouring residential properties together with the intrusion of light and glare would result in undue harm to the residential amenity of occupiers of Albany Court.
36. Hours of use are currently restricted by hours of daylight granting neighbouring residents some relief from the sporadic and intrusive noise events which are associated with sporting activity. The applicants have failed to demonstrate that there would be no undue additional harm from noise and disturbance due to increased hours of play.
37. It is therefore recommended that the application is refused for these reasons.

RECOMMENDATION

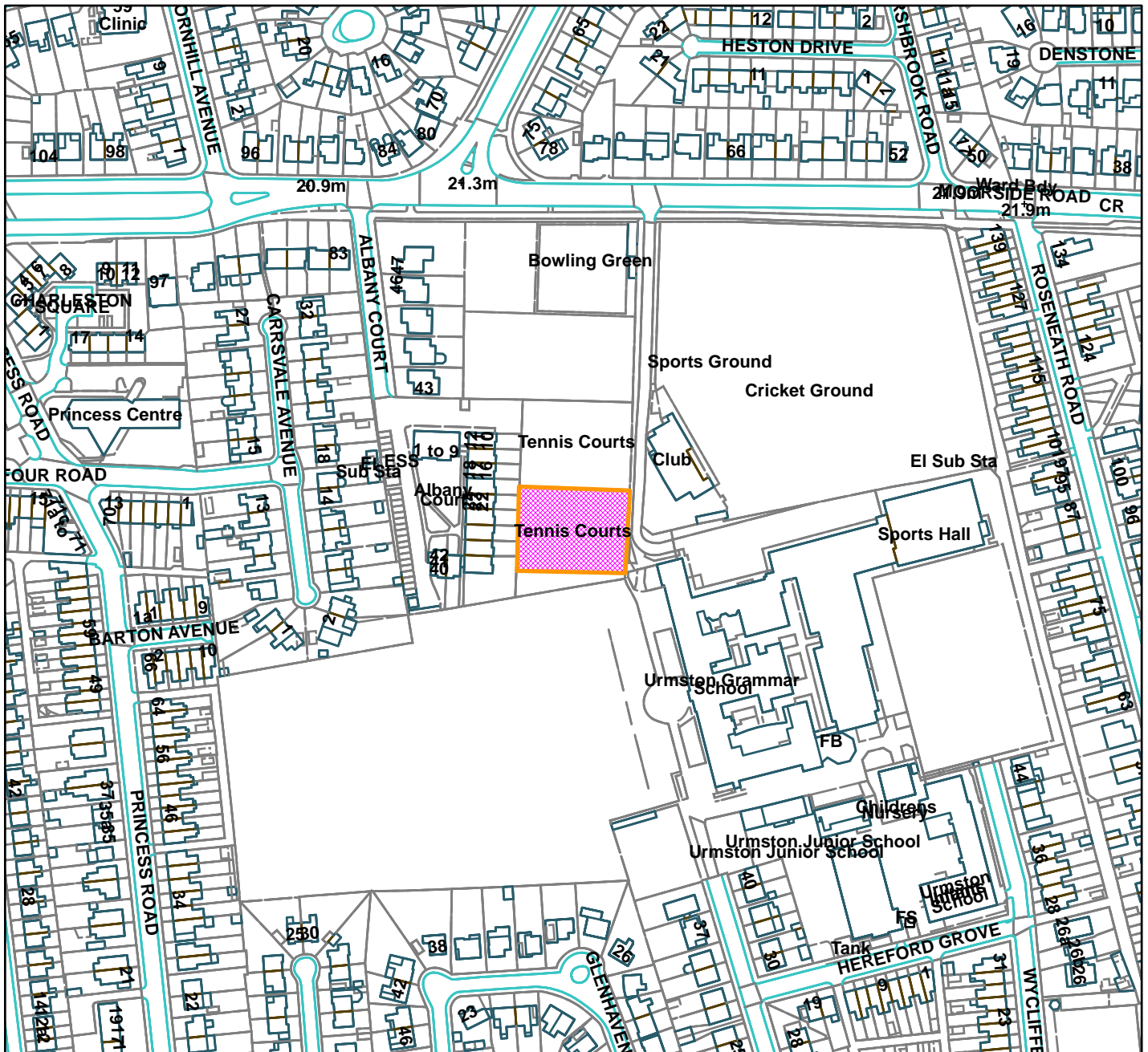
REFUSE for the following reason:-

1. The proposed floodlighting scheme would result in undue harm to the amenity of residents of Albany Court by reason of light intrusion (light spill and glare) and increased noise and disturbance resulting from increased hours of play when the floodlights are in use. The proposal is therefore contrary to Trafford Core Strategy Policies L5 and L7 and relevant sections of the NPPF.

JE



Urmston Cricket and Lawn Tennis Club, Moorside Road, Urmston, M41 5UU (site hatched on plan)



Scale: 1:2,500

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date: 18/06/2020
Date	09/06/2020
MSA Number	100023172 (2012)

WARD: Longford

99565/FUL/19

DEPARTURE: No

Erection of 2 metre high V mesh fencing to North-West site boundary.

Land to the West of Seymour Grove, Seymour Grove, Old Trafford

APPLICANT: Mr Robbie Wilson

AGENT: N/A

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee as the application has been called in by Cllr Jarman due to concerns about waste collection.

SITE

The application site comprises a large commercial unit, which fronts onto a large car park laid to hardstanding. The car park itself is accessed from Seymour Grove and fronts both Seymour Grove and Elsinore Road. There is a terraced row to the eastern side of the car park (ground floor commercial units, and 1st /2nd floor residential) which fronts Seymour Grove, and backs on to the rear of the car park, separate by a service alley, although there is no clear demarcation of the terraced properties and the car park.

The area is identified in the Local Plan as a Local Shopping Centre.

PROPOSAL

This application seeks planning permission for the erection of a 2m v-mesh fence (green) which would extend along the rear (eastern boundary)of the car park (closely to the terraced properties) and to the southern end of the terrace. Access would be retained between the alleyway and the car park, with three pedestrian access points within the fence line.

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.
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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

W2 – Town Centres & Retail

For the purpose of the determination of this planning application, this policy is considered 'up to date' in NPPF Paragraph 11 terms

PROPOSALS MAP NOTATION

Local Shopping Centre

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the revised National Planning Policy Framework (NPPF) on 19th February 2019. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

MHCLG published the National Planning Practice Guidance on 6th March 2014, and it is updated regularly. The NPPG will be referred to as appropriate in the report.

GREATER MANCHESTER SPATIAL FRAMEWORK

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RELEVANT PLANNING HISTORY

None relevant.

APPLICANT'S SUBMISSION

N/A

CONSULTATIONS

Trafford Waste – No objection.

Trafford Estates – No objection.

Highways Officer – No objection.

All neighbours have been consulted in accordance with statutory and local requirements.

REPRESENTATIONS

Five letters of representation has been received, summarised as follows:

- Difficult for emergency vehicles to access the rear
- Difficulties with maintenance access
- Bin collection issues (relating to access)
- Creation of an unpleasant environment
- Attraction of anti-social behaviour
- Land ownership issues
- Business and tenants could move out

OBSERVATIONS

Principle of Development and Impact on the Local Shopping Centre

1. The site is set within the settlement boundary of Old Trafford in an area designated as a 'Local Shopping Centre'. Within these areas, there will be a *'focus on convenience retail facilities and services to meet local needs'* (W2.10, *Trafford Core Strategy*).
2. The proposed fence would introduce a physical boundary between the rear of a mixed-use terrace and an established retail use. This would not directly prejudice either use. Issues relating to waste collection, residential amenity, highway safety and design are discussed below.
3. The proposal would comply with policy W2 of the *Trafford Core Strategy* and paragraph 85 of the NPPF.

Design and Appearance

4. The proposed fence would sit in a wider context of similar fencing. This includes the metal palisade fencing along Elsinore Road bordering the Metrolink line, and

green metal fencing (very similar to what is proposed) along the northern edge of the car-park. Within this context, the proposed green fence would not appear incongruous. Through its similar appearance and height to fences in the area it is considered to be visually sympathetic to the existing character.

5. Concerns are raised as to whether the fence would cause anti-social behaviour to the rear of the commercial units. The proposed fence would be of a lightweight open-mesh style fence, allowing views through between the service alleyway and car park. As such, the fence would not create a hidden space that could be perceived as unsafe with regard to crime. For these reasons, the fence is considered acceptable with regard to crime and anti-social behaviour.
6. Whilst the fence would partially screen the rear (ground floor element) of the terraced properties fronting Seymour Grove. This is not considered to be harmful to visual amenity in the area. The fence would provide a clear physical boundary between the car-park and the residential/commercial units. In delineating this boundary, it arguably provides a more coherent setting to both the car-park and the terraced property.
7. Sufficient space by virtue of the adjacent highway network, car-park and gaps retained in the fencing would permit access for emergency vehicles and associated emergency staff.
8. The proposal would comply with policy L7 of the Trafford Core Strategy.

Amenity

9. Due to the relative scale of the fence (2.0m) and that it would be set some 9.0m from the rear 1st floor windows (residential use), it is not considered it would be significantly overbearing to the outlook from these windows, nor would it compromise light.
10. The proposal would be compatible with the surrounding area. The proposal would not prejudice the amenity of occupants / and future occupiers through overlooking, loss of light nor be overbearing. The proposal would accord with policy L7 of the Trafford Core Strategy.

Parking

11. The proposal would not prejudice any of the parking spaces associated with the commercial enterprise nor the manoeuvrability around the car-park. Thus, no parking or vehicle access issues are raised with the scheme.
12. The Councils Highways Officer has raised no objection to the works. It is not expected that there are to be any significant impacts upon the highway network.

Waste / Maintenance

13. The Council's Waste team have raised no objection to the works. It is considered that bins may still be stored to the rear of the site on the service alley and can pass each other and be brought closer to the highway on collection day.
14. It is considered that sufficient space exists to the rear of the site for maintenance of the properties.

Other material considerations

15. A letter of objection has expressed concerns that tenants and business occupants may vacate their premises. There is no evidence that the fence submitted would directly lead to a reduction in the present attractiveness of these units.
16. Matters of land ownership have been raised and it should be noted that Certificate B has been signing, serving notice on owners of the site. However the grant of planning permission does not confer any other consent that may be required for development to take place, including consent required to be granted by owners of neighbouring properties if necessary. Therefore any work outside the applicant's site ownership would still require separate (to planning permission) consent. Pedestrian access points have been included within the fence to address concerns about rights of access and the Council's Estates team raise no objections to the proposal.

DEVELOPER CONTRIBUTIONS

17. The proposal does not provide any additional floorspace. The proposal would not be liable for the Community infrastructure levy (CIL).

Conclusion

18. Notwithstanding the number of objections raised to this proposal, which have all been duly considered, the proposed scheme is considered acceptable in terms of design and visual amenity, residential amenity, waste collection and highway safety. The proposal would comply with Policies W2, L4 and L7 of the Trafford Core Strategy and guidance in the National Planning Policy Framework. As such it is recommended that planning permission should be granted.

RECOMMENDATION

GRANT subject to the following conditions:-

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, numbered 2873-501 (rev.C) (received by the Local Planning Authority on 25th February 2020).

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

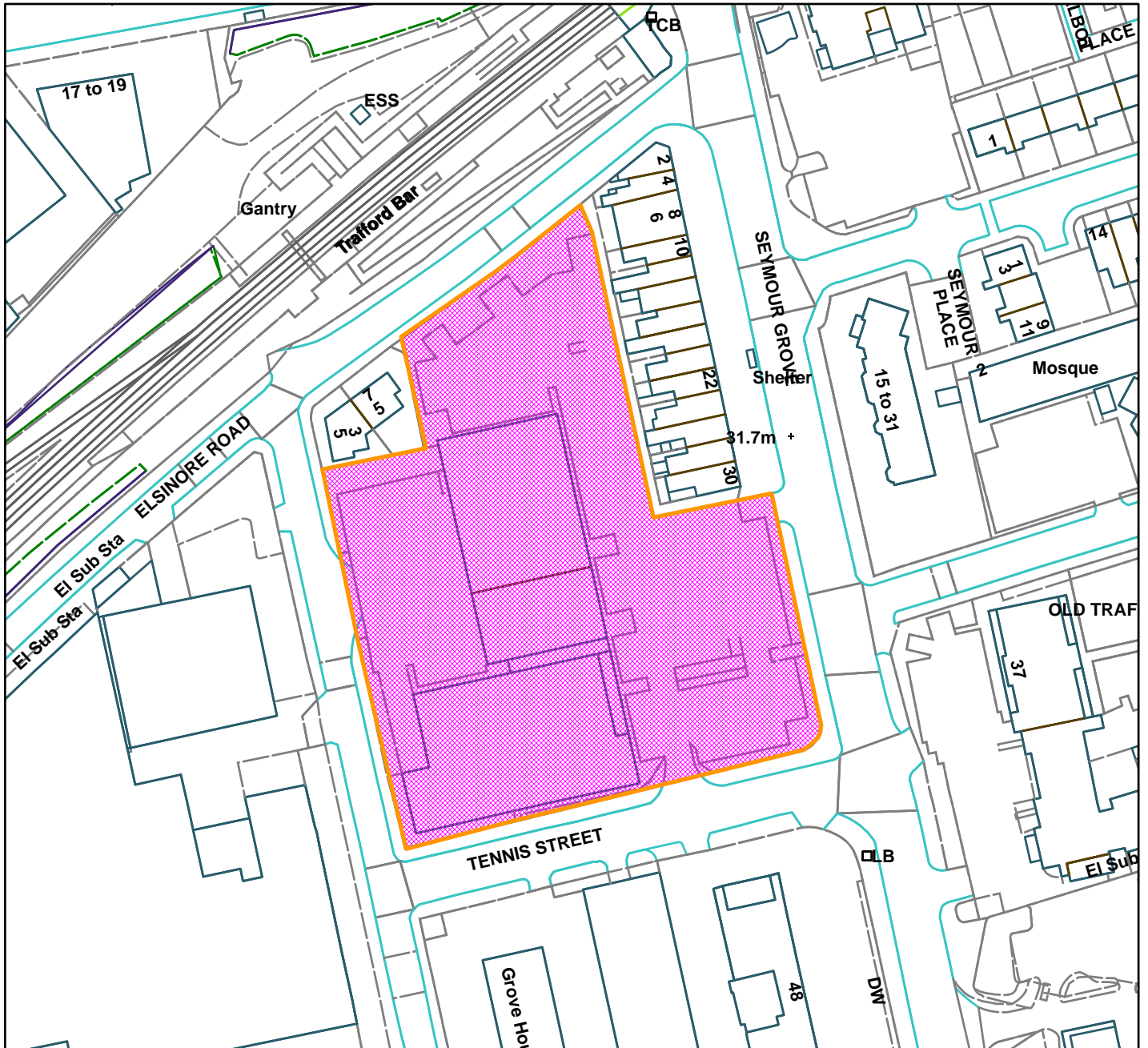
3. The development shall be carried out in strict accordance with the materials stated on Drawing No. 2873-501 (rev.C) (received by the Local Planning Authority on 25th February 2020), unless otherwise agreed in writing with the Local Planning Authority.

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

RC



Land to the West of Seymour Grove, Old Trafford M16 0NB (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date: 18/06/2020
Date	09/06/2020
MSA Number	100023172 (2012)

WARD: Bowdon

99954/FUL/20

DEPARTURE: No

Demolition of existing dwelling and construction of two new dwellings with associated garden space.

10 Pinewood, Bowdon, WA14 3JQ.

APPLICANT: Hardy Mill Properties 2 LLP.

AGENT: Mr Julian Austin, Paul Butler Associates.

RECOMMENDATION: GRANT

This application is reported to the Planning and Development Management Committee as the application has received six letters of objection contrary to the Officer recommendation of approval.

SITE

The application site comprises of a 0.16ha plot at the end (north-west) of Pinewood, a residential cul-de-sac accommodating several large dwellings mainly dated from the 1970s and also including two contemporary dwellings, one of these currently under construction. The application site is located on an incline such that the land falls in height moving north to south across the plot, with the site being noticeably higher than the adjacent plot to the south-west. The site currently accommodates a large two storey 1970s detached dwelling with a driveway to the south-east, and gardens to the north-west and north-east. The plot is bound by residential properties to all sides.

The plot is located within Character Zone C (Southern Residential) of the Devisdale Conservation Area and to the south-west of Denehill and the Old Vicarage, a pair of semi-detached grade II listed dwellings.

PROPOSAL

The applicant proposes to demolish the current dwelling and erect 2 No. matching two storey, five bedroom detached dwellings. The properties would be located in approximately the same position and have the same orientation as the current property with their principal elevations facing south-east. Each dwelling would have two storeys with loft level accommodation, and comprise of a higher main element and a lower two storey side element. Both would have a flat roofed single storey rear element.

The dwellings would have dual pitched slate roofs, zinc clad rear dormers, conservation area roof lights, including in their front roof slopes, metal/timber doors and fenestration and textured brick skins with stone elements. The single storey rear elements would each have two skylights.

Their internal layouts would comprise of a hallway, lounge, open plan kitchen-diner, pantry, WC, utility room and garage at ground floor; four bedrooms (two en-suite) and a bathroom at first floor; and a fifth loft level en-suite bedroom.

The wider plot would be redeveloped through a hard and soft landscaping scheme. The dwellings would be accessed via the retained vehicle entrance.

Bins would be stored adjacent to and screened by a fencing running from the front elevations to the side boundaries.

The front of the plot would be kept free from boundaries and therefore would retain the current 'open plan' character of the wider street scene.

Value Added

Following Planning Officers' advice, the applicant has amended their proposal through a repositioning of the dwellings including increasing the gap between them to 4m, together with a reduction in their footprint and a general redesign entailing the removal of metal cladding to the front elevation, adding lead cladding to the rear dormers, replacing the metal doors with side hung timber doors and adding conservation type timber roof lights.

DEVELOPMENT PLAN

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

- The **Trafford Core Strategy**, adopted 25 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 19 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 Houses;
L2 - Meeting Housing Needs;
L4 - Sustainable Transport and Accessibility;
L5 – Climate Change;
L7 - Design;
L8 - Planning Obligations;
R1 – Historic Environment;
R2 - Natural Environment;

R3 – Green Infrastructure.

OTHER LOCAL POLICY DOCUMENTS

The Devisdale Conservation Area Appraisal;
The Devisdale Conservation Area Management Plan;
Revised SPD1 - Planning Obligations;
SPD3- Parking Standards & Design;
PG1 - New Residential Development.

PROPOSALS MAP NOTATION

Critical Drainage Area;
Devisdale Conservation Area.

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None.

GREATER MANCHESTER SPATIAL FRAMEWORK

The Greater Manchester Spatial Framework is a joint Development Plan Document being produced by each of the ten Greater Manchester districts and, once adopted, will be the overarching development plan for all ten districts, setting the framework for individual district local plans. The first consultation draft of the GMSF was published on 31 October 2016, and a further period of consultation on the revised draft ended on 18 March 2019. A Draft Plan will be published for consultation in Summer 2020 before it is submitted to the Secretary of State for independent examination. The weight to be given to the GMSF as a material consideration will normally be limited given that it is currently at an early stage of the adoption process. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If the GMSF is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the revised National Planning Policy Framework (NPPF) in February 2019. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The MHCLG published revised National Planning Practice Guidance (NPPG) on 29 November 2016, which was last updated on 01 October 2019. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

H/50198: Erection of a first floor side extension to form additional living accommodation. Approved 30 October 2000.

H05078: Erection of 1 detached house. Approved 14 April 1977.

APPLICANT'S SUBMISSION

The applicant has submitted Planning, Design and Access and Heritage statements in support of their proposal.

CONSULTATIONS

Local Highway Authority – No objection.

Heritage Development Officer

The proposed development will not harm the character and appearance of the Devisdale Conservation Area bearing in mind the statutory requirements of Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed development will cause negligible harm to the aesthetic and historic significance of Denehill & The Old Vicarage, Grade II listed.

Lead Local Flood Authority – No objection.

United Utilities – No objection subject to conditions.

Greater Manchester Ecology Unit – No objection subject to conditions.

Pollution and Licensing (Contaminated Land) – No comment.

Pollution and Licensing (Nuisance) – No objection subject to conditions.

Arboriculturalist – No objection.

REPRESENTATIONS

Letters of objection have been received from six local residents which raise the following concerns relating to the original scheme:

- The proposal would result in an unacceptable highways impact through increased traffic generation;
- The proposal does not include sufficient on-site parking which would result in unacceptable additional parking on Pinewood Road;
- The dwellings would result in an unacceptable overbearing impact;
- The dwellings would result in an unacceptable overlooking impact, being built closer to common boundaries than the current dwelling;
- The development's design would be out of keeping with its context;
- They would also be too high compared to neighbouring dwellings;
- The proposal would fail to comply with relevant Conservation Area policies including policies guarding against unacceptable subdivision of plots and the intensification of development density. Allowing the development would set a precedent for further sub-division of plots on this road;
- The proposal does not include sufficient tree protection;
- The proposal does not include sufficient soft landscaping provision;

- The proposal would exacerbate current sewerage issues;
- The proposal would result in increased surface water run-off;
- The proposal would be contrary to restrictive covenants in force ensuring the front of plots are open plan;
- The proposal would undermine local property values;
- Being so close together they would essentially appear as semi-detached properties;
- The proposed construction works could undermine common boundaries and would require a Party Wall agreement;
- Future occupants could later build security gates which would result in more on street parking.

None of these objections have been withdrawn with reference to the amended proposal.

A further neighbour letter, which neither supports nor objects to the development, makes the following comments:

- The proposal must not result in an overdevelopment of the plot and must comply with relevant Conservation Area policies;
- A request that the proposal should result in an acceptable visual impact on the setting of the adjacent listed building;
- A request that the proposal should result in an acceptable privacy impact on the listed building.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. S38(6) of the Planning and Compensation Act 1991 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF at paragraphs 2 and 47 reinforces this requirement and at paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application conflicts with an *up to date* (emphasis added) development plan, permission should not normally be granted.
2. The Council's Core Strategy was adopted in January 2012, prior to the publication of the 2012 NPPF, but drafted to be in compliance with it. It remains broadly compliant with much of the policy in the 2019 NPPF, particularly where that policy is not substantially changed from the 2012 version.
3. The NPPF is a material consideration in planning decisions as the Government's expression of planning policy and how this should be applied; it should be given significant weight in the decision making process.
4. Paragraph 11 d) of the NPPF indicates that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
5. Policies controlling the supply of housing and heritage are considered to be ‘most important’ for determining this application when considering the application against NPPF Paragraph 11. The Council does not, at present, have a five year supply of immediately available housing land and thus development plan policies relating to the supply of housing are ‘out of date’ in NPPF terms.
 6. In addition Policy R1 of the Core Strategy, relating to the historic environment, does not reflect case law or the tests of ‘substantial’ and ‘less than substantial’ harm in the NPPF. Thus, in respect of the determination of planning applications, Core Strategy Policy R1 is out of date. Although Policy R1 of the Core Strategy can be given limited weight, no less weight is to be given to the impact of the development on heritage assets as the statutory duties in the Planning (Listed Buildings and Conservation Areas) Act 1990 are still engaged. Heritage policy in the NPPF can be given significant weight and is the appropriate means of determining the acceptability of the development in heritage terms.

Heritage Impact

7. The application site is located within the Devisdale Conservation Area, with the adjacent semi-detached dwellings backing onto the site to the north-east – Denehill and the Old Vicarage – Grade II listed.
8. 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.”
9. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of Conservation Areas when determining planning applications.
10. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation and the more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (NPPF paragraph 193). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (NPPF paragraph 194).

11. Where a development would lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (NPPF paragraph 196).
12. Policy R1 states that all new development must take account of surrounding building styles, landscapes and historic distinctiveness. Developers must demonstrate how the development will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to Conservation Areas, listed buildings and other identified heritage assets.

The Significance of the Heritage Assets

13. Significance (for heritage policy) is defined in the NPPF as: The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
14. The setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
15. The plot is located to the south-west of Denehill and the Old Vicarage, a pair of semi-detached grade II listed dwellings. The listing entry for these properties states the following:

Vicarage, now two houses. Said to be 1873. Header bond brick, stone dressings, slate roof. 4 x 3 bays with central staircase and 2 storeys plus attic. Stone quoins, first floor string, coped gables. Bay 1 has 2 pointed lights on each floor with cusped heads and polychromatic brick voussoirs and a roped gable. Bays 2 and 3 form a tower-like entrance feature with weathered buttresses, a 2-light tracery-headed window, 3 cusped lights on the first floor which is canted in plan, and a swept mansard roof which is supported on timber brackets and includes a half-hipped attic dormer window. Bay 4 is similar to 1 except that a 3- light ground floor and 2-light first floor window have flattened arch heads and the mansard gable accommodates a double attic light. The sides and rear are treated similarly the rear having 2 canted bay windows with similar Gothic lights.

16. The plot is located within Character Zone C (Southern Residential) of the Devisdale Conservation Area. The Devisdale Conservation Area Management Plan SPD notes the Conservation Area's significance:
17. [The Conservation Area is significant] *for its value as an historic area of enclosed land on the summit of Bowdon Hill. The topography and landscape of the area is important, and includes the wooded north slope of Bowdon Hill and the gentler west slope descending towards Dunham Massey. The associations with the Earl*

of Stamford are strong here, as the Conservation Area was laid out in the late 19th century as an appropriate social neighbourhood adjacent to Dunham Park. The residential properties are characterised by large plots, grand houses, magnificent gardens, sweeping drives, coach houses, tree-lined streets and a vast mix of revival architectural styles. The area is also characterised by gradients and associated views, and the open space of The Devisdale is much valued common land, used extensively today by pedestrians. The area also has high ecological and arboricultural value in particular (1.2.1).

18. The Conservation Area Appraisal SPD states the following regarding Character Zone C:

There are some historic properties throughout the character zone, but the zone is much more modern in character than the northern residential zone. The zone is characterised by two main streets, Park Road and Green Walk, with roads and developments leading off these roads that were developed in the late 20th to early 21st century. Green Walk has a more historic character, with mature planting, very little traffic, a higher proportion of historic properties, although there are some modern cul-de-sac developments in this area. Park Road is quite a busy thoroughfare with less historic properties and more mid-20th to early 21st century development visible from the roadside (4.3.8).

19. Inappropriate development within The Devisdale Conservation Area i.e. that, which will have a negative impact on the ability to appreciate its architectural history and special interest, is defined in the Conservation Area Management Plan as [CAMP 2.10.19]:

- *The significant loss of gardens or grounds in favour of hardstanding or parking. Where buildings are set further forwards in their plot such development will not be permitted. Buildings within a larger plot and/or set further back from their front boundaries will have greater flexibility but still need to respect a sympathetic balance of hard surface area to garden.*
- *The removal and/or alterations to historic boundary walls, gate posts and/or gate openings.*
- *Side and/or rear extension which will significantly reduce the intervening space between the existing building and plot boundary.*
- *The increase of roof heights which is not in keeping with the building's wider context.*
- *The subdivision of an existing plot into multiple plots and infill development will generally not be permitted due to the impact on the spacious character of the Conservation Area and the prevalence of surviving historic plots throughout the Conservation Area.*
- *Alteration, re-building or new development which is stylistically inappropriate and/or comprises an inappropriate palette of materials.*

20. The following Conservation Area Policies are relevant [CAMP 3.3]:

Policy 23

Mature trees should be retained as their loss greatly diminishes character as well as wildlife habitats. Trees, shrubs and exotic planting schemes associated with

the Earl of Stamford's estate are of high significance.

Policy 24

Trees and Victorian planting schemes within private gardens are of equal significance as those lining the streets. Existing planting schemes should not be removed to create additional hard standing or space for ancillary facilities. Mature trees should not be removed from individual plots where the house is being replaced. Tree Preservation Orders and Conservation Area legislation should both be used to prevent the loss of important trees.

Policy 31

The characteristic historic low-level front and other principal boundary walls should be retained. Any replacement boundary walls should not extend any higher than the original boundary walls. Supplementary planting is encouraged but trees should not be planted too close to the boundary walls to avoid damage by roots.

Policy 36

Existing plots should not be sub-divided into smaller plots to create housing estates. New development should make use of the footprint of existing buildings only, respecting the existing boundary treatments and layout.

Policy 49

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

Policy 51

The scale of any new development should mirror the existing building and plot sizes. The council reserves the right to refuse applications where any proposed development impedes on the building density of the wider area and/or the characteristics of the Conservation Area.

Policy 57

Demolition is only likely to be permitted if it involves the replacement of a property that has not been defined as a positive contributor to the Conservation Area. The design of any replacement building should reflect the character and appearance of the Conservation Area and have regard to the other policies in this management plan.

21. The application site comprises of a large detached 1970s dwelling of simple utilitarian design. The plot is bound by similar 1970s-era dwellings to the south-east on Pinewood apart from large contemporary dwellings to the south-west, north, north-east and west; a new large contemporary dwelling currently under construction to the south; and a pair of large Grade II listed semi-detached dwellings to the north-east. Properties are set within relatively large plots with

large amounts of mature boundary screening vegetation. The site's context is therefore characterised by relatively large plots accommodating large contemporary dwellings, apart from the adjacent Victorian listed semi-detached dwellings which back onto the site to the north-east.

22. The proposed development would entail the demolition of the current dwelling and the erection of a pair of detached dwellings of contemporary design. The current dwelling was constructed in the 1970s and whilst of its type and in an apparently good condition it does not have any special architectural or historic interest which would be a sufficient reason to merit its retention.
23. Whilst Policy 36 states that existing plots should not be sub-divided into smaller plots, in this instance, it is considered that the sub-division will not have any harmful impact on the character and appearance of the Conservation Area as the application site is not a historic plot and the new dwellings will have a similar footprint to the current dwelling.
24. Officers have engaged with the applicant to seek amendments to the proposal through a repositioning of the replacement dwellings within the plot, together with a reduction in their size and footprint, as well as other external amendments.
25. The replacement dwellings would be located over approximately the same footprint as the current property. They have been amended through a reduction of their footprint to ensure they maintain an acceptable degree of separation from the plot's side boundaries thereby maintaining an acceptable sense of spaciousness.
26. The proposed dwellings are considered to be sensitively designed in terms of their scale and detail with reference to the plot and its surrounding Conservation Area and listed building context. The contemporary design is considered to be acceptable and appropriate within the context of the surrounding more modern development.
27. The proposed flat roofed rear dormers have been centralised within the rear elevations and are modest in scale, although some concerns remain that the position and contemporary design of these would increase the prominence of the roof in views from the listed buildings and this issue is discussed further below.
28. The proposed flat roofed rear single storey elements would be in keeping with the contemporary character of the development and are considered to be acceptable, particularly given their single storey height and position at the rear of the properties with no views from the street scene.
29. As noted in the design section below, following the submission of amended

details, the proposed external detailing and materials are considered to be acceptable.

30. The development would acceptably comply with the above noted policies from the Devisdale Conservation Area Management Plan. It is noted that the Heritage Development consultee has confirmed that the proposal would not harm the character and appearance of the Conservation Area.
31. The application site is located to the south-west of a pair of Grade II listed semi-detached dwellings, one of which backs onto the site's north-east boundary. The listed buildings are located on raised ground being positioned further up the side of Bowdon Hill. Common boundaries are screened by dense banks of mature vegetation including trees. Views from the rear of these properties are currently limited to the existing dwelling's roof, although the amount which could be seen would be somewhat increased when the screening vegetation is not in leaf.
32. The proposed dwellings would have a lower roof ridge however they would introduce flat roofed rear dormers with the new dwelling to the north-east being positioned closer to the common boundary than the existing dwelling and the dwelling sited closest to the northern and eastern boundaries would be orientated in such a manner that it would be more prominent when viewed from the listed buildings.
33. The Heritage Development officer has commented that cladding the dormers in lead rather than zinc would help to minimise their impact and the material has now been amended to lead cladding.
34. On the basis of this amendment and for the reasons set out above, the Heritage Development officer has advised that the proposal would cause negligible harm to the aesthetic and historic significance of the setting of the adjacent listed buildings.
35. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 193: NPPF). The applicant is required to provide a clear and convincing justification for this harm as required by paragraph 194: NPPF. LPAs are also required to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (para 190: NPPF).
36. The negligible harm is considered to result in 'less than substantial harm' in NPPF terms (as this is negligible harm this would be at the very lower end of the

scale) and this harm should be weighed against the public benefits of the proposal in accordance with paragraph 196 of the NPPF. The balancing exercise should be undertaken bearing in mind the statutory duty of Section 66 (1) of the Planning (Listed Building & Conservation Areas) Act 1990.

37. Applying NPPF paragraph 196 Officers consider the “less than substantial” harm would be outweighed by the resulting benefit from the contribution towards housing supply of the provision of an additional dwelling of a high design quality net of clearance, and a level of economic benefit from the construction of the dwellings.
38. The proposal is therefore deemed to be acceptable with reference to the Devisdale Conservation Area SPDs, Core Strategy Policy R1, and paragraph 196 of the NPPF. In arriving at this decision, considerable importance and weight has been given to the desirability of preserving the Devisdale Conservation Area and the setting of the adjacent Grade II listed dwellings.

Housing Land

39. The Council does not, at present, have a five year supply of immediately available housing land and thus development plan policies relating to the supply of housing are ‘out of date’ in NPPF terms.
40. It is concluded elsewhere in this report that there are no protective policies in the NPPF which provide a clear reason for the refusing the development proposed. Paragraph 11d) ii) of the NPPF is therefore engaged.
41. The site is not identified within Trafford’s SHLAA (Strategic Housing Land Availability Assessment). The plot is located in a residential area.
42. The application proposes the demolition of the existing building and the erection of two replacement dwellings in its place. Policy L1 of the Trafford Core Strategy seeks to release sufficient land to accommodate 12,210 new dwellings (net of clearance) over the plan period up to 2026. Regular monitoring has revealed that the rate of building is failing to meet the housing land target as expressed in Table L1 of the Core Strategy. Therefore, there exists a significant need to not only meet the level of housing land supply identified within Policy L1 of the Core Strategy, but also to make up for a recent shortfall in housing completions. 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.
43. Whilst it is noted that part of the site is currently occupied by the dwelling which would be demolished to facilitate the proposal, with a large part of the replacement dwellings built over the current building footprint, nevertheless some of the new development would be built over the current garden area. As such part of the site which would accommodate the proposal is considered to be greenfield land, as identified by the NPPF.

44. The proposal would therefore need to be considered in light of Core Strategy Policies L1.7-L1.8, specifically Policy L1.7 which sets an indicative target of 80% of new housing provision within the Borough to be built upon brownfield land. In order to achieve this target, the Council details within the Core Strategy that it will release previously developed land and sustainable urban area greenfield land in order of priority. The part of the proposal which would be built within the current building's footprint would be on brownfield land. Moving on to the part of the proposal which would be built on greenfield land it is noted that the first priority of Core Strategy Policy L1.7, which details the release of land within regional centres and inner areas for new development of housing, does not apply in this case due to the location of the site. Therefore the application must be considered against the second and third points of Policy L1.7.
45. In this instance it is noted that the application site is located within an established residential area and is considered to be a sustainable location sited relatively close to public transport links, local schools and other community facilities. It is therefore considered that the proposal will specifically make a positive contribution towards Strategic Objective SO1 in terms of meeting housing needs and promoting high quality housing in sustainable locations of a size, density and tenure to meet the needs of the community.
46. In terms of Policy L2 the application is for family housing and therefore is compliant with L2.4. The proposal would likely result in a small economic benefit during its construction phase.
47. The proposal would contribute towards the Council's ability to meet its overall housing land target through the addition of a single additional dwelling net of clearance.
48. Considering the above noted positive factors, although part of the application site is classed as greenfield land, the proposal nevertheless satisfies the tests of Policy L1.7 and relevant policies within the NPPF, as well as Core Strategy Policy L7 as outlined below. The application site is situated within a sustainable location and would also provide family homes within the area, in accordance with Core Strategy Policy L2.
49. The proposal is therefore considered to be acceptable in principle in terms of housing policies with reference to Core Strategy Policies L1 and L2, the New Residential Development SPG and the NPPF, including paragraph 11 ii).

DESIGN

50. Paragraph 124 of the NPPF states: *The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 states: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking*

into account any local design standards or style guides in plans or supplementary planning documents.

51. Policy L7 of the Trafford Core Strategy states: *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.*
52. New Residential Development PG1 states that infill development can be acceptable provided it satisfactorily relates to its context in terms of design and amenity impacts. This type of development will not be accepted at the expense of the amenity of surrounding properties or local area character. The resulting plot sizes and frontages should be sympathetic to the character of the area as well as being satisfactorily related to each other and the street scene.
53. Paragraph 2.4 states that *“Development of small vacant sites or the retention of buildings and construction of new dwellings within their garden areas are all possible forms of development. Whilst the Council acknowledges that the development of smaller urban sites with small scale housing or flat developments makes a valuable contribution towards the supply of new housing in the Borough, the way in which the new buildings relate to the existing will be of paramount importance. This type of development will not be accepted at the expense of the amenity of the surrounding properties or the character of the surrounding area. The resulting plot sizes and frontages should, therefore, be sympathetic to the character of the area as well as being satisfactorily related to each other and the street scene. Both the new property and the retained dwelling should comply with the standards set out in these guidelines.”*
54. There are a number of large detached recently constructed dwellings of varied design in the vicinity.

Siting and Footprint

55. The proposed dwellings would be located within the centre of the plot largely over the footprint of the current property. They would not result in an overdevelopment of the plot and they would not undermine a building line at this point. The dwellings would be acceptably set in from each side boundary and set apart from each other.

Bulk, Scale, Massing and Height

56. The height of the proposed dwellings would be acceptable with reference to the surrounding properties and the current dwelling, with the replacement dwellings having a lower roof ridge height. They would have an acceptable visual impact in terms of their bulk, scale, massing and height with reference to the size of the plot and the surrounding context.

External Appearance/Materials

57. The proposed dwellings would have an acceptable design in terms of their external features, detailing and proportions. Whilst the dwellings would have rear dormers and flat roofed rear elements these would not be visible from the street scene. The proposed hard and soft landscaping areas are acceptable with reference to the surrounding context. Planning permission would be subject to a standard landscaping condition. Planning permission would also be subject to a condition removing future occupant permitted development rights regarding the erection of front gates to preserve the road's open plan appearance.
58. The proposed external materials comprising of slate roofs, lead clad rear dormers, conservation area roof lights, timber side hung doors and fenestration and textured brick skins with stone elements. Planning permission would be subject to a condition requiring the applicant to submit full material details for approval prior to the commencement of above ground development.
59. The development would be acceptably designed with reference to Core Strategy Policy L7, PG1 New Residential Development and the NPPF.

IMPACT ON RESIDENTIAL AMENITY

60. Policy L7 of the Core Strategy states: In matters of amenity protection, development must be compatible with the surrounding area and not prejudice the amenity of the future occupiers and/or occupants of adjacent properties by reason of overbearing, overshadowing, visual intrusion, noise and/or disturbance, odour or in any other way.
61. New Residential Development PG1 requires new residential developments to result in acceptable privacy, overshadowing and overbearing impacts on neighbouring properties, in addition to the provision of acceptable amenity standards for the future occupants of the proposed development.

Privacy and Overlooking

62. The proposed dwelling would introduce front, side and rear facing ground and first floor habitable room windows, and rear facing loft level dormer windows.
63. The front facing windows would face the road and the non-private gardens to the front of the adjacent properties to the south with no direct window to window interfaces. The proposed rear and side facing windows at ground floor level would be screened by the retained common boundary treatments. The proposed side facing first floor windows (secondary bedroom outlooks) would be more than 10.5m from the closest side boundaries.
64. The proposed rear facing first floor and dormer windows in the main central elements would be more than the 10.5m/13.5m minimum distances from the rear boundaries. The proposed rear facing first floor windows in the side elements, which comprise of en-suite and secondary bedroom room windows, would be

less than 10.5m from the rear boundaries. Planning permission would be subject to a condition that these must be obscurely glazed.

Overbearing/Overshadowing

65. The new dwellings would have lower roof heights than the existing dwelling. The side elements would be positioned lower than the main dwellings and would be at least 4 metres from the boundaries of the site. It is considered that the proposed dwellings would not result in an unacceptable additional overbearing/overshadowing impact on neighbouring plots.

Occupant Amenity Space

66. The development would provide future occupants with an acceptable level of internal and external amenity space.

Noise/Disturbance

67. The proposal would not result in the introduction of a driveway or parking area close to neighbouring boundaries or back gardens. It would not result in an unacceptable impact in this regard.

68. The development would not have any unacceptable impact on the residential amenity of the neighbouring residential properties and would provide an acceptable level of amenity for future occupants. Planning permission would be subject to a standard Construction Management Plan condition as well as a further condition restricting future occupant domestic permitted development rights relating to external amendments to ensure acceptable future privacy and amenity impacts. As such, it is considered that the proposed development would comply with Core Strategy Policy L7, PG1 New Residential Development and the NPPF.

HIGHWAYS, PARKING AND SERVICING

69. Core Strategy Policy L4 states: *[The Council will prioritise] the location of development within the most sustainable areas accessible by a choice of modes of transport. Maximum levels of car parking for broad classes of development will be used as a part of a package of measures to promote sustainable transport choices.*

70. Core Strategy Policy L7 states: *In relation to matters of functionality, development must incorporate vehicular access and egress which is satisfactorily located and laid out having regard to the need for highway safety; and provide sufficient off-street car and cycle parking, manoeuvring and operational space.*

71. The Parking SPD's objectives include ensuring that planning applications include an appropriate level of parking; to guide developers regarding the design and layout of car parking areas; to ensure that parking facilities cater for all users and to promote sustainable developments. The Council's parking standards indicate

that the provision of three off-road car parking spaces is appropriate for five bedroom dwellings in this location, albeit these are maximum standards.

72. The proposed five bedroom dwellings would each have three parking spaces. The existing vehicle entrance would be retained. The LHA have confirmed no objection to the proposal. Planning permission would be subject to conditions requiring the installation of the proposed parking prior to first occupation, together with full details of the proposed bin and cycle stores.
73. The development would have an acceptable highway, parking and servicing impact with reference to Core Strategy policies L4 and L7, the Parking Standards and Design SPD3, the New Residential Development PG1 and the NPPF.

TREES AND ECOLOGY

74. The application submission includes a tree survey. Although the property stands within a designated Conservation Area, none of the trees within the site are protected by a tree preservation order.
75. The arborist consultee has confirmed no objection. The GMEU consultee has confirmed no objection subject to conditions.
76. The development would not result in unacceptable harm to the natural environment with reference to Core Strategy policy R2, PG1 New Residential Development and the NPPF.

DEVELOPER CONTRIBUTIONS

77. This proposal is subject to the Community Infrastructure Levy (CIL) and is located in the 'hot' zone for residential development, consequently private market houses will be liable to a CIL charge rate of £80 per square metre, in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).
78. 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 in the form of six additional trees. In order to secure this, a landscaping condition will be attached to make specific reference to the need to provide six additional trees net of clearance on site as part of the landscaping proposals.
79. No affordable housing provision is required as the development falls below the thresholds set within the Core Strategy and the NPPF.

OTHER MATTERS

80. In response to the other points raised in the neighbour objection/comment letters officers would respond as follows:

81. Regarding the neighbour concern relating to the proposal's impact on drainage and the local sewer system it is noted that the LLFA has confirmed no objection to the proposal.
82. Restrictive covenants and Party Wall impacts are private legal matters and not planning concerns.
83. The proposal's potential impact on local property values is not a material planning consideration.
84. Planning permission would be subject to a condition removing permitted rights including the right to erect access gates to ensure the plot's current open plan appearance is retained.

CONCLUSION

85. It is considered that the proposed development would not harm the character and appearance or the significance of the Devisdale Conservation Area. However, it would result in "less than substantial" harm to the setting of the adjacent Grade II listed buildings to the rear (although this is considered to be negligible harm and therefore at the very lower end of the spectrum of "less than substantial" harm). Applying the test in paragraph 196 of the NPPF, the public benefits associated with the development (comprising of the net contribution of one additional dwelling towards housing supply and some economic benefit associated with the construction work) are considered to be sufficient to outweigh the identified harm to the significance of the heritage asset. As such, the proposed development would comply with the heritage policies of the NPPF and Policies L7 and R1 of the Core Strategy. In terms of paragraph 11 d) i), there would therefore be no clear reason for refusal of permission. The proposal therefore needs to be considered in relation to the test in paragraph 11 d) ii).
86. All other detailed matters have been assessed, including design and visual amenity, residential amenity, highway safety and tree and ecology impacts. The proposal has been found to be acceptable with, where appropriate, specific mitigation secured by planning condition, and the proposal complies with the development plan and guidance in the NPPF in relation to these matters. In terms of paragraph 11 d) ii), it is considered that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of granting permission. It is therefore 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 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 [LP1906_3] 004 H, 005 C, 006 B, 007 B, 008 C, 201 J, 202 J, 203 I, 205 F, 206 F, 207 F, 310 C, 400 F, 402 E, received 1 June 2020; 200 J, 300 K, 301 K, and 303 G, received 5 June 2020; 401 G and 403 E, received 8 June 2020; and 204 H and 302 G, received 9 June 2020.

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

3. No above ground works shall take place unless and until a schedule of design intent drawings have first been submitted to and approved in writing by the Local Planning Authority. The schedule shall provide details in the form of 1:20 drawings and sections of all window and door reveals and recesses; feature brickwork panels; deep raked mortar joints; eaves and verge joints, and flat roof trim details including proposed materials. Development shall proceed in accordance with the approved schedule of design intent.

Reason: In the interests of visual amenity and design quality, specifically to protect the original design intent of the architect and the quality of the proposed development, having regard to Core Strategy Policy L7 and the National Planning Policy Framework, and the National Design Guide.

4. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples of all materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Sample panels shall be constructed on site, and retained for the duration of the build programme, illustrating all proposed brickwork, including decorative brickwork, the type of joint, the type of bonding and the colour of the mortar to be used. Development shall be carried out in accordance with the approved details.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 1 and 2 (or any equivalent Order following the amendment, re-enactment or revocation thereof)
- i. No extensions shall be carried out to the dwellings;
 - ii. No garages or carports shall be erected within the curtilage of the dwellings;
 - iii. No buildings, gates, wall fences or other structures shall be erected within the curtilage of the dwellings;
 - iv. No means of access or areas of hard surfacing shall be constructed in the curtilage of the dwellings;
 - v. No windows or dormer windows shall be added to the dwellings.

other than those expressly authorised by this permission.

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

6. No development shall take place, including any works of demolition and site preparation, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall address, but not be limited to the following matters:
- a) Suitable hours of construction and pre-construction (including demolition) activity;
 - b) Measures to control the emission of dust and dirt during construction and pre-construction (including demolition) and procedures to be adopted in response to complaints of fugitive dust emissions;
 - c) A scheme for recycling/disposing of waste resulting from demolition and construction works;
 - d) Measures to prevent disturbance to adjacent dwellings from noise and vibration, including any piling activity and plant such as generators;
 - e) Information on how asbestos material is to be identified and treated or disposed of in a manner that would not cause undue risk to adjacent receptors;
 - f) The parking of vehicles of site operatives and visitors;
 - g) Loading and unloading of plant and materials;
 - h) Storage of plant and materials used in constructing the development;
 - i) The erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate;
 - j) Wheel washing facilities and any other relevant measures for keeping the highway clean during demolition and construction works;
 - k) Contact details of site manager to be advertised at the site in case of issues arising.

No fires shall be permitted on site during demolition and construction works.

The development shall be implemented in accordance with the approved CEMP.

Reason: To ensure that appropriate details are agreed before works start on site and to minimise disturbance and nuisance to occupiers of nearby properties and

users of the highway, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework. The details are required prior to development taking place on site as any works undertaken beforehand, including preliminary works, could result in adverse residential amenity and highway impacts.

7. 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 first floor rear facing windows in each dwelling's two storey side element shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or replacing that Order), the flat roof area above the approved single storey rear elements shall not be used as a balcony, terrace, roof garden or similar amenity area, and no railings, walls, parapets or other means of enclosure shall be provided to the approved flat roofs unless planning permission has previously granted for such works.

Reason: To protect the privacy and amenity of the occupants of the adjacent dwellings, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

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

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment having regard to Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

10. The development hereby permitted shall not be brought into use until the approved external parking spaces have been provided, constructed and surfaced in complete accordance with the plans hereby approved. 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) the spaces shall be retained thereafter.

Reason: To ensure that satisfactory provision is made within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

11. No above ground works shall take place until drawings demonstrating the details of the proposed bin and cycle stores, including their external appearance, have

been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied unless and until the bin stores and cycle stores have been provided in accordance with the approved details. The bin stores and cycle stores shall be retained thereafter.

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

12. The development hereby approved shall not be occupied unless and until a scheme for the installation of electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved charging points shall be installed and made available for use prior to the development being brought into use and shall be retained thereafter.

Reason: In the interests of promoting sustainable travel, having regard to Policies L4 and L5 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.

13. 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' with reference to the approved Tree Solutions tree report reference 19/AIA/Trafford/13 (Rev B), dated June 2020. 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 having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework. The fencing is required prior to development taking place on site as any works undertaken beforehand, including preliminary works can damage the trees.

14. 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 location of six additional trees net of any clearance, together with the formation of any banks, terraces or other earthworks, boundary treatments, materials for all hard surfaced areas (including those to the access road and parking bays), planting plans (including for the proposed green roof), 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 and R2 of the Trafford Core Strategy and the National Planning Policy Framework.

15. Should demolition works not have commenced by 31 March 2022 no demolition works shall take place until an updated bat survey, including an assessment of any changes relating to the potential presence of bats on site and any details of any new mitigation and/or licensing that may be required as a result of new evidence, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with any mitigation measures set out in the updated bat survey.

Reason: In order to protect any bats that may be present on the site having regard to Policy R2 of the Core Strategy and the National Planning Policy Framework. Best practice indicates (Collins et al 2016) that bat surveys are time limited for between 1 – 2 years as the condition of buildings can change over time.

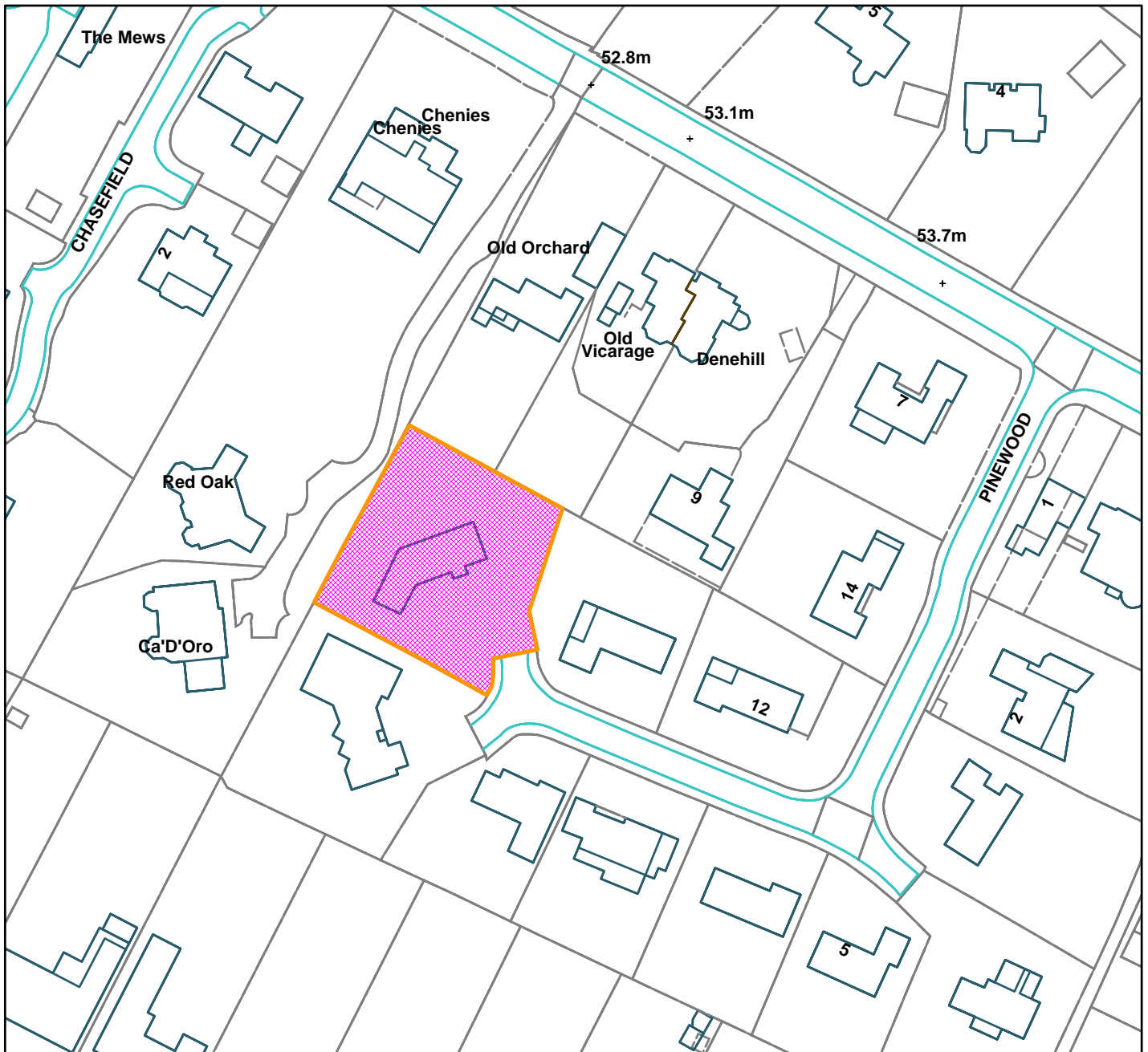
16. The development hereby permitted shall not be occupied unless and until biodiversity enhancement measures have been incorporated into the development in accordance with details (including the location and specification of two bat boxes) that have first been submitted to and approved in writing by the local planning authority.

Reason: To secure biodiversity improvements, having regard to Policy R2 of the Trafford Core Strategy and guidance in the NPPF.

TP



10 Pinewood, Bowdon, WA14 3JQ (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date: 18/06/2020
Date	09/06/2020
MSA Number	100023172 (2012)

Demolition of an existing single storey front porch and make good existing front elevation, demolition of existing rear single storey extension and replace with new single storey extension to the rear and side of the property, creating kitchen, dining, utility and garage space.

40 Ambleside Road, Flixton, M41 6PH

APPLICANT: Mr Brown

AGENT:

RECOMMENDATION: GRANT

This application is being reported to the Planning and Development Management Committee as the applicant is an employee of Trafford Council.

SITE

The application property is a detached two storey dwelling of 1930's design. The site is located along Ambleside Road, a predominantly residential road, featuring a relatively uniform and established street scene.

No. 40 Ambleside Road is located in the centre of a row of similar 1930's detached properties. The dwelling is bound by residential properties on all sides and the rear garden is enclosed with a close boarded fence. The properties sited to the rear, facing onto Western Road, are orientated at a slightly irregular angle to the properties facing onto Ambleside Road.

Both the adjacent No. 42 Ambleside Road and No. 38 Ambleside Road feature existing extensions projecting to the rear, with both having single storey extensions set adjacent to the application site plot boundary.

The application site features an unsympathetic front porch addition. There is a single storey, flat roof outrigger extending from the rear elevation. An outbuilding runs along the majority of the rear boundary between No. 40 and No. 38 Ambleside Road.

PROPOSAL

The existing front porch is to be demolished, revealing the original front elevation brickwork which is to be made good and restored as appropriate.

The existing single storey flat roof outrigger is also to be demolished.

A single storey extension running along the majority of the width of the plot and out from the original dwelling house side elevation, wrapping around the north east corner of the original dwelling, is proposed.

The extension would have a depth of 4.725m when measured from the original dwelling house rear elevation. The wrap around portion of the development would have a maximum depth of 6.74m. The maximum width of the development would be 10.57m. The proposed portion that extends from the original dwelling house side elevation would have a width of 2.7m when viewed from the front elevation and would be set back from the front elevation building line by 5.75m and bay window by 6.7m.

A hipped roof is proposed on the western side of the rear portion of the extension, with a ridge height of 3.95m and eaves height of 2.7m. The easterly and side portion of the extension features a pitched roof with a ridge height of 3.75m and eaves height of 2.7m.

A three pane bi-fold door, door, two windows and three roof lights are proposed in the rear elevation. A roof light is proposed in the side elevation facing west. A garage door is proposed on the front elevation. The existing first floor landing window would be slightly repositioned.

Internally, the extension would house a kitchen, utility area and garage.

Multi red brickwork, concrete interlocking roof tiles, black UPVC rainwater goods, and white UPVC windows are proposed, all to match existing. The garage door is proposed to be steel with a powder coated finish.

The increase in floor space of the proposed development would be 33.6m².

DEVELOPMENT PLAN

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

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

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility;
L7- Design.

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

OTHER POLICY DOCUMENTS

SPD3 – Parking Standards and Design (February 2012);
SPD4 – A Guide for Designing House Extensions & Alterations (February 2012).

PROPOSALS MAP NOTATION

Critical Drainage Area.

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None.

GREATER MANCHESTER SPATIAL FRAMEWORK

The Greater Manchester Spatial Framework is a joint Development Plan Document being produced by each of the ten Greater Manchester districts and, once adopted, will be the overarching development plan for all ten districts, setting the framework for individual district local plans. The first consultation draft of the GMSF was published on 31 October 2016, and a further period of consultation on the revised draft ended on 18 March 2019. A Draft Plan will be published for consultation in summer 2020 before it is submitted to the Secretary of State for independent examination. The weight to be given to the GMSF as a material consideration will normally be limited given that it is currently at an early stage of the adoption process. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If the GMSF is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) on 19 February 2019. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

MHCLG published the National Planning Practice Guidance on 6 March 2014, and was updated on 1st October 2019. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

None.

APPLICANT'S SUBMISSION

The applicant has submitted a selection of site photos.

CONSULTATIONS

None.

REPRESENTATIONS

None.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposal is for an extension to an existing residential property within an established built up area and therefore extensions and alterations are acceptable in principle subject to there being no harm to the character and appearance of the property through unsympathetic design or harm to the amenity of neighbouring properties. The proposed development needs to be assessed against the requirements and limitations of Policy L7 of Trafford's Core Strategy.

DESIGN AND APPEARANCE

2. The NPPF, Policy L7 of the Trafford Core Strategy and SPD4 all require that proposed development strives to achieve the highest level of design. Development should improve the character of both the host dwelling and immediate street scene.
3. SPD4 'A Guide to Designing House Extensions and Alterations' set out specific requirements that all householder developments should strive to achieve in terms of how an extension relates and responds to the character of the existing dwelling house.
4. The proposed works to the front porch would remove an unsympathetic addition, improving the overall appearance of the front elevation. The garage would have a considerable set back from the original dwelling house front elevation thus minimising its impact in the street scene. As such, the changes visible from the street scene respond to the character of the original host dwelling and would be acceptable in terms of visual amenity.
5. Pitched roofs are proposed on all elements of the rear extension, which are set below any existing ground floor ridge and eaves height, emphasising a subservient appearance.

6. It is considered that the proposed roof form would be slightly awkward in its relationship to the rear elevation of the main dwelling but, given its single storey height and position at the rear of the dwelling and the existing extensions of the neighbouring properties on either side, this would not have any undue impact on the overall character of the property. The placement of windows does not directly respond to the original dwelling house, however, the siting of each window ensures the rear elevation as a whole does not appear cluttered or out of character. It is therefore considered that the form of the development would be acceptable in terms of the character and visual amenity of the area.
7. The development would not result in the overdevelopment of the plot, with approximately 90.2m² (excluding outbuilding) of rear amenity space remaining.
8. The overall mass of the proposed development would also remain proportionate, extending to no further back than the neighbouring No. 38 Ambleside Road, 1.4m further back than the neighbouring No. 42 Ambleside Road and 1.6m further back than the existing rear outrigger rear elevation. The side extension extends less than half of the width of the original dwelling house.
9. The development does take up the majority of the width of the plot; however, as the development is single storey only and set considerably back from the front elevation, the impacts upon spaciousness and openness are minimal.
10. The proposed materials are appropriate, matching the original dwelling house.
11. As such, the proposed works would result in no harm to the character, design or appearance of the host dwelling, complying with all guidance as laid out within SPD4; and achieving the overall aims of Policy L7 of the Trafford Core Strategy and the NPPF.

RESIDENTIAL AMENITY

12. In relation to householder extensions, both the NPPF and Policy L7 of the Trafford Core Strategy strive to ensure that development has no unacceptable negative impacts upon neighbouring or future occupiers. As the development is for a residential extension within an established residential area, the main areas of consideration are overshadowing, overbearing and overlooking.
13. SPD4 sets out specific tests that should be applied to a variety of types of householder extensions to assess their impacts. Paragraphs 3.4.1 – 3.4.9 of SPD4 set out the relevant tests to ensure that rear extension do not have any materially negative impacts.
14. The relationship between the proposed development and adjacent Nos. 38, 42 and 29 Ambleside Road and Nos. 11 and 13 Western Road shall be assessed.

No. 38 Ambleside Road

15. The existing conservatory at No. 38 Ambleside Road is set adjacent to the plot boundary and extends further into the rear garden than the proposed extension. There is no proposed fenestration facing onto No. 38 Ambleside Road's side elevation. The extension is only a single storey in height.
16. As such, there would be no adverse amenity impacts to the neighbouring No. 38 Ambleside Road by way of overshadowing, overbearing or overlooking.

No. 42 Ambleside Road

17. The single storey rear extension is proposed adjacent to the plot boundary. The extension would project approximately 1.4m back from the neighbouring rear elevation. As such, the extension complies with the SPD4 guidance for rear extensions, ensuring no undue adverse impacts in terms of overbearing or overshadowing. No windows are proposed on the side elevation. A roof light is proposed facing the neighbouring plot. However, the roof light is set approximately 2.9m above internal ground floor at its lowest point, ensuring no opportunities for overlooking.
18. As such, there would be no unacceptable adverse amenity impacts to the neighbouring No. 42 Ambleside Road by way of overshadowing, overbearing or overlooking.

No. 29 Ambleside Road

19. No new fenestration is proposed on the front elevation. The removal of the porch steps back the building line of this particular portion of the front elevation. The proposed garage door has a separation distance from No. 29 Ambleside Road of approximately 34m.
20. As such, there would be no adverse amenity impacts to the neighbouring No. 29 Ambleside Road by way of overshadowing, overbearing or overlooking.

Nos. 11 and 13 Western Road

21. The proposed rear elevation would have a separation distance to the rear plot boundary of 11.4m and an interface distance of 27.5m to the rear elevation of No. 13 Western Road. The proposed rear elevation has an interface distance of 28.25m to the rear elevation of No. 11 Western Road.
22. As such, there would be no adverse amenity impacts to the neighbouring Nos. 11 and 13 Western Road by way of overshadowing, overbearing or overlooking.

Future Occupiers

23. No gap has been maintained between the proposed side elevation and plot boundary. However, a garage which, owing to its dimensions, is unlikely to be used predominantly as parking, is proposed. This garage will allow for the storage of waste bins, cycles, etc. away from the street scene in a convenient location and a through route from the garage to garden via the utility area is available, which will mitigate against the loss of direct external access.

PARKING

24. No new bedrooms are proposed and no existing parking provision would be lost. SPD3 requires a three bedroom dwelling to provide a maximum of two off road parking spaces.
25. The existing dwelling house features a front garden laid entirely to hard standing. This space is large enough, measuring 10.3m by 5.6m at its smallest point, to provide two SPD3 compliant off road parking spaces.
26. As such, the development would maintain an adequate provision of off road parking spaces, having no material impact upon the relationship between the dwelling house and public highway, complying with Policy L4 of the Trafford Core Strategy and national guidance.

DEVELOPER CONTRIBUTIONS

27. The proposed development will increase the internal floor space of the dwelling by less than 100m² and therefore will be below the threshold for charging. No other planning obligations are required.

PLANNING BALANCE AND CONCLUSION

28. The scheme has been assessed against the development plan and national guidance and it is considered that the proposed development would result in an acceptable form of development with regard to design and visual amenity and the impact on the amenity of neighbouring residents and would comply with Policies L4 and L7 of the Core Strategy and guidance in the NPPF.

It is therefore considered that the proposal comprises an appropriate form of development for the site and 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 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 PR01 and PR02 received by the local planning authority on 11th May 2020.

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

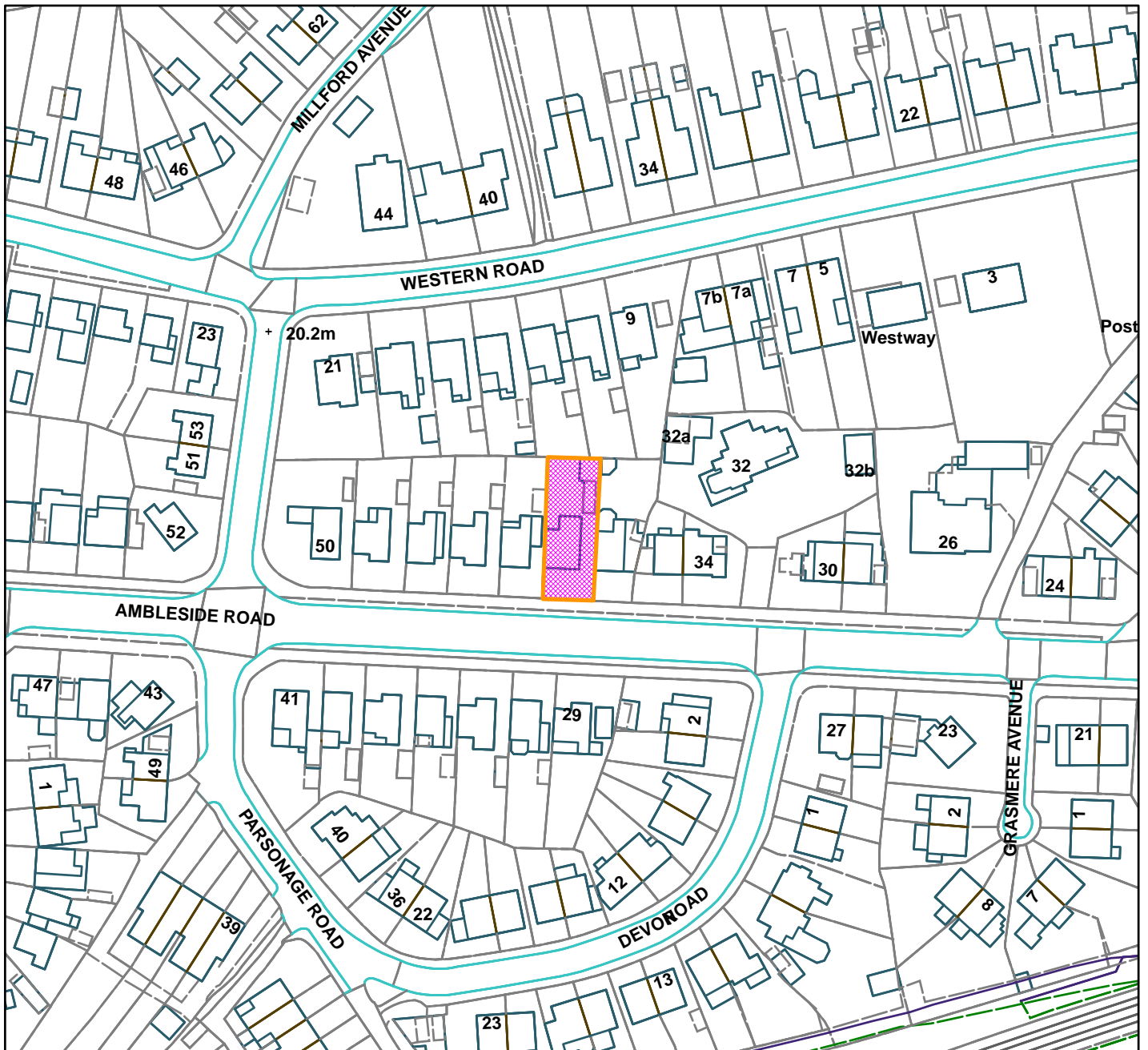
3. The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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

SM



40 Ambleside Road, Flixton, M41 6PH (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date: 18/06/2020
Date	09/06/2020
MSA Number	100023172 (2012)

WARD: Village

100102/HHA/20

DEPARTURE: No

Erection of a two storey side and a part single/part two storey rear extension following removal of the existing conservatory.

132 Stockport Road, Timperley, Altrincham, WA15 7SR

APPLICANT: Mr Proudlove

AGENT: GR Architectural Design and CAD Services

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

This application is being reported to the Planning and Development Management Committee as the applicant is an employee of Trafford Council.

SITE

The application site relates to a two storey semi-detached property, located on the south side of Stockport Road. It is situated in a predominantly residential area; the majority of surrounding properties are semi-detached and detached dwellings. The applicant property has an existing single storey rear extension, rear conservatory and detached outbuildings along the common boundary with No. 134. No. 134 also has an existing single storey rear extension, conservatory and detached garage and No. 130 has an existing single storey rear extension, set away from the common boundary.

PROPOSAL

Planning permission is sought for the erection of a two storey side extension and rear extension and a single storey rear extension.

The two storey side extension would project approximately 1m from the side elevation with a depth of 10.1m and set back of 0.15m from the front elevation. It proposes matching eaves height, with the ridge set down by 30cm from the main roof ridge.

The rear elements would project approximately 2.7m to the rear at both ground and first floor. It would be approximately 2.8m wide at ground floor and 3.8m wide at first floor level.

The single storey rear extension proposes a pitched roof with an eaves height of 2.8m and ridge of 3.8m whilst the two storey element proposes a hipped roof with a matching eaves height to the host and lower set ridge height of 6.4m

Windows are proposed on all elevations at both ground and first floor, alongside one roof light proposed on the single storey rear element. The extension would be constructed with matching materials to that of the host dwelling in relation to brick, roof tiles and UPVC fenestration.

The increase in floor space of the proposed development would be less than 100m².

Value added: Amended plans were submitted to show the roof of the side extension set down from the main ridge.

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 – Parking

L7 – Design

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

OTHER LOCAL POLICY DOCUMENTS

SPD4 – A Guide for Designing House Extensions and Alterations

PROPOSALS MAP NOTION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) in 19th February 2019. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

MHCLG published the National Planning Practice Guidance on 6th March 2014, and is updated regularly. The NPPG will be referred to as appropriate in the report.

GREATER MANCHESTER SPATIAL FRAMEWORK

The Greater Manchester Spatial Framework is a joint Development Plan Document being produced by each of the ten Greater Manchester districts and, once adopted, will be the overarching development plan for all ten districts, setting the framework for individual district local plans. The first consultation draft of the GMSF was published on 31 October 2016, and a further period of consultation on the revised draft ended on 18 March 2019. A Draft Plan will be published for consultation in summer 2020 before it is submitted to the Secretary of State for independent examination. The weight to be given to the GMSF as a material consideration will normally be limited given that it is currently at an early stage of the adoption process. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If the GMSF is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

RELEVANT PLANNING HISTORY

92202/HHA/17: Erection of part single/part two storey rear and side extensions. Approved with Conditions 20 November 2017

APPLICANT'S SUBMISSION

CIL Questions

CONSULTATIONS

None

REPRESENTATIONS

One neighbour representation has been received in response to the proposal.

130 Stockport Road – objects to the planning application

I am the owner of 130 Stockport Road and although I don't currently live at the property my tenants have raised this matter to me. We are concerned the replacement of the conservatory with the proposed extension would overshadow the rear patio and cause a

loss of light particularly in the main living room which faces towards the back garden.

OBSERVATIONS

PRINCIPLE

1. Householder extensions and alterations are acceptable in principle subject to there being no undue harm to the character and appearance of the property through unsympathetic design or unacceptable harm to the amenity of neighbouring properties and residential areas. Further to this, issues relating to parking provision are also to be considered. There are no additional constraints in this instance.

DESIGN AND VISUAL AMENITY

2. Paragraph 124 of NPPF states *'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*
3. 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.
4. Paragraph 3.1.2 from SPD4 states that: The detailed design of a rear extension, including proportions and dimensions, should be reflective of the main building and respect important elevation features such as decorative bays. Pitched roofs are often more visually appropriate, relating better to the main dwelling and generally requiring less maintenance. An extension should also be proportionate to the dwelling in size and should not appear too bulky in relation to the host dwelling. It should not occupy a disproportionate amount of the garden to appear out of character with the surrounding residential area.
5. The side projection of the extension would be minimal at 1m, this is far less than half the width of the original property as to not appear incongruous or noticeably unbalance the semi-detached pair. Furthermore the extension would retain a 1m

visual gap to the common boundary at the side; as such no terracing impact upon the street scene would occur. In addition the ridge height of the side element is set lower than the main roof making it appear subservient within the streetscene.

6. Overall it is considered the side element would not have a detrimental impact on the character of the property or the street scene.
7. The rear extensions would have modest projections in proportion to the host dwelling and would retain a substantial area of private garden space. The extensions would have a similar and complimentary roof designs at both single and two storeys. Overall it is considered that the rear extensions would be acceptable in terms of its scale and appearance.
8. The proposed window design replicates the original windows of the host and is considered acceptable. Furthermore the extension would be constructed with matching materials to the host as to appear in keeping with the character of the surrounding residential area.
9. As such, Officers consider the proposal would have no unacceptable impact in terms of the visual amenity of the street scene and the surrounding area. Subject to conditions, the proposed development is considered acceptable in terms of design and visual amenity and would comply with Policy L7 of the Core Strategy and guidance in the NPPF in this respect.

RESIDENTIAL AMENITY

10. Policy L7 of the Core Strategy states that in relation to matters of amenity development must not prejudice the amenity of future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise or disturbance, odour or in any other way.
11. The relevant guidance contained within SPD4 states the following:

Paragraph 2.14.2 states '*It is important that extensions or alterations:*

 - *Do not adversely overlook neighbouring windows and/or private gardens areas.*
 - *Do not cause a significant loss of light to windows in neighbouring properties and/or their patio and garden areas.*
 - *Are not sited so as to have an overbearing impact on neighbouring amenity.'*
12. The proposed single storey rear extension, would project approximately 2.7m to the rear in total. This projection would be less than the maximum set out in SPD4 for extensions at the rear on or close to a common boundary.. As such the rear

extension is not considered to create significant material impact in regards of overbearing or loss of light towards the immediate neighbours of 130 and 134 Stockport Road.

13. The two storey rear extension would be offset from the common boundary with no.130 Stockport Road by approximately 2.9m and would project 2.7m to the rear. At this distance from the boundary the depth of the two storey extension would comply with SPD4.
14. The two storey rear extension would be set 1m off the common boundary with no.134 which would allow for a rear projection of up to 2.5m under SPD4 3.4.3, as such the extension is in excess of this value by 0.2m. The addition projection is not considered to cause material harm given that no.134 has a single storey outrigger that projects approximately 2.75m to the rear. Therefore the extension does not project beyond the rear building line of the neighbour. Furthermore the two dwellings benefit from a greater separation distance of approximately 3.5m. As such no significant harm in regards of overbearing or loss of light is considered to occur towards no. 134.
15. The side element is not considered to create and additional significant harm given its modest projections to front and rear.
16. The proposal would not project beyond the front building line of the host and would retain a separation distance in excess of the recommended 21m under SPD4 towards neighbours at the rear. As such no material harm is considered to be created in regards to the amenity of neighbours at either the front or rear.
17. None of the windows proposed in the side elevation are to be habitable room serving, as such no harmful overlooking is considered to occur in this case. It is considered necessary however to add a condition regarding the first floor side window (bathroom) so that it is obscurely glazed. In order to prevent issues of privacy, given the close proximity to no.134 Stockport Road.
18. It is therefore considered that the proposed extension would not have any unacceptable impact on the residential amenity of any neighbouring properties and would comply with Policy L7 of the Core Strategy in this respect.

PARKING AND HIGHWAY SAFETY

19. The proposal would not result in the provision of any additional bedrooms nor would it result in the loss of any parking space to the side of the dwelling. As such it is not considered the proposal would result in any detriment to parking provision or highway safety.

DEVELOPER CONTRIBUTIONS

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

PLANNING BALANCE AND CONCLUSION

21. It is therefore considered that the proposed development would be acceptable in terms of design and visual amenity, would not have any unacceptable impacts on the residential amenity of neighbouring properties and would be acceptable in terms of parking provision. As such, the development 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 plan numbers: Proposed Plans 02 REV and Proposed Elevations 02 Rev A.

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

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

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation the windows in the first floor on the side elevation facing north-easterly shall be fitted

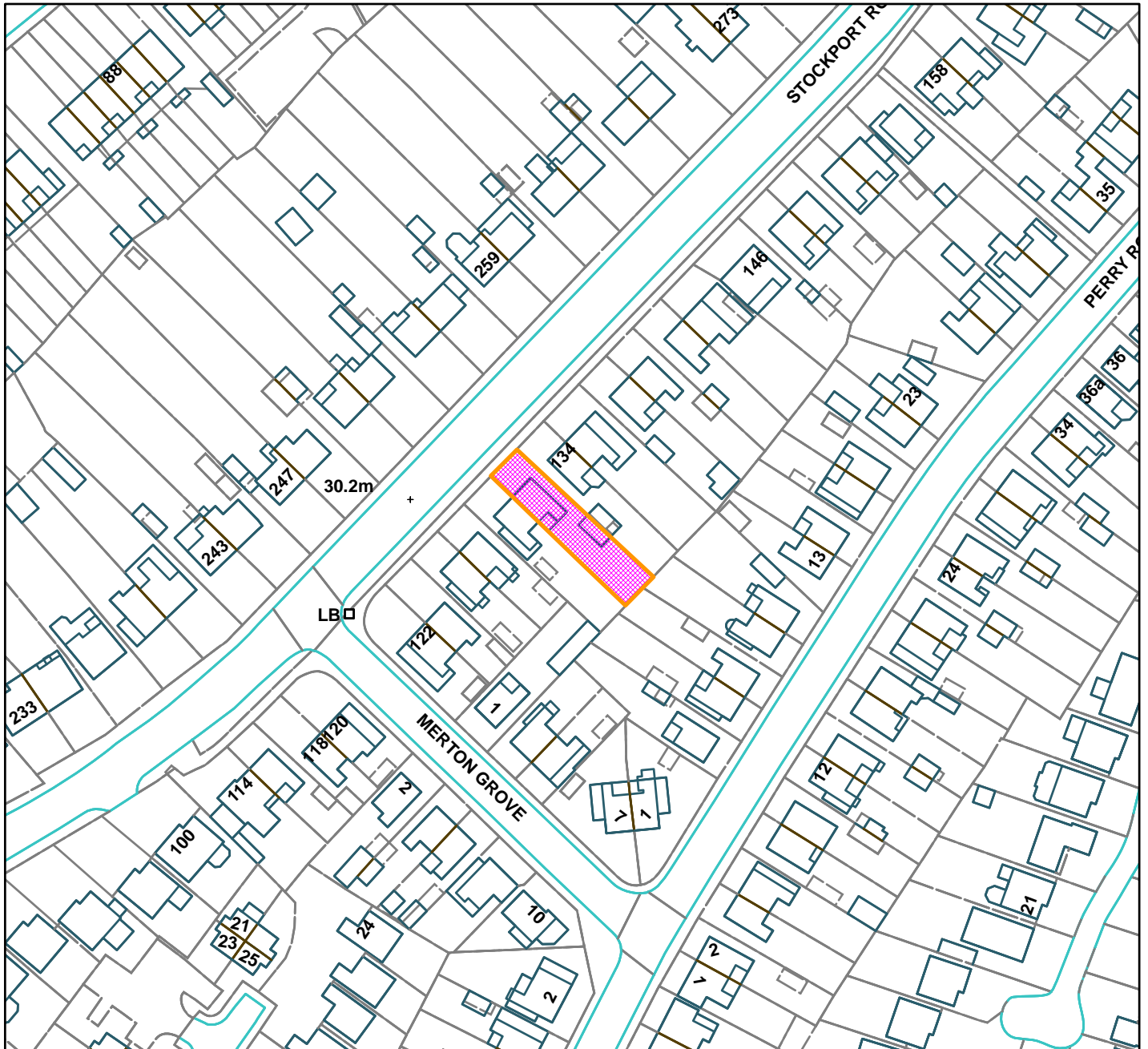
with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

MT



132 Stockport Road, Timperley, Altrincham, WA15 7SR (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date: 18/06/2020
Date	09/06/2020
MSA Number	100023172 (2012)

WARD: Stretford

100200/HHA/20

DEPARTURE: No

Erection of single storey rear extension.

33 Urmston Lane, Stretford, M32 9BG

APPLICANT: Mrs Walser

AGENT: Mr Vaughan

RECOMMENDATION: GRANT

This application is reported to the Planning and Development Management Committee because the applicant is an employee of Trafford Council.

SITE

The application property is a mid-terrace dwelling on the south side of Urmston Lane, in a residential area of Stretford. The two storey property has a ground floor bay window with a small front garden and to the rear a small yard and larger back garden. The other dwellings on the terrace row are uniform in character and design, with an established street scene

PROPOSAL

The proposal seeks planning permission for the erection of single storey rear extension, with the development providing an extended dining and kitchen area.

The proposed single storey rear extension would project by 3m and have a width of 1.8m, with an apex height of 3.9m and eaves height of 3m.

The increase in floor space of the proposed development would be 9m².

Value added: Amended plans were submitted to show the proposed rear extension reduced to a 3m projection in accordance with SPD4.

DEVELOPMENT PLAN

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

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the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.

- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility

L7 – Design

For the purpose of the determination of this planning application, this policy is considered 'up to date' in NPPF Paragraph 11 terms

OTHER LOCAL POLICY DOCUMENTS

SPD4 – A Guide for Designing House Extensions and Alterations

PROPOSALS MAP NOTATION

None to note

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) in 19th February 2019. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

MHCLG published the National Planning Practice Guidance on 6th March 2014, and it is updated regularly. The NPPG will be referred to as appropriate in the report.

GREATER MANCHESTER SPATIAL FRAMEWORK

The Greater Manchester Spatial Framework is a joint Development Plan Document being produced by each of the ten Greater Manchester districts and, once adopted, will be the overarching development plan for all ten districts, setting the framework for individual district local plans. The first consultation draft of the GMSF was published on 31 October 2016, and a further period of consultation on the revised draft ended on 18 March 2019. A Draft Plan will be published for consultation in summer 2020 before it is submitted to the Secretary of State for independent examination. The weight to be given to the GMSF as a material consideration will normally be limited given that it is currently at an early stage of the adoption process. Where it is considered that a different

approach should be taken, this will be specifically identified in the report. If the GMSF is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

RELEVANT PLANNING HISTORY

No prior planning history.

APPLICANT'S SUBMISSION

The applicant has submitted a selection of site photos.

CONSULTATIONS

N/A

REPRESENTATIONS

The application was advertised through notification letters sent to immediate neighbours. Two objections were received from the same householder.

An objection was received from 35 Urmston Lane on 30th March 2020, the following concerns were raised:

- No site notices submitted
- Neighbour had not been notified
- Inaccuracies on the application Form
- Inaccuracies / quality of submitted plans

Following amended plans a second objection was received from 35 Urmston Lane on 30th March 2020, the following concerns are summarised below:

- The proposed side/rear extension is contrary to Council guidance
- The proposed development would cause a loss of outlook and privacy, overshadowing/ loss of sunlight to the courtyard garden, living room window and kitchen windows (both side and rear windows) and cause an uncomfortable sense of enclosure and cause an overbearing relationship between the properties.
- The design of the extension should be amended to either comply with Trafford Council's design guidelines or to comply with the Permitted Development design requirements (Application submitted as a householder application).
- To take account of our comments and to take account of practicalities such as roof window privacy (persons will be visible from upper windows of our property)

via the roof windows and vice versa) maintenance/access of the neighbouring wall and guttering of the proposed development given their proximity to the boundary wall and potential to overhang the boundary. We feel these are reasonable comments in response to the proposed development. We highlight that we enjoy the light in our kitchen, living room and courtyard; these were key points of appeal to us in purchasing our home.

- We highlight that we are not in opposition to an extension of any kind but would reasonably request that our concerns are given due consideration.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposal is for an extension to an existing residential property, within a predominantly residential area. The key issues for consideration in this application are the design and appearance of the development, its impact on residential amenity, and the level of parking provision.

DESIGN AND APPEARANCE

2. With regard to design and appearance, the proposal should meet with the requirements of the NPPF and Policy L7 of the Core Strategy and with SPD4.
3. The proposed development would be contained to the rear of the property, therefore not impacting on the wider streetscene of Urmston Lane.
4. The proposed single storey rear extension would partially infill the space between the side boundary wall and existing two storey outrigger. It is considered that the extension would be proportionate in scale and subservient to the host property, retaining a sufficient garden area to the rear.
5. The proposed extension would be constructed in brickwork and roof tiles to match the existing property. The roof of the rear extension would be pitched with two evenly placed Velux roof lights. There would be bi-fold doors and steps across the rear elevation of the outrigger and a door on the rear of the extension, which are also considered to be appropriate in scale and design to the host property.
6. It is therefore considered that the proposed extension would not adversely impact on the existing street scene or the character of the surrounding area and is

designed to be in keeping with the character of the host property thus in accordance with Policy L7 of the Core Strategy and SPD4.

RESIDENTIAL AMENITY

7. With regard to impacts on residential amenity, the proposal should meet with the requirements Policy L7 of the Core Strategy and with SPD 4 and be acceptable in terms of its impacts on privacy, light and outlook of neighbours.
8. Objections received raised concern over the consultation process. Officers can confirm that for this type of application there is no requirement for a site notice and all immediately surrounding properties were consulted directly by letter.

Impact on number 35 Urmston Lane

9. This is the adjacent property to the east of the application site.
10. As previously noted the rear extension would project by 3m and the development would be close to the common boundary with no.35 Urmston Lane. This would be acceptable as per the SPD4 guidance that a single storey rear extension close to a boundary should not project by more than 3m for terraced properties.
11. Given the height and depth of the proposed extension it is considered that the development would not appear unduly overbearing nor would result in overshadowing that would be detrimental to residential amenity. Equally there are no windows proposed on the side of the rear extension facing towards no. 35. Whilst concern has been raised over overlooking to and from the rooflight, given the sight lines this is not considered to result in harmful levels of overlooking or loss of privacy.
12. Amended plans were submitted to reduce the projection to 3m, to comply with SPD4 an issue raised in the objections received. It is accepted the proposal would have an impact to no.35, however given the scale of the extension, this impact is not considered to be harmful or against adopted policy or guidance.

Impact on number 31 Urmston Lane

13. This is the adjacent neighbour to the west of the application site.
14. As previously noted the proposed extension would infill the gap between the side boundary wall (with no. 35) and two storey outrigger. The proposed single storey

rear extension would not extend beyond the existing two storey outrigger wall and be out of view of no. 31. Therefore the proposal is considered not to impact on the amenity of no. 31 and be in accordance with the SPD4.

Impact on properties to the front and rear of the site

15. The proposed extension would not extend beyond the existing rear building line of the outrigger and a distance of 46m would be retained to the habitable room windows of no.8 Milwain Road to the rear. Therefore, given the ample separation to properties to the rear it is not considered the proposal would harm the amenity of occupiers of the properties on Milwain Road.

16. Overall it is considered that the proposal complies with SPD4 and L7 of the Core Strategy in relation to residential amenity.

PARKING

17. The proposal would not increase the number of bedrooms in the property or result in the loss of the existing parking provision to the front of the property or the street parking available on Urmston Road. As such the proposal is considered acceptable in terms of its impacts on parking.

DEVELOPER CONTRIBUTIONS

18. The proposed development would increase the internal floor space of the dwelling by less than 100m² and therefore will be below the threshold for charging.

PLANNING BALANCE AND CONCLUSION

19. The proposed development is considered not to cause harm to the character and appearance of the dwelling or wider area by reason of its design, scale and materials, and therefore it is considered appropriate within its context. As such it is considered that the proposed development would be in accordance with policy L7 of the Trafford Core Strategy, SPD4 and government guidance contained within the NPPF. In addition, the proposed development would have no significant impact on the amenity of surrounding properties and therefore meets the aims of SPD4, the Core Strategy and the NPPF in this respect.

RECOMMENDATION

GRANT subject to the following conditions:-

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the amended plans, numbers: RB 01; RB 02; RB 03 received 29 May 2020.

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

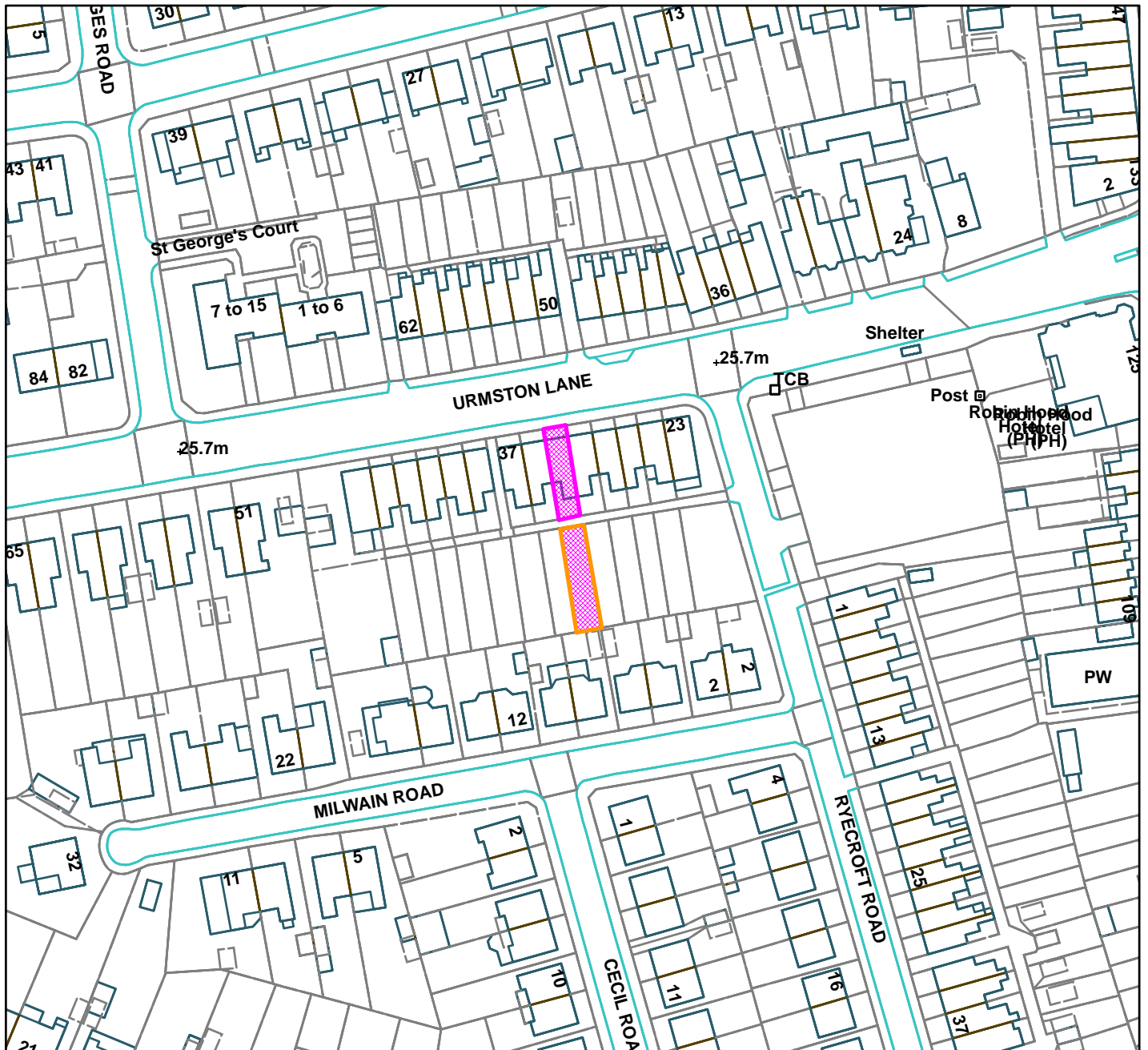
3. The brickwork used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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

KG



33 Urmston Lane, Stretford, M32 9BG (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date: 18/06/2020
Date	09/06/2020
MSA Number	100023172 (2012)

Hybrid Planning Application for a) Application for outline planning permission including details of access for the regeneration of the Sale West Estate comprising residential development of up to 184 dwellings; replacement sports and community uses; provision of new and improved estate roads; parking; footpath closures; public realm and open space works; play areas; removal of and works to trees; and associated development thereto; and b) Application for full planning permission for the erection of 79 dwellings comprising works to existing and a new internal estate road, landscape works, resurfacing, reconfiguration and new parking provision, footpath closures and associated development thereto.

Sale West Estate Bounded By Firs Way, Cherry Lane, Woodhouse Lane And Manor Avenue

APPLICANT: Irwell Valley Homes

AGENT: Nexus Planning

RECOMMENDATION: GRANT

The application has been reported to the Planning and Development Management Committee due to six or more representations being received contrary to Officer recommendation.

SITE

The site is referred to collectively as the Sale West Estate and is located at the western extremity of the residential area of Sale. The estate comprises approximately 1,400 dwellings and was developed in the 1960s and 1970s, the majority of which is former council housing stock now managed by Irwell Valley Housing. The planning application site relates to an area approximately 36 hectares in size, the estate covers an area of approximately 42 hectares.

The estate has been arranged in what is referred to as a Radburn layout which is a design concept whereby the back gardens/ yards of properties face the road side and the front of properties face one another across communal areas/footways. The housing stock is predominantly two storey terraced properties with some semi-detached dwellings and a small number of three storey flats and bungalows. The estate includes a community centre with a MUGA which is adjacent to Sale West Park which has children's play facilities, all trees within the park are subject to a Tree Preservation

Order (TPO44). A community garden and allotments (Phoenix Gardens) is located close to Sale West Park.

The estate is effectively bound by Manor Avenue to the east, Firs Way to the north and west and Cherry Lane to the South. Brentwood High School and St. Margaret Ward RC Primary School are located to the south side of the estate accessed off Cherry Lane. A convenience store and takeaway are located off Catterick Avenue close to the junction with Firs Way and Cherry Lane to the south-west of the estate.

To the north side of the site is a public house; Firsway Health Centre and Manor Avenue playing field. The areas to the north, east and south of the estate are predominantly residential.

To the west of the site on the opposite side of Firs Way is a large area of open space including Carrington Moss; agriculture land and land used for sport and leisure and is designated Green Belt and Area of Landscape Protection. The land is also allocated with the emerging Greater Manchester Spatial Framework as land to be removed from Green Belt providing circa. 6,100 homes and industrial development (Policy 45 New Carrington).

The application site is allocated as a Priority Regeneration Area within the Local Plan: Trafford Core Strategy (Policy L3.6). A neighbourhood shopping centre is identified on the Local Plan Composite Policies Map opposite the Sale West Community Centre, however the buildings that formed part of the shopping centre designation were demolished a number of years ago and never replaced. The area where the MUGA is located to the rear of the Community Centre and Sale West Park are allocated as Protected Open Space within the Local Plan Composite Policies map. The site and wider estate is located within a Critical Drainage Area within Trafford Councils Strategic Flood Risk Assessment and is within Flood Zone 1 with regards Environment Agency Flood maps (lowest risk of flooding).

PROPOSAL

Planning permission is sought for comprehensive redevelopment of the Sale West Estate with up to 263 new dwellings proposed. The application has been submitted as a hybrid, which seeks full planning approval for 79 dwellings in Phase 1 and outline permission for up to an additional 184 dwellings in subsequent phases, the proposals are summarised as follows:-

- Full planning approval for Phase 1 in relation to the south-west part of the estate from Chepstow Avenue down to Epsom Avenue and across to Hurst Avenue. The works proposed include the erection of 79 dwellings incorporating 37no. 2 bedroom dwellinghouses; 27no. 3 bedroom dwellinghouses; 9no. 4 bedroom dwellinghouses; 4no. 2 bedroom maisonette flats and 2no. 1 bedroom maisonette flats. Phase 1 will also include the formation of part of a new spine road through the estate connecting Epsom Road on the south side of the estate with Hurst Avenue along the eastern side. Existing parking areas on Epsom Avenue and Chepstow Avenue will be reconfigured, resurfaced and delineated with new parking spaces also provided. Enhanced

landscaping works to include both soft and hard landscaping is proposed throughout Phase 1 also comprising activity zones with play/gym equipment and provision of new benches/seating areas. Soft landscaping proposals also include the provision of a Swale alongside the new spine road to deal with surface water run-off. A number of rear pedestrian alleyways are proposed to be closed off through provision of metal railings and gates.

- Outline planning approval for the erection of up to an additional 184 dwellings to be delivered in later phases. Additional works include the refurbishment of the existing Sale West Community Centre. Provision of new and improved roads throughout the estate including redesigns of some roads as shared surfaces. This will include the continuation of the spine road to Ascot Avenue and then beyond towards Thirsk Avenue providing a north south link across the site. Reconfiguration and resurfacing of a number of parking courts and upgrading and provision of walking and cycling routes across the estate. A number of rear pedestrian alleyways to be closed off similar to those proposed under Phase1. Landscape improvements throughout. All matters excluding access (layout, appearance, landscaping and scale) are reserved for future determination.

The application proposals are part of Irwell Valley's growth and development plan for regenerating the estate over a ten year period including the new build properties as well as improvements to the existing homes and infrastructure on the estate.

In addition to the current proposals which form part of this planning application, the applicant is delivering £7 million in investment to existing homes, including new kitchens, boilers, roofs, painting and fencing.

Amended plans and further information has been submitted in response to observations and comments from officers in relation to house design and drainage and are still under consideration at the time of report preparation and will be updated on the additional information report to planning committee.

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
- L3 – Regeneration and Reducing Inequalities
- L4 – Sustainable Transport and Accessibility
- L5 – Climate Change
- L7 – Design
- L8 – Planning Obligations
- R2 – Natural Environment
- R3 – Green Infrastructure
- R4 – Green Belt, Countryside and Other Protected Open Land
- R5 – Open space, Sport and Recreation

PROPOSALS MAP NOTATION

- Priority Regeneration Area
- Protected Open Space
- Neighbourhood Shopping Centre

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

- OSR5 – Protection of Open Space
- T8 – Improvements to the Highway Network

SUPPLEMENTARY PLANNING GUIDANCE/DOCUMENTS

- Revised SPD1: Planning Obligations
- SPD3: Parking Standards and Design
- PG1: New Residential Development

GREATER MANCHESTER SPATIAL FRAMEWORK

The Greater Manchester Spatial Framework is a joint Development Plan Document being produced by each of the ten Greater Manchester districts and, once adopted, will be the overarching development plan for all ten districts, setting the framework for individual district local plans. The first consultation draft of the GMSF was published on 31 October 2016, and a further period of consultation on the revised draft ended on 18 March 2019. A Draft Plan will be published for consultation in summer 2020 before it is submitted to the Secretary of State for independent examination. The weight to be given to the GMSF as a material consideration will normally be limited given that it is currently at an early stage of the adoption process. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If the GMSF is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) in 19 February 2019. 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, and was updated on 1st October 2019. The NPPG will be referred to as appropriate in the report.

NATIONAL DESIGN GUIDE

This document was published by the Government in October 2019 and forms part of the Governments collection of national planning practice guidance.

RELEVANT PLANNING HISTORY

H/64006 - Land at Epsom Avenue, Sale West Estate - Erection of 12 three-storey terraced dwelling houses with access to driveways from Epsom Avenue, car parking, and associated footpath and highway works. (Amendment to planning permission H/50700 to increase size of properties to create 10 no. three bedroom dwellings, and 2 no five bedroom dwellings) – Approved 25.04.2006

H/63277 - Land Bounded By 37, 38, 49, 50, 68, And 93 to 95 Chepstow Avenue - Erection of 6 no. two storey, 3 bedroom terraced properties – Approved 20.12.2005

H/56116 - Land at Chepstow Avenue, Sale (Site of Former Nos. 79-88) - Erection of a terrace of 6 bungalows for elderly persons – Approved 25.05.2003

H/DEM/50770 - 62-65 (Inclusive) Epsom Avenue And 69-88 (Inclusive) Chepstow Avenue - Demolition of dwelling houses (Consultation under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995)) – Prior Approval Not Required 04.01.2001

H/50700 - Land at Epsom Avenue - Erection of 24 houses including car parking and associated footpath and highway works – Approved 26.01.2001

APPLICANT'S SUBMISSION

The following reports have been submitted with the application and are referred to in the Observations section of this report where necessary: -

- Acoustic Assessment
- Affordable Housing & Meeting Housing Needs Statement
- Air Quality Assessment
- Construction Traffic Management Plan
- Crime Impact Statement
- Design & Access Statement (including Waste Management Strategy)

- Energy Statement
- Flood Risk Assessment & Drainage Strategy
- Green Infrastructure Statement
- Interim Travel Plan
- Utilities Study
- Open Space Assessment
- Phase 1 Arboricultural Impact Assessment & Method Statement – Phase 2 Indicative
- Phase 1 Ground Investigation Preliminary Risk Assessment (Phase1 detailed, Phase 2 and 3 outline)
- Habitat Survey Report
- Planning Statement
- Statement of Community Involvement.
- Transport Assessment

As part of the application submission the applicant has provided a Masterplan which includes the detailed elements for the full application (Phase 1) and an indicative layout and house types for the outline application to be delivered in later phases. A parameters plan has also been submitted which identifies the areas for development in later phase(s) and also areas which will be subject to highway and landscaping improvements.

The planning statement submitted as part of the application package identifies the key material benefits of the application, summarised as follows:-

- Delivery of 79 homes for social rent, to be managed by Irwell Valley Homes;
- Development on underused land, some of which is previously developed, for up to 263 homes (Phase 1 and later phases) within the existing urban area which is in line with aspirations of national and local planning policies which seek to focus development to existing settlements in sustainable locations;
- The development will regenerate a former Council estate in line with the Trafford Core Strategy which identifies the estate as a Priority Regeneration Area.
- Irwell Valley Homes have committed to investing £7.4 million into improvements to existing homes, plus an additional £11.4 million to deliver new homes, open space, children’s play areas, pedestrian routes, landscaping, drainage, parking areas and vehicular access;
- The layout of the estate will be rationalised, improving vehicular permeability and prioritising key pedestrian routes;
- The later phases of the development will deliver up to 184 additional units which could come forward for age friendly and older peoples accommodation;
- The scheme will significantly contribute towards the overall housing land supply position in Trafford.

The design and access statement highlights a number of design opportunities and challenges in relation to the proposed redevelopment works. It states that the original design has resulted in an inward-looking, impenetrable estate, disconnected from the surrounding area. The proposed masterplan would create a cultural change by opening

up access, defining boundaries, providing clear frontages and uplifting the environmental quality of the estate.

The parameters plan details that Phase 1 proposals are for 79 dwellings and that Phase 2 and later phases could comprise a minimum of 97 up to a maximum of 184 new dwellings, this is subject to funding and need.

The submitted Statement of Community Involvement outlines engagement with local residents and stakeholders in developing the Masterplan, the key responses from residents in terms of priorities were car parking areas and resurfacing; outdoor play facilities and furniture and that there is a need for family housing and older peoples accommodation.

CONSULTATIONS

National Grid – No objection. Advise that the proposal is in the vicinity to a High-Pressure Gas Pipe line and an easement strip will be required.

Trafford Public Health – No comments received at time of report preparation

Trafford Clinical Commissioning Group – No objection and no health implications arising from the development.

Trafford Council Education – No objections, it is highlighted that both local primary and secondary schools are oversubscribed and a financial contribution is recommended to help address shortfall. Comments are discussed in more detail in the Observations section of the report

Trafford Council Asset Management – No comments received at time of report preparation

Electricity North West (ENW) – No objections. Development is shown to be adjacent to or affects ENW operational land or distribution assets. Applicant to contact ENW to verify details of development.

Environment Agency – No comments received at time of report preparation.

Greater Manchester Archaeological Advisory Service (GMAAS) – no objections

Greater Manchester Ecology Unit (GMEU) – No objection subject to conditions/Informatives. Comments are discussed in more detail in the Observations section of the report

Greater Manchester Pedestrian Association – No comments received at time of report preparation

Greater Manchester Police (Design for Security) – No objection in principle subject to a condition requiring the development to reflect the physical security specifications

set out in the Crime Impact Statement. Comments discussed in more detail in Observations section of the report.

Health & Safety Executive (HSE) – Do not advise against the granting of planning permission in this case, on safety grounds.

Pollution & Housing (Air) – No objection, comments discussed in more detail in Observations section of the report.

Pollution & Housing (Nuisance) – No objection subject to condition regarding a ventilation strategy, comments discussed in more detail in Observations section of the report.

Pollution & Housing (Contaminated Land) – No objection subject to contaminated land conditions. Comments are discussed in more detail in the Observations section of the report.

Ramblers Association – No comments received at time of report preparation.

Trafford Council Housing Strategy – No objections, comments discussed in Observations section of the report.

Lead Local Flood Authority (LLFA) – Object to the proposal in the absence of an acceptable drainage strategy. Comments are discussed in more detail in the Observations section of the report

Transport for Greater Manchester (TfGM) – No objections. Advice provided regarding trip distribution and junction assessments; site accessibility and measures to encourage sustainable forms of transport. Comments discussed in more detail in the Observations section of the report.

Local Highway Authority (LHA) – No objection in principle, comments discussed in Observations section of the report.

Trafford Council Arboriculturist – No objection in principle. Comments are discussed in more detail in the Observations section of the report.

United Utilities – Have raised concerns with regards submitted drainage strategy. It is recommended the applicant consider the hierarchy of drainage options; finished floor levels are requested and a number of plots are identified as impacting United Utilities infrastructure. United Utilities have suggested they would prefer for these issues to be resolved prior to determination of the application but have suggested a number of drainage related conditions should permission be granted. Comments are discussed in more detail in the Observations section of the report

Trafford Council Waste Management – No comments to make regarding the proposed development.

Trafford Council Strategic Growth – No comments received at time of report preparation.

Highways England – No objection.

Sport England – No objection, recommend condition regarding submission of scheme for any redevelopment works to Sale West Community Centre and associated outdoor sports facilities. Comments are discussed in more detail in the Observations section of the report.

Greater Manchester Fire Authority – No comments received at time of report preparation.

Manchester Airport (Safeguarding) – No aerodrome safeguarding objections to the proposal.

City Airport – No objections.

REPRESENTATIONS

Neighbours: 9 letters of objection have been received in relation to the proposed development, the issues raised as follows:-

Impact on Residential Amenity

- Proposals will result in an increase in noise and pollution.
- Overlooking from new houses being built on parking spaces
- Resident on Chepstow Avenue objects to proposed apartment building blocking views.
- The development will result in anti-social behaviour
- Construction works will cause noise, dirt and general upheaval

Design

- The layout and density will mean building on every parcel of land making it feel like an inner city.

Highways & Parking Issues

- Chepstow Avenue is unsuitable as a through road it will become a rat run, the footpaths are too small to walk on and children will run across. Proposed traffic calming measures will only encourage speeding.
- The proposal to make Epsom Avenue a through road will result in danger to children and animals.
- Object to Thirsk Avenue being made into a through road.
- The development will result in an increase in traffic.
- Lack of parking.

- Vehicles often park on the narrow paths forcing pedestrians into the road.
- Traffic will come from Firsway through the estate to avoid Cherry Lane
- Blocking off alleys will make access around the estate difficult, and accessing local services and bus stops nearby by children, the disabled and the elderly.
- Driveways will be blocked
- Not clear if the new road will have speed bumps

Other Matters

- More green space is required not building upon it.
- House values will decrease as a result of extending Epsom Avenue.
- The proposal will result in a loss of community.
- Consider alternatives such as controlled barriers to allow access across the estate for emergency vehicle only.
- Irwell Valley should be investing in existing properties that are in disrepair and damp rather than building new properties.
- Existing properties should be extended rather than building new ones to deal with overcrowding.
- Irwell Valley do not maintain the rear alleys this will be worse when gated off
- No confidence that the construction timeline will be adhered to, object to living in a building site for the foreseeable future.
- Local schools and the GP surgery are oversubscribed.
- Local children in Sale West are in catchment for Ashton on Mersey but due to high numbers and lack of spaces are allocated out of area.
- Query if the proposed communal garden will cause an increase in service charge
- Condensing people in an already heavily populated area, this pandemic should be reason in itself not to.
- This development is about making money at the expense of resident's needs.

One letter received neither supporting nor objecting to the proposal but querying the proposals for the Community Centre.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. S.38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. That remains the starting point for decision making. The NPPF is an important material consideration.
2. Where development plan policies are out of date, the presumption in favour of sustainable development in the NPPF (as described in paragraph 11d) may apply – namely applying a ‘tilted balance’ under which permission will be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole (see paragraph 11d(ii)), or where the application of policies in the NPPF

that protect areas or assets of particular importance provide a clear reason for refusing the development proposed (see paragraph 11d(i)).

3. The Council cannot demonstrate a 5 year housing land supply and the 'most important' policies are therefore deemed out of date. Some are also not fully consistent with the NPPF. Therefore, it is necessary to consider at the outset how the presumption above applies. The proposed development does not affect any protected areas or assets of particular importance as listed under footnote 6 of the NPPF. As such, limb d(i) of paragraph 11 does not apply. The tilted balance in limb 11 d(ii) is triggered and discussed further below.

PRINCIPLE OF HOUSING DEVELOPMENT

Housing Land Supply

4. The NPPF places great emphasis on the need to plan for and deliver new housing throughout the UK. Paragraph 59 of the NPPF identifies that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
5. Policy L1 of the Trafford Core Strategy seeks to release sufficient land to accommodate 12,210 new dwellings (net of clearance) over the plan period up to 2026. Policy L1 is out of date in so far as the calculation of housing need should be based on the more up to date 2014 'Local Housing Need' (LHN) figures. Using the 2014 LHN calculations, 1,362 net homes per annum are required. Given Trafford's historic under delivery of housing a 20% buffer is included within this figure. The Government introduced their own figures for housing need, known as the Housing Delivery Test. The Government's assessment shows that Trafford met 47% of its housing requirement for 2015-2018.
6. Regular monitoring has revealed that the Council's housing land supply is in the region of 2.4 years. Additionally, the Council is required to demonstrate how many new homes it is actually delivering in the Government's Housing Delivery Test. Therefore, there exists a significant need to not only meet the level of housing land supply identified within Policy L1 of the Core Strategy, but to meet the more up to date LHN figure and also to make up for a historic shortfall in housing completions.
7. The site is identified within Trafford's SHLAA (Strategic Housing Land Availability Assessment). It is considered that this proposal could make a positive contribution to the Council's housing land supply. In addition, some parts of the site are previously developed and would contribute to meeting targets for the development of brownfield land in Policy L1.7.

Sale West Priority Regeneration Area.

8. The application site is located within the Sale West Priority Regeneration Area as identified within Policy L3.6 of the Core Strategy. The policy states ...*'that development and redevelopment will be supported in order to regenerate this former Council estate. Development should focus on improvements to the residential mix and quality, the public realm and access to employment opportunities. The Council will seek the net addition of 100 residential units during the plan period as part of the regeneration proposals for Sale West. The new housing will be designed to a high standard, with a particular emphasis on improving the relationship between buildings and the street and the quality of neighbourhood open space.'*
9. It is considered that the proposed development will contribute significantly towards the regeneration of Sale West. The proposals will seek to utilise underused areas of land, some of which was previously developed. It will secure the delivery of much needed new housing in a range of types, size and tenure and including 79 socially rented units within the first phase and up to 236 in total. The development proposals will also bring about much needed improvements to amenity space, increasing accessibility throughout the estate both to pedestrian footpaths and the road network along with new and enhanced landscaping works to the public realm in accordance with Policy L3.6. Sale West Community Centre is also identified for improvement works in later phases.

Sustainability

10. The housing policy objectives within the NPPF include providing new housing in suitable locations which offer a good range of community facilities and with good access to jobs, services and infrastructure, including public transport. The Core Strategy, Policy L4 in particular, promotes development within the most sustainable locations, or where development comes forward in less sustainable locations in the Borough will deliver, or significantly contribute towards the delivery of measures to improve the sustainability of the location.
11. The Sale West estate is located to the western edge of the built up area of Sale with Sale Town Centre located approximately 3km to the north-east. A local centre is located at the junction of Coppice Avenue and Manor Avenue a distance of approximately 80m from the nearest part of the application site. The local centre comprises a number of retail and public facilities including a Tesco Express (with ATM), newsagents, pharmacy a Co-Op (with ATM) and Coppice Library and Wellbeing Centre. Firsway Health Centre is located along the northern edge of the estate and there is a convenience store on Catterick Avenue to the south side of the estate.
12. The application site will utilise significant areas of brownfield land; is located close to local amenities, including schools and shops and public transport links and

is considered to be a suitable and sustainable location for meeting housing need as set out in the NPPF.

Housing Type and Mix

13. The NPPF at paragraph 61 requires local planning authorities to plan for an appropriate mix of housing to meet the needs of its population and to contribute to the achievement of balanced and sustainable communities. This approach is supported by Core Strategy Policy L2, which refers to the need to ensure that a range of house types, tenures and sizes are provided. Policy L2 as a whole is generally consistent with the NPPF however references to housing numbers and housing land supply are out of date.
14. The full part of the application (Phase 1) proposes 79 dwellings in total comprising the following dwelling sizes:-
 - 2 no. 1 Bedroom Flats (in the form of maisonettes)
 - 4 no. 2 Bedroom Flats (in the form of maisonettes)
 - 37 no. 2 Bedroom Houses
 - 27 no. 3 Bedroom Houses
 - 9 no. 4 Bedroom Houses
15. Core Strategy Policy L2.4 states that the Council will seek to achieve a target split of 70:30; small:large (3+ beds) residential units with 50% of the small homes being suitable for families. The proposal for phase 1 involves approximately 45% of the new residential units comprising large units (3+ bedrooms) and 55% smaller units. Although the split is not fully reflective of the target split detailed at Policy L2.4, it is nonetheless providing smaller bedroom accommodation which is the policy aim. One bedroom dwellings are normally only acceptable in schemes that support the regeneration of Trafford Town Centres and the Regional Centre as indicated at Policy L2.7. It is considered that in this particular instance the provision of 2x1 bedroom units is acceptable as they will contribute to the regeneration aims of the Sale West Estate and they will form only two of the proposed 79 new dwellings in the Phase 1 proposals. The mix, type of tenure and size of the remaining 184 residential units sought under the outline planning permission is reserved for further consideration. The Illustrative Masterplan for the later phases of development demonstrates the provision of smaller homes in the later phases can be delivered as well as apartments or older persons accommodation. The housing type and mix is considered to contribute to create a mixed and balanced community and is in accordance with the development plan and the aims of the NPPF.

Affordable Housing

16. The NPPF defines affordable housing as: housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). It

includes affordable housing for rent (including affordable rented and social rented), starter homes, discount market sales housing, and other affordable routes of home ownership (including shared ownership and rent to buy). Paragraph 63 states that affordable homes should be sought within all new residential proposals for major development (i.e. developments for ten units or more).

17. Core Strategy Policy L2.12 sets out affordable housing requirements. The application site is classed as being within Sale, which is a 'moderate market location', therefore a 20% affordable housing contribution is required under Trafford's good market conditions
18. All 79 dwellings proposed dwellings in Phase 1 of the development will be affordable in the form of social rental properties managed by Irwell Valley Housing. The Housing Need Assessment (HNA) 2019 identified that the annual net affordable housing need in Sale area is 62 dwellings and the required tenure split of affordable housing in Sale is effectively a 50:50 split affordable/social rented and intermediate tenure (Table 5.7 HNA). The HNA also identifies that in the Sale area there is a particular need for 1 & 3 bedroom houses and 2 bedroom flats (Table 5.9 HNA).
19. The applicant has stated that the level of affordable housing for future phases depends on the number of homes which come forward. The applicant has suggested a figure of possibly between 30% and 41% of affordable housing provision of future phases It is unclear at this stage what future phases will deliver in terms of housing numbers and also the housing type as older persons accommodation is suggested as part of future proposals.

Conclusion

20. The proposal would see the creation of 79 new additional dwellings at Phase 1 and the potential for up to 184 additional dwellings in later phases. Whilst the Council's housing policies are out of date, the proposed development nevertheless delivers a number of benefits that the Core Strategy seeks to achieve in terms of housing numbers, mix and tenure in a reasonably sustainable location and on a predominantly brownfield site. The site is located within the Sale West Priority Regeneration Area.
21. 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 scheme's contribution to addressing the identified housing shortfall, and provision of much needed social rented units. In this regard the proposal is considered to be in accordance with the development and the NPPF.

Protected Open Space

22. Within the application site red line boundary there is one area of land designated as Protected Open space which incorporates the Sale West Park and the adjacent MUGA play area which is part of the Sale West Community Centre complex. With regards the Sale West Park area the redevelopment works seek to improve the quality of the park include upgrades to pedestrian routes, enhanced soft and hard landscaping throughout the park and works to enhance the activity/play area with new seating and play equipment. These works would form part of the outline proposals for the later phase 2 works with more detailed proposals forming part of subsequent reserved matter(s) applications. These works to improve the quality of the Sale West Park reflect the overarching aims detailed within Policy R5 (Open Space, Sport and Recreation) whereby *'the Council will secure the provision and maintenance of a range of sizes of good quality, accessible, play, sport, leisure, informal recreation and open space facilities'*.
23. The MUGA located to the rear of the Community Centre is an all-weather, tarmac surfaced area used for sport and recreation purposes. No detailed proposals have been submitted with regards the Community Centre and the MUGA but the applicant has indicated that the improvement and upgrading works to both the Centre and the MUGA could form part of later phased works. The submitted parameters plan for later stages includes for the flexibility of either upgrading the facility in its current location or relocating elsewhere within the estate. If the existing MUGA was proposed to be relocated along with the new Community facility, the Council would require an equivalent or better provision in terms of quantity and quality in a suitable location as detailed within the NPPF (Paragraph 97). In principle any works to improve the open space and sporting provision within the vicinity of the site are supported.
24. Sport England have provided comments on the proposal and welcome the inclusion of the community centre and the opportunity to ensure the centre and associated sports facilities are fit for purpose and reflect the needs of the local community. They have stated that as there are no fixed plans for either the refurbishment or relocation of the community centre an appropriate condition be attached to any grant of planning permission to ensure that any scheme coming forward for its redevelopment or relocation meets the requirements of Paragraph 97 of the NPPF.

DESIGN

25. Paragraph 124 of the NPPF states that *"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*. Paragraph 130 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"*.

Paragraph 127 requires planning decisions to ensure that developments, inter alia, will function well, are visually attractive, sympathetic to local character and history, establish a strong sense of place, optimise the potential of the site and create places that are safe, inclusive and accessible.

26. The National Design Guide was published by the Government in October 2019 and sets out how well designed buildings and places rely on a number of key components and the manner in which they are put together. These include layout, form, scale, appearance, landscape, materials and detailing. The guide states at paragraph 120 that *'Well designed homes and buildings are functional, accessible and sustainable'* and goes on to state at paragraph 122 that *'Successful buildings also provide attractive, stimulating and positive places for all, whether for activity, interaction, retreat, or simply passing by'*.
27. Core Strategy Policy L7 requires 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.
28. Policy L7 of the Core Strategy is considered to be compliant with the NPPF and therefore up to date as it comprises the local expression of the NPPF's emphasis on good design and, together with associated SPDs, the Borough's design code. It can therefore be given full weight in the decision making process.

Existing Estate

29. The existing Sale West estate has a variation of house types including bungalows, and two and three storey dwellings. The majority are two storey and reflect the typical style of the 1970s with brick, elements of cladding and shallow pitched roofs. Most of the properties are in small terraces with porches to the front and rear, and there are a number of balcony flats located across the estate.
30. The Radburn estate layout dictates that the majority of properties face onto the pedestrian footpath network and not the road network resulting in less established frontages. A common feature of the estate is the prevalence of boundary fencing, both to rear and front boundaries much of which is in disrepair and variations in height. A number of the properties have incorporated drives, mainly to the rear of the property, however the main car parking provision across the estate is located within dedicated parking courts which are a dominating feature in the streetscene.

Masterplan

31. The Masterplan features five individual zones (A – F) where new residential development is proposed. Zones A – C are located around the Epsom Avenue area (South part of estate phase 1 area) and Zones D & E around the Sale West Park (North side of estate phase two area and later phases if applicable)). As well as these zones a number of individual infill plots across the estate are identified. The masterplan shows detail for the Phase 1 proposals and an illustrative layout for what could be achieved for phase 2 and later phases in terms of layout. These suggested layouts would be subject to reserved matter(s) application for later phases.
32. As well as identifying the location of new residential development for Phase 1 and indicative location for residential development for later phases, other key detail identified on the illustrative Masterplan include as follows:

Southern Area of Sale West Estate (Phase 1)

- Existing pedestrian route between Epsom Avenue and Chepstow Avenue to feature improved paving and lighting.
- Pedestrian route from Haydock Avenue and Lingfield Avenue through to Epsom Avenue enhanced with activity zones and seating.(phase 2 or later phase)
- Epsom Avenue extended and pedestrian route retained
- Alley ways to be gated off for residents access only
- Ascot Avenue is indicated as 'shared surface' to give priority to pedestrian and bicycles whilst still allowing cars.

Northern Area of Sale West Estate (Phase 2 and later phases if applicable)

- Northern pedestrian route from the Community Centre to Firs Way which extends alongside the Brigadier Pub will feature improvements to paving, planting, lighting and provision benches.
- The pedestrian route which extends from Sale West Park to Firs Way (Eastern direction) will feature improvements to paving, planting, lighting and provision of benches and a new activity zone (outdoor gym, trim trail or play area)
- A new pedestrian link from Hurst Avenue to Ascot Avenue with an activity zone
- Alley ways to be gated off for resident's access only are identified.
- Sale West Park is underused by residents better access proposed and a new children's play area has been recently opened.
- Ascot Avenue is indicated as 'shared surface' to give priority to pedestrian and bicycles whilst still allowing cars.
- Epsom Avenue extended including retention of pedestrian route
- Community garden would be increased and located close to proposed apartments.

Scale, Form and Layout

Phase 1

House Types

The Phase 1 proposals for 79 dwellings are focused to the south side of the estate from Epsom Avenue up to Chepstow Avenue. There are twelve different house types proposed as part of the redevelopment proposals, which range from two to three storeys and from one to four bedrooms, including some maisonettes.

Spine Road

33. Epsom Avenue currently extends up to No.114 Epsom Avenue, with a turning area located at this point as the road terminates. Beyond the existing turning area is a grassed area of land that functions as a pedestrian only access route linking this southern part of the estate from Epsom Avenue up to Chepstow Avenue and beyond towards the park and Community Centre. This land has very little landscaping other than a number of mature trees on the periphery. The new spine road proposed would connect from the existing turning head at 114 Epsom Avenue and extend northwards to form a new connection with Hurst Avenue. The east side of the new spine road would have a soft landscaped buffer which would include a swale to deal with surface water run-off as well as a new pedestrian pathway linking the south of the estate with the northern side.

Plots

34. There are three sections of Epsom Avenue that branch off from the main existing spine road; two are located on the north side of the road and two on the south side.

Plot Numbers A1.1 – A1.8

35. The first section of Epsom Avenue that branches off to the north side (close to the existing junction with Firs Way) has two car parking courts located between numbers 2 and 15 Epsom Avenue. It is proposed to locate two terraces of new dwellings in this intervening space currently used for parking and an adjoining area of grassed area. The first terrace would comprise 5 dwellings (all House Type A and given plot nos. A1.4 – A1.8) positioned to the north side of 2 Epsom Avenue. The terrace would effectively follow the same building line as the existing semi-detached dwellings 1 & 2 Epsom Avenue. The second terrace would comprise three dwellings (House Type C, Plot nos. A1.1 – A1.3) and would be located to the south side of 15 Epsom Avenue. This terrace (A1.1 – A1.3) is set back from the front elevation of the first terrace (A1.4 – A1.8) by approximately 8m. 15 Epsom Avenue is the end property in an existing 'L' shaped terrace and both the new terraces are positioned beyond its front elevation creating a staggered formation.

36. The majority of dwellings in this section of Epsom Avenue are terraced, therefore the dwellings proposed for plots A1.1 – A1.8 are considered in keeping with the existing layout. The existing properties in this part of Epsom Avenue (and the majority of two storey dwellings across the estate) measure approximately 6.4m from ground to ridge level. The proposed house types for the new terraces are higher than the existing dwellings. However these increases in height are considered acceptable in this context. Sufficient space is retained between the new and existing dwellings including the staggered building line arrangement. In addition there are a number of mature trees along the boundary with Firs way which help screen the two terraces.

Plot Number A1.9 – A1.11

37. Plot A1.9 is located opposite plots A1.1 – A1.8 and proposes a single detached two storey dwelling. This is a small infill plot currently occupied by an area of grassed land with 2 small trees. Part of the works would also form a new access to service a pair of semi-detached dwellings (Plots A1.10 & A1.11) to the rear of Plot A1.9. The single dwelling (Plot A1.9) would be positioned close to the side of 32 Epsom Avenue. Plots A1.10 & A1.11 would be located on an existing area of grassed land immediately beside a pair of semi-detached dwellings 66 & 67 Epsom Avenue. All three new buildings are positioned so that they follow the existing building lines of adjacent dwellings and are higher than the existing surrounding properties. The proposed buildings are considered appropriate in this context

Plot Numbers IE.1 – IE.2

38. The first section of Epsom Avenue that branches of to the south (close to Firs Way) is characterised by terraced properties. A gap is located between 158 and 159 Epsom Avenue, the intervening land comprises of a grassed area with two small trees. It is proposed to infill this existing gap and effectively continuing the terrace although a marginal gap is still retained with 159 Epsom Avenue. The new building would be of a similar height to 158 Epsom Avenue and marginally higher than 159 Epsom Avenue, but is considered acceptable in this context and would integrate well.

Plot Numbers A2.1 – A2.11

39. Along the north side of Epsom Avenue opposite Nos. 143 – 149 is an area grassed land. Set back but still adjoining Plot A2.2 is Plot A2.3 which forms a terrace up to and including Plot A2.8. Plot A2.3 – A2.8 are all two storey dwellings. Plot A2.1 is located at junction and has been designed to address dual aspects most sympathetically and creates visual interest and acts as a landmark building on this prominent corner. This approach has been adopted throughout the development at corner and junction plots. Plots A2.9 – A2.11 form a terrace of three located at the junction of Epsom Ave beside 55 Epsom Avenue. Plot A2.11 also addresses the dual aspects of the corner junction.

The proposed buildings are considered appropriate in this context with regard layout and scale.

Plots B1.1 – B1.16

40. These plots are located off the second northern branch of Epsom Avenue. This existing area comprises a significant area of hard standing. The new arrangement will include a reconfigured parking area and access road branching off to the east side. The new buildings will form three pairs of semi-detached properties (Plot B1.1 House Type K & Plot B1.2 House Type A) (Plot B1.3 & B1.4 and Plots B1.15 & B1.16 all House Type C). Plots B1.5 – B1.14 will form a new terrace with a staggered formation. The terrace will front onto the new internal access road. Plot B1.5 will be House Type E with a dual aspect address a corner location. A new formalised area of amenity space will be created to the rear of the new terrace. The buildings are considered appropriate in this context with regard layout and scale.

Plots B2.1 – B2.16

41. These plots are located along the west side of the proposed new spine road to be created leading north from Epsom Road to Hurst Avenue. This area is currently a significant area of grassed land that comprises the footpath network through the centre of the estate. Plot B2.1 adjoins Plot B2.2 F. These two properties are located on a bend where the new road connects with the Epsom Avenue turning head. Plot B2.3 is detached dwelling linked to address the bend of the road. Plots B2.4 – Plot B2.9 are all semi-detached. Plot B2.10 is the end property in this row fronting the new road and provides a dual aspect and addresses the corner plot. Plots B2.11 – B2.14 is a further terrace of four dwellings perpendicular to Plot B2.10 with a new vehicular access link of the new spine road serving all four properties. This link allows access for pedestrians linking with adjacent footpath network to Chepstow Avenue and across to Firs Way. Plot B2.11 is dual aspect located adjacent to the new road. . Plots B2.15 and Plot B2.16 form a pair of semi-detached properties facing towards the new spine road and located to the north side of Plots B2.11 – B2.14. The buildings are considered appropriate in this context with regard layout and scale. The properties will effectively form a new streetscene and are central focal point of the development.

Plots B2.17 – B2.23

42. These properties would form a terrace of seven dwellings located adjacent to an existing terrace (105-108 Chepstow Avenue). The land upon which they are proposed also forms part of the main central grassed amenity area. The properties are also accessed by a new link off the new spine road, again forming a link through to Chepstow Avenue. Plot B2.17 has dual aspect as it addresses the new spine road to its east side which connects with Hurst Avenue at this point. Plot B2.18 is House Type A with Plots B2.19 – B2.23 all House Type B.

The buildings are considered appropriate in this context with regard layout and scale.

Plots IH.1 & IH.2

43. These two plots would comprise of a two storey building incorporating a 1 bedroom flat at ground floor and a one bedroom flat at first floor level. The building is located adjacent to the terrace 54 – 57 Hurst Avenue and would be located on a grassed area and part car parking area. The building is considered appropriate in this context and is marginally higher than immediately surrounding properties.

Plots C1.1 – C1.10

44. These properties would form a terrace of ten located on the south side of Chepstow Avenue adjacent to a terrace of bungalows 76 – 84 Chepstow Avenue. The four C House types are positioned centrally within the terrace and would be set back from the A House types by approximately 4.5m creating a staggered formation to the terrace. The area of land they would be located upon is a grassed area. Although the new properties would be higher than the adjacent terrace of bungalows, the bungalows are surrounded by predominantly two storey dwellings in this location and the proposal is considered acceptable.

Plots IC.1 – IC.4

45. Plot IC.1 – IC.2 would provide a two storey maisonette (two bedroom maisonette apartment at ground floor and first floor). This building would be located in an area of car parking directly opposite plots C1.1 – C1.10 and adjacent to an end terrace property No. 49 Chepstow Avenue. Plots IC.3 & IC.4 are located further along Chepstow Avenue on a car park area adjacent to 22 and 23 Chepstow Avenue. The two buildings would be higher than the surrounding terrace properties but considered appropriate in the context.

External Appearance

46. The proposed development comprises a mix of different house types in the form of semi-detached, terraced, detached and maisonettes all of which follow a similar design approach and material pallet. During the initial consideration of the house type design, officers suggested a number of amendments to the design including simplifying fenestration; relocating service boxes from the front of properties where feasible; introducing more soft landscaping to the front of properties and screening bin stores. The applicant has sought to implement all suggested changes where possible.
47. The design of the properties seeks to draw on the characteristics of the estate such as the form and use of materials whilst introducing modern innovative elements to the external appearance of the buildings. As indicated in the assessment above the new buildings will be higher in most cases than the

existing housing stock across the estate; however this is considered acceptable as it adds some interest and variation to the overall layout. The proposed dwellings are considered to enliven the street scene whilst integrating into the existing layout and character.

48. The vernacular architectural characteristic of the existing estate is predominantly two storey terraced dwellings which are conventional brick construction (variations in brick colour used in different parts of the estate) with cladding to upper levels. The existing housing stock is repetitive with little variation in design and elevational features; fenestration throughout is mainly horizontal in configuration.
49. The proposed dwellings will all feature traditional dual pitched roofs, a number with gable detail. The design of the buildings follow a similar design rationale but utilise minor variations to suit particular plots. The main external materials will brick (buff and red depending on location of property within the estate) with feature soldier courses and use of grey concrete roof tiles. A small number of the properties those on corners/junctions having an element of cladding to upper level (Rock Panel woods Cladding board). Windows and panels will have a generally vertical emphasis with deep reveals and constructed in UPVC (Grey). A materials condition is recommended to ensure the use of appropriate, quality materials.
50. All the 1 & 2 bedroom properties have one parking space and all 3 & 4 bedroom properties have two parking spaces located to the front and side of the buildings. Garden areas are provided to each plot front and rear, the size of such dependant on the overall size of the plot. Landscaping of boundaries between and at the edges of plots is proposed in order to break up areas of hardstanding and to screen areas where refuse storage has to be provided within front garden areas.
51. The applicant has provided details of boundary treatments for the new residential plots across the site with a variety of boundary treatments proposed. This includes 1.2m metal railings extending from new property frontages to back of pavement to delineate plot boundaries. 2.1m high feather board fencing is proposed for rear garden boundaries. Corner junctions would include low level railings and hedgerows/soft planting as well as 1.8m high brick wall with planting in front. Block paving is proposed to driveways and bin stores to be enclosed by 1m high brick (to match the dwelling) enclosures. The bin stores have been located to the rear and side of most plots, a number are located along the front driveways but the applicant has sought to position these away from the front boundary as initially proposed.
52. In order to ensure that the high quality design approach and quality of external appearance of the dwellinghouses and the layout of those plots is retained it is considered that permitted development rights should be removed for external alterations, new accesses, outbuildings and hardstanding.

53. Overall the proposal is considered to be of a high design quality taking account of the existing housing stock and design within the Sale West Estate. The proposed development would integrate well and would improve visual amenity within the individual plots and the estate as a whole. The development is considered to provide significant regenerative benefits through the new residential development in addition to extensive landscaping and the redesign of the connections and routes through the estate for pedestrians, cycles and cars.

Energy Efficiency

54. The applicant has provided details of an Energy Strategy which it suggests that through a combination passive design and energy efficiency measures the development will fully comply with Part L of the Building Regulations. The measures adopted include: enhanced building fabric beyond minimum standard set out in Part L1A; low air permeability; highly efficient gas heating and hot water generation; low energy mechanical ventilation extract fans; insulated pipework and ductwork to minimise losses and gains; low energy light fittings and openable windows to reduce overheating in the summer. As such the development is considered to be compliant with the provisions of Policy L5 of the Core Strategy and the NPPF.

Landscaping and Public Realm

55. The Phase 1 proposals include extensive improvements to public areas, car parks, amenity space and pedestrian connections.
56. Parking courts located around Epsom Avenue and Chepstow Avenue will be reconfigured, resurfaced and delineated. A number of these parking courts have brick enclosures around them, these will be removed. A number of new parking areas will be formed to fit in with the new residential development layouts.
57. The estate suffers from an extensive network of alley ways and pathways which are poorly signposted making it difficult to navigate around the estate. In order to provide a clear hierarchy of pedestrian routes the proposals involve enhancing soft and hard landscaping along popular access links and also gating of alleys - the locations of which have been highlighted on the submitted plans. This will allow for more defensible space for residents as well as deter-anti social behaviour which had been highlighted by residents as a concern. Many of these alleys would therefore be closed and for resident access only. No detail on the gates or similar means of enclosure have been submitted as part of the application and therefore an appropriate condition would be attached requesting submission of such detail should planning permission be granted. The Sale West Community Garden is located at the eastern extremity of Chepstow Avenue. Proposals for future phases would include an extension of Chepstow Avenue to link with Ascot Avenue. This would involve relocating the gardens by a small

distance to the north side of where they are currently located to facilitate the new east-west road link.

58. The estate has extensive areas of existing green infrastructure however the majority of this is of poor quality in terms of amenity and habitat. The proposals include measures to improve green infrastructure across the estate and will take the form of new play and activity zones, social spaces, enhanced pedestrian routes and an increase in tree planting across the estate. The phase 1 proposal includes two local equipped areas of play, 4 additional areas are indicated for new public seating/benches. The new Swale alongside the spine road would include associated tree, wildflower and bulb planting. Later phases of development propose seven local equipped areas of play and ten seating areas.

Crime Prevention and Security

59. The application was accompanied by a Crime Impact Statement prepared by Greater Manchester Police, Design for Security. The statement advises that there is no objections to the proposal but a number of recommendations are suggested, (many of which have been implemented by the applicant):-

- Consider creating 'home zones' or including distinctive surfacing to cul-de-sacs;
- Ensure the east-west route is of an appropriate environmental quality;
- Include measures to prevent unwanted, informal footpaths forming;
- Provide suitably secure boundaries to the rear of the houses;
- Wherever possible, locate individual and communal, rear garden, access gates towards the front elevation of houses or to the back of footpath, where they can be subject to passive surveillance from the street and neighbouring houses;
- Include suitable boundary definition to the front of properties to give clarity of ownership and maintenance; and
- Consider cycle parking provision with the gardens of houses and flats and at public facilities.

60. It is considered that these matters not already addressed can be dealt with by condition. GMP Design for Security also recommend that a condition is attached requiring the physical specifications set out in the report to be implemented as part of the development.

Phase 2

61. Proposed works at Phase 2 reflect much of the proposals for Phase 1 particularly with regard to providing new residential development and regenerating the wider estate area. The illustrative masterplan and the parameters plan provide an overview of where new residential development would be located and demonstrates that layouts and the quantum of development that can be realistically achieved. A number of the plots identified for later phases for residential development are small infill plots building upon car parking courts and grassed area similar to a number of the site in Phase 1. Sites identified include

at Goodwood Avenue; Ascot Avenue; Hurst Avenue; Chepstow Avenue; Thirsk Avenue and Newbury Avenue.

62. Much of the detail as yet is unknown and is subject to future funding and emerging requirements from various stakeholders. Additional works that have been proposed as part of Phase 2 include the refurbishment of the existing Sale West Community Centre and MUGA. Provision of new and improved roads throughout the estate including redesigns of some roads as shared surfaces (Home Zones) and further extending the spine road to connect with Thirsk Avenue and Newbury Avenue providing a north-south route through the estate.
63. Reconfiguration and resurfacing of a number of parking courts and upgrading and provision of walking and cycling routes across the estate is also proposed. A number of rear pedestrian alleyways are also to be closed off similar to those proposed under Phase1 including landscape improvements throughout. The principle of which is all acceptable.

Conclusion on Design

64. Good quality design is an integral part of sustainable development. The NPPF and PPG including the National Design Guide recognise that design quality matters and that the planning process should be used to drive up standards across all forms of development.
65. The new buildings incorporate attractive architectural detailing and proportions and are considered to be of a high quality design. The development as a whole would deliver a well-conceived, secure, efficient and high quality development creating a distinct sense of place and secure significant regenerative benefits to the existing estate. It is therefore concluded that the development would meet the requirements of Policies L5 and L7 and the design policies in the NPPF.

RESIDENTIAL AMENITY

66. In addition to ensuring that developments are designed to be visually attractive paragraph 127 of the NPPF advises that planning decisions should create places that provide a high standard of amenity for existing and future users.
67. Policy L7.3 requires new development to be compatible with the surrounding area and not to prejudice the amenity of the future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion or noise and/or disturbance.
68. The Council's adopted SPG for new residential development (PG1) sets out more detailed guidance and specific distances to be retained between buildings and window to window distances. The SPG refers to buildings of three or more storeys and states where there would be major facing windows; buildings should retain a minimum distance of 21m across public highways and 27m across private gardens (an additional 3m added to these figures for 3 or more stories).

Distances to rear garden boundaries from main windows should be at least 10.5m for two storey houses and flats and 13.5m for house or flats with three storeys or more in order to protect privacy. With regards overshadowing, in situations where this is likely to occur a minimum distance of 15m should normally be provided between a main elevation and a blank two storey gable.

69. A number of issues have been considered under the topic of residential amenity and are considered in turn below including any impacts on both existing and prospective residents discussed.

Impact on existing adjacent properties

70. Plot Numbers A1.1 – A1.8 – The end terrace property (Plot A1.1) proposed nearest to 15 Epsom Avenue will sit forward of the front elevation of 15 Epsom Avenue by approximately 5m. 15 Epsom Avenue has no side windows on its gable elevation facing Plot A1.1; it has a front porch and habitable ground and first floor window on its front elevation. To the front of the property is a hardstanding for parking and a shed. Although the new terrace sits forward of 15 Epsom Avenue it is not considered to cause any adverse impact on the adjacent neighbour. The gable of the new terrace is at an angled position from the front elevation so is not directly in front of the habitable windows. The proposed new property has no side windows on its gable facing 15 Epsom Avenue. To the rear of the new terrace is Firs Way. To the front of the terrace are existing residential properties (32, 33 & 34 Epsom Avenue). A distance of between 21m – 29m is retained across the street to the existing dwellings, these distances reflect the privacy parameters within the SPG.
71. Plot Number A1.9 – A1.11 – Plot A1.9 is the only detached single dwellinghouse proposed in the phase 1 works. It will be positioned immediately to the south side and adjacent to the end terrace property 32 Epsom Avenue which has a blank gable wall facing the proposed new dwelling. A distance of approximately 2.7m will be retained between both properties, the new dwelling will project out approximately 2.5m beyond the established rear elevation of the terraces to the north, however sufficient space is retained so not to cause any overbearing impact. There are no windows on either side elevation of the new dwellinghouse. A new access from Epsom Avenue serving two new dwellings to the rear will be formed to the south side of the new detached dwelling. The nearest property on the south side is 33 Epsom Avenue; this has a blank gable wall facing the new property with an intervening distance of approximately 10.5m between both properties. The property retains a distance of approximately 21m - 29m from the front elevation across Epsom Avenue to the new terraces opposite. A distance of approximately 9m is retained to the rear boundary which is considered an acceptable distance, beyond the rear boundary is a new footpath and the gable elevation of Plot No. A1.10.
72. Plot A1.10 & A1.11 will be for a pair of semi-detached dwellings. The dwellings will be located adjacent to 66 & 67 Epsom Avenue located to the east side of Plot A1.11 with approximately 4m between both pairs of semi-detached properties. A

distance of approximately 15m is retained between plot A1.9 and A1.10. The front elevations of the two new dwellings will face southwards towards the rear boundary of 60 & 61 Epsom Avenue retaining approximately 11m. A distance of approximately 21m is retained from the front elevation of the new dwellings to the rear elevation of 60 & 61 Epsom Avenue. The rear (north facing) elevation of the two new properties will face the rear elevation of 70 & 71 Epsom Avenue. A distance of approximately 10.4m is retained from the rear windows of the two new dwellings to the rear boundary with 70 & 71 Epsom Avenue. These distances are considered acceptable.

73. The new dwellings have living accommodation within the roof void in the form of an en-suite bedroom, three roof lights are positioned on the rear roof slope and positioned approximately 1.5m above internal floor level. A height of 1.7m is normally required to prevent any undue overlooking. Distances of 27m across gardens from habitable room windows as indicated in the Councils SPG is not achieved generally in the existing estate layout. The proposed new dwellings retain distances that reflect the existing housing throughout the estate and in this case the second floor accommodation is served by roof lights not dormers so views will be restricted. It is considered that the above privacy distances retained are acceptable and will not result in any disamenity to surrounding neighbours.
74. Plot Numbers IE.1 – IE.2 – These two new dwellings will infill an area of land between two rows of terraced properties. There are no windows on the side elevations of both terraced properties (158 Epsom Avenue to the north and 159 Epsom Avenue to the south). The two new properties will effectively infill this gap. The two new properties will not extend beyond the existing front and rear building lines. A distance of approximately 38m is retained from the front elevation to the front elevations of 170 & 171 Epsom Avenue. To the rear the properties will have small rear gardens approximately 5m-6m in length. Beyond the rear boundary is a public path and small area of amenity space. 4 Catterick Avenue has its rear garden boundary adjacent with a distance of approximately 13.4m retained from the rear elevation of Plot IE.2 to the boundary with 4 Catterick Avenue. This is a similar distance retained from the existing end terrace property 159 Epsom Avenue to 4 Catterick Avenue. Both new properties would retain a distance of approximately 21m to the boundary of the rear garden area of 5 Catterick Avenue. The proposed two new dwellings are not considered to result in any adverse impact on residential amenity.
75. Plot Numbers A2.1 – A2.11 – This is two terraces, one of eight properties and one of three. Plot A2.1 is a three storey dwelling located on a corner junction to the south side of 38 Epsom Avenue. A distance of approximately 4.5m is retained from this property to the side boundary with 38 Epsom Avenue which has a small rear garden area. The new dwelling has a bathroom window on the first floor side elevation facing 38 Epsom Avenue and this would be conditioned to be obscured glazed. The adjoining property A2.2 is a two storey property which will have a first floor bedroom window facing the side/rear boundary of 38 Epsom Avenue. Due to the irregular boundary of 38 Epsom Avenue the first floor bedroom window would retain a distance of approximately 12m to the rear

boundary. Due to the tapered nature of 38 Epsom Avenue's boundary there would be an angled view across to the neighbour's garden. However it is considered this relationship is acceptable given the angled view from the bedroom window and the nearest window to the boundary being obscured glazed.

76. The remaining plots in this terrace Plots A2.3 – A2.8 are the same house type (House Type C) with living accommodation in the roof void in the form of an en-suite bedroom served by roof lights. A distance of approximately 26m is retained from the front elevation of the new dwellings across Epsom Avenue to the existing terrace (143 – 146 Epsom Avenue). The new properties will retain a distance of approximately 10m from their rear elevation to the front boundary of 59 – 61 Epsom Avenue to the north side. Plot A2.8 will have an angled view towards 55 Epsom Avenue's rear garden which is perpendicular to its rear garden however it is not considered to result in any adverse impact on the neighbour's amenity. A distance of approximately 20m is retained from the rear elevation of the new dwellings and the front elevation of 59 – 61 Epsom Avenue, this distance is considered acceptable.
77. The second terrace comprises plots A2.9 – A2.11 and is located to the south side of 55 Epsom Avenue, the end property in terrace of four. The nearest property to 55 Epsom Avenue will retain a distance of approximately 2m (gable to gable). The rear elevations of the three new properties will project beyond those of the existing terrace by approximately 2.5m which is considered acceptable given distance retained. There are no side windows proposed on the gable elevation of Plot A2.9 which faces towards 55 Epsom Avenue. A distance of approximately 21m is retained from the front elevation of the properties towards the opposite property 109 Epsom Avenue. The rear elevations of plots A2.9 and A2.10 will face towards the side elevation of Plot A2.8 retaining a distance of approximately 12.2m. It is considered there would be no adverse impact on residential amenity.
78. Plots B1.1 – B1.16 – This is one of the larger concentrations of new dwellings; 16 in total. The building proposed at Plot B1.1 would have its main first floor windows on its side and front elevation. A distance of approximately 13m is retained to the blank gable elevation of 58 Epsom Avenue. The rear elevation of plot B1.1 faces towards the blank gable elevation of 67 Epsom Avenue (retaining a distance of approximately 8m); however a bathroom window is proposed at first floor level and secondary lounge windows at ground floor. A distance of 16.8m is retained to the new property proposed at Plot B1.15, this intervening distance considered acceptable. Plot B1.2 retains a distance of approximately 8.5m to the rear boundary with 67 Epsom Avenue, whilst this distance is short of the recommended parameter of 10.5m; it reflects similar sites in the estate with shortfalls in such privacy parameters.
79. Plots B1.3 and B1.4 form a pair of semi-detached properties. They retain a distance of approximately 10.3m to the rear boundary with 68 Epsom Avenue. The proposed new dwellings retain distances that reflect the existing housing

throughout the estate and in this case the second floor accommodation is served by roof lights not dormers so views will be restricted (roof light 1.5m above floor level). Both properties front elevations face towards Plot B1.5 and retain a distance of approximately 16.5m; this is considered acceptable. Plot B1.4 is sited appropriately and will not result in any adverse impact to surrounding neighbours.

80. Plots B1.5 – B1.14 form a terrace of ten dwellings with a staggered formation. All these dwellings have a significant amount of space to the front and rear so are not considered to result in any adverse impact on neighbouring properties to the front or rear.
81. Plots B1.15 and Plots B1.6 are a pair of semi-detached dwellings located to the north side of 104 Epsom Avenue and end terrace property. The rear elevations of the two new properties will project beyond the existing terrace by approximately 2.5m which is considered acceptable given distance retained. There are no side windows proposed on the gable elevation which faces towards 104 Epsom Avenue. The rear elevation of these two properties faces towards Plot B1.9 retaining a distance of approximately 12.4m. These distances are considered acceptable and no harm would result to neighbouring occupants.
82. Plots B2.1 – B2.16 – These properties will extend along the new proposed spine road through the estate. Plot B2.1 will be located adjacent to 114 Epsom Avenue at an angled arrangement. There would be no side windows facing 114 Epsom Avenue, nor does No.114 have any windows on its gable elevation facing Plot B2.1. A distance of approximately 21.8m is retained across Epsom Avenue to the front elevation of 115 Epsom Avenue, this is an acceptable distance.
83. Plots B2.2 – B2.6 will retain a distance of approximately 26m from front elevations across the new proposed spine road to the terrace properties 12 – 17 Hurst Avenue. To the rear of these new properties is the cluster of new properties at Plots B1.1 – B1.16. The rear gardens of B2.2 – B2.6 measure approximately 11.6m in length. These distances are considered acceptable and no harm would result to neighbouring occupants.
84. B2.7 – B2.10 will share their rear boundaries with the side boundary of 94 Epsom Avenue. This property has a blank gable on its east side facing the new properties with small front and rear garden area. The property is perpendicular to the rear boundary line of Plots B2.7 – B2.10. Plots B2.7 and B2.8 retain a distance of approximately 12m to the shared boundary which is considered acceptable. Plot B2.9 retains a distance of approximately 10.1m to the shared boundary which although below the recommended parameter it is reflective of other existing sites within the estate. Plot B2.10 is a three storey dwelling and would therefore have a sole bedroom window retaining a distance of approximately 10.1m to the shared boundary with 94 Epsom Avenue, a minimum distance of 13.5m is normally required in these situations. The room is served by two roof lights on the northern facing roof slope and it is therefore considered

appropriate to obscure glaze the second floor west facing window to ensure no undue overlooking.

85. Plots B2.11 – B2.14 form a terrace of four dwellings. B2.14 is located adjacent to 85 Epsom Avenue which has a blank gable elevation; a distance of approximately 2m is retained between Plot B2.14 and 85 Epsom Avenue. The rear elevations of the terrace project beyond the rear elevation of 84 & 85 Epsom Avenue but the additional projection is considered acceptable given the distance retained between 85 Epsom and Plot B2.14. All four dwellings within the terrace have front and rear aspects facing towards other buildings. A distance of approximately 11m is retained to the rear boundary and approximately 22m to the rear elevation of 94 Epsom Avenue. These distances are considered acceptable and no harm would result to neighbouring occupants.
86. Plots B2.15 & B2.16 are located to the north side of Plots B2.11 – B2.14. They form a pair of semi-detached properties fronting the new spine road. A distance of approximately 27m is retained to the front elevations of the properties on the opposite side of the spine road 59-61 Hurst Avenue. To the rear (west side) is the end terrace property 117 Chepstow Avenue which has a blank gable elevation facing the two properties. A distance of approximately 13.5m is retained from the rear elevation of both new dwellings to the rear boundary of the garden and the shared side boundary with 117 Chepstow Avenue.
87. Plots B2.17 – B2.23 – These properties form a terrace of seven new dwellings. The terrace is located adjacent to the existing terrace 105-108 Chepstow Avenue to the west side. A distance of approximately 2m is retained between the blank gable elevation of 108 Chepstow Avenue and Plot B2.23. The rear elevation of the new terrace block will extend approximately 2.1m beyond the rear elevation of the existing terrace 105 – 108 Chepstow Avenue, however this is considered an acceptable arrangement given the distance retained between the 108 Chepstow Avenue and Plot B2.23. .
88. Plots IH.1 & IH.2 – This property comprises a detached two storey building with a one bedroom maisonette apartment at ground floor and one at first floor. The building is located immediately adjacent to 57 Hurst Avenue an end terrace property with a blank gable wall; a distance of approximately 0.8m is retained from the new building to the gable elevation with 57 Hurst Avenue. The building would retain a distance of approximately 12.5m to the rear boundary of 60 & 61 Hurst Avenue to the west side and a distance of 22m is retained from the first floor rear windows to the rear elevation of 60 & 61 Hurst Avenue. To the north side a distance of approximately 22m is retained from the side gable elevation across Hurst Avenue to the front elevation of 64 Hurst Avenue. These distances are considered acceptable and no harm would result to neighbouring occupants.
89. Plots C1.1 – C1.10 – These properties form a terrace of ten dwellings located on the south side of Chepstow Avenue, adjacent to a terraced row of bungalows 76 – 84 Chepstow Avenue. The adjacent bungalow nearest to the new terrace has a blank gable elevation and retains a distance of approximately 2.2m to the side elevation of Plot C1.10. The terrace has a staggered configuration. Plots C1.8 –

C1.10 would retain a distance of 10m to the rear boundary of 94 Chepstow Avenue. The central four properties in the terrace C1.4 – C1.7 retain a distance of approximately 12.5m to the rear boundary which also forms the side boundary of 95 Chepstow Avenue. A distance of approximately 23.5m is retained from the rear elevation of these four central properties to the blank gable elevation of 95 Chepstow Avenue. Plots C1.1 – C1.3 will retain a distance of approximately 10m to the side boundary with 68 Chepstow Avenue which is the end property in a terrace with a blank gable facing the application site. To the front of the site on the opposite side of Chepstow Avenue is an extensive area of car-parking. The nearest properties on this side include 37 Chepstow Avenue which retains a distance of approximately 21m across the road to the front elevation of Plot C1.10. Plot C1.1 would retain a distance of approximately 20m across the road to the side garden boundary of 50 Chepstow Avenue. These distances are considered acceptable and no harm would result to neighbouring occupants. A new detached building Plot IC.1 – IC.2 is located directly across from the new terrace on the north side of Chepstow Avenue.

90. Plots IC.1 – IC.4 These properties comprise of two detached two storey maisonette flats with both containing one flat at ground floor and one at first floor both with two bedrooms. Plots IC.1 and IC.2 are located directly opposite the terrace plots C1.1 – C1.10 discussed above. The building would be located within an area of car parking and to the south side of 49 Chepstow Avenue an end terrace property with a blank gable facing towards the application site. A distance of approximately 2m would be retained between both properties. The first floor flat has a stairwell window at first floor level facing towards 49 Chepstow Avenue; this would be obscured glazed by condition given the proximity of the building with the neighbouring properties. The property would retain a distance of approximately 10m to the shared rear boundary with 50 Chepstow Avenue and approximately 18.5m from first floor windows to the rear elevation of 50 Chepstow Avenue. The front elevation of the new building would face directly across a car parking court. A distance of approximately 20m would be retained to the front elevation of 38 Chepstow Avenue and 28m to the side elevation of 37 Chepstow Avenue. These distances are considered acceptable and no harm would result to neighbouring occupants.
91. Plots IC.3 – IC.4 is the same building as detached two storey maisonette building as described above for Plots IC.1 & IC.2. The property is located to the west side of 23 Chepstow Avenue and to the south side of 22 Chepstow Avenue, both with blank gable elevations. The building retains a distance of approximately 1.5m to the side of 22 Chepstow and retains a distance of approximately 6.4m to the side of 23 Chepstow Avenue. The east facing elevation of the new building will have a bathroom window, kitchen window and two lounge/dining room windows on the first floor elevation facing towards 23 Chepstow. Given the close proximity of the building to the shared boundary it is proposed to obscure glaze all first floor windows on this east elevation as they would result in undue overlooking. The kitchen/living/dinner has an additional window on the south facing elevation which would be clear glazed. The north facing elevation would have a stairwell window at first floor level which would also be obscured glazed. The building

would retain 22m from its south facing elevation to the front elevation 147 Chepstow Avenue. This distance is acceptable. The west elevation of the building faces towards a car parking court. The building sits beyond the front elevation of 22 Chepstow Avenue by approximately 4.5m. This arrangement is considered acceptable given the distance retained between buildings and the common arrangement of the terraces throughout the estate having an end property positioned perpendicular to the main terrace.

Future Occupants

92. The proposed site layout with regards individual and collective plots throughout is generally compliant with the requirements of SPG1 in terms of stated parameters to prevent any impact on amenity with regards overlooking, loss of light or visual intrusion. Some of the relationships between new properties are below the suggested parameters in the SPG, however as they all form part of the same development layout there is a degree of flexibility with regards applying such parameters in a rigid fashion which can hinder good development. The proposals do involve a number of terraces with staggered configurations. This results in a number of new dwellings projecting beyond front and rear elevations of the adjoining property, but not to an extent to cause adverse harm to the adjacent occupants.
93. At least two of the three storey dwellings have been identified (in the preceding section regarding individual plots) as requiring obscured glazing to the sole habitable bedroom window at second floor level to prevent undue overlooking to neighbouring properties. This would mean roof lights being the only source of light serving those bedrooms. Whilst this is not an ideal arrangement the bedroom would still have a source of natural light and is only required for a limited number of dwellings out of the Phase 1 total of 79.
94. The new dwellings and apartments are considered to provide good quality modern living accommodation. It is considered the layout of the development plots throughout Phase 1 makes effective use of the land and that the relationships between properties are acceptable for the foregoing reasons and they would be known to any future occupier of the development.
95. Whilst it is acknowledged that there are a number of shortfalls in residential amenity distances set out in the SPG1 for future occupiers of the properties these are considered to be relatively minor and SPG1 allows for a flexible approach within a development site, where good design or the particular circumstances of the site allow this. The proposed development plots will provide acceptable amenity levels for future occupiers; however given the relationship with proposed new dwellings (and existing) it is considered that permitted development rights should be removed for new windows or extensions and outbuildings to ensure that distances are not eroded to a further degree which may lead to unacceptable impacts on amenity levels.

Amenity Space

96. SPG1: New Residential Development sets out the Councils standards and states that most new dwellings should provide some private outdoor space and that this is necessary for a variety of functional requirements such as sitting out and children's play. The guidance provides details of recommended garden sizes and advises that for 3-bedroom semi-detached houses 80sq.m of garden size will normally be considered acceptable but for smaller houses this figure can be reduced. For flats/apartments it states that 18 sq.m of suitably screened communal area is considered generally sufficient for the stated requirements.
97. The submitted plans for the proposed development details provision of garden areas to the front and rear of all new dwellings. A number of the front garden areas are small and effectively are limited to provision of soft landscaping, however the size of the average garden for these dwellings across the Phase 1 site exceeds the recommended size for gardens within the SPG1. In addition the maisonette flats have also been provided with communal garden areas and which exceed the recommended sizes within the SPG. In addition to the garden areas within development plots, the wider estate will be subject to improvements to the public amenity space through provision of the activity zones and enhancement to landscaping. In addition the estate is also served by Sale West Park which includes a new children's play area that has recently been completed following its relocation from within the central area of park. It is therefore considered that the amenity space provided across new development is acceptable and in accordance with PG and the development plan.

Noise, Air Quality and Contaminated Land

98. Core Strategy Policy L5.13 states that development that has the potential to cause adverse pollution (of air, light, water, ground) noise or vibration will not be permitted unless it can be demonstrated that adequate mitigation measures can be put in place.
99. The Pollution and Housing section have been consulted on the proposed development and have considered the information submitted by the applicant in relation to noise, air quality and contaminated land.
100. Noise – An environmental noise survey has been carried out to determine the existing noise levels experienced on site. Traffic noise from Firs Way was identified as the dominant source, supplemented by traffic noise within the estate road network. The results of the assessment indicate that standard thermal double glazing is expected to be adequate to control noise intrusion into habitable rooms across all of the proposed plots. For properties overlooking roads in certain locations, attenuated passive ventilation will be required to serve habitable rooms to ensure that ventilation is required. Natural ventilation by openable windows is expected to be suitable to rooms which are screened from any roads. The Pollution & Housing Section have recommended a condition

requiring submission of a ventilation strategy/mitigation schedule on a plot by plot basis. In relation to construction related noise the applicant has provided an addendum to the submitted Construction Management Plan, which outlines measures to mitigate noise from construction related activity. The details have been considered by the Pollution & Housing Section and are considered acceptable and will be conditioned accordingly in order that they are implemented during development

101. Air Quality – The development site is not located within an Air Quality Management Area. The applicant has however submitted an Air Quality Assessment. As part of this assessment a site suitability review has been undertaken to assess the suitability of the application site for the proposed residential development. The review found that the development would not cause a change in pollutant concentration at existing receptors that will bring about a significant impact and that no mitigation would be required. The report also considered the existing baseline air quality in the area and examined the operational phase impacts of the development, focused on modelled road traffic emissions. The result of the operational traffic assessment indicates that the impact at all nearby existing sensitive receptors for identified pollutants will be negligible and therefore no mitigation is required. The applicant has provided an addendum to the submitted Construction Management Plan which details measures to mitigate against dust from construction related activity. The details have been considered by the Pollution & Housing Section and are considered acceptable and will be conditioned accordingly in order that they are implemented during development.
102. Contaminated Land – The applicant had submitted a Phase 1 Preliminary Risk assessment with regards contaminated land. The conclusion of the report was that a Phase 2 intrusive ground investigation and quantitative risk assessment along with gas monitoring details. The applicant has during the course of the application submitted a Phase 2 ground investigation report and a gas protection measures and design verification plan, both of which have been considered by the Pollution & Housing Section and have been conditioned to be implemented in accordance with the approved detail for the purposes of the Phase 1 part of the development. Appropriate conditions regarding contaminated land have been included for later phases.

Conclusion on Residential Impact

103. In conclusion, the proposal is considered not to result in a level of harm to the living conditions of occupiers of neighbouring properties as to warrant a refusal of planning permission. Nor is it considered the amenity of future occupants will be adversely impacted upon with regards the location of the proposed residential accommodation. It is considered that the scheme represents a well-designed development that makes more efficient use of land within the estate providing a pleasant place to live and contributing to the wider residential estate. For the foregoing reasons the impact of the proposed development on residential

amenity is considered to be compliant with Policies L5 and L7 of the Trafford Core Strategy and the NPPF.

HIGHWAYS IMPACTS, PARKING AND SERVICING

104. Paragraph 103 of the NPPF states 'The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.
105. Paragraph 109 of the NPPF states that 'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
106. Policy L4.7 states that 'The Council will not grant planning permission for new development that is likely to have a significant adverse impact on the safe and efficient operation of the Strategic Road Network, and the Primary and Local Highway Authority Network unless and until appropriate transport infrastructure improvements and/or traffic mitigation measures and the programme for the implementation are secured'.
107. Policy L4.14 to L4.16 sets out the requirement to comply with the adopted maximum car and cycle parking standards as set out in Appendix 3 to the Core Strategy and within adopted SPD3. The setting of maximum parking standards as set out in section L4.15 and Appendix 3 is inconsistent with the NPPF and in that regard is considered out of date and less weight should be afforded to this part of the policy.
108. Policy L7 states that 'In relation to matters of functionality, development must: Incorporate vehicular access and egress which is satisfactorily located and laid out having regard to the need for highway safety; and provide sufficient off-street car and cycle parking, maneuvering and operational space.
109. The applicant has provided a Transport Assessment (TA) which is supported by a number of drawings showing visibility splays and swept path assessments along with detail design drawings for Phase 1. In addition to the TA the application submission also includes an Interim Travel Plan and Construction Management Plan.

Traffic Generation

110. As part of the TA the applicant has considered the existing highway network with eight junctions assessed all of which had been agreed previously with the LHA. These junctions include Chepstow Avenue/Firs Way; Epsom Avenue/Firs Way;

Newbury Avenue/Firs Way; Ascot Avenue/Manor Avenue; Firs Way/Firs Road/Manor Avenue; Cherry Lane/Manor Avenue roundabout; Manor Avenue/Woodhouse Lane/Link Road roundabout; and Firs Way/Woodhouse Lane/Cherry Lane priority junction. The results of the assessment demonstrated that Phase 1 of the development would generate 31 and 34 two-way movements in the AM and PM respectively. In relation to the proposals for later phases based on the masterplan the assessment demonstrated the development would generate 69 and 77 two-way movements in the AM and PM respectively.

111. Two junctions of the M60 (Junctions 7 & 8) were requested by Highways England to be assessed as part of a sensitivity test the results of which demonstrated that the level of impact on the Strategic Road Network would not result in a significant increase in traffic. The application proposals with regards traffic generation have been considered by the LHA, TfGM and Highways England none of whom have raised any objections with regards traffic and trip generation.

Vehicle Access and Servicing

112. With regards Phase 1 of the development Epsom Avenue would be extended in a northerly direction to link through with Hurst Avenue. This new spine road would have a carriageway width of 6m. The new footpath along the spine road would be 3m on the eastern side to facilitate a shared footway/cycleway and a 2m wide footpath on the western side of the road. Sixty five (65) of the new residential properties in phase 1 will be accessed from Epsom Avenue and from the new spine road. Fourteen (14) of the new residential units would be accessed from Chepstow Avenue.
113. Car parking courts along Epsom Avenue and Chepstow Avenue will be resurfaced and demarcated. The side road that branches of Chepstow Avenue beside number 84 Chepstow Avenue will be realigned with footpaths through upgraded and improved. The LHA have advised that footpaths located to the rear of the proposed parking courts should be relocated to the front and that consideration to be given regarding safety of children using new play areas close to parking spaces. It should be noted that these play areas would be secured by railings around the entire play area.
114. With regard later phases the spine road would be extended further again in a northern direction connecting Aintree Avenue and Newbury Avenue. Thirsk Avenue would also link to the new spine road, creating a north-south link through the estate. This extended spine road would also have a carriageway width of 6m with similar footpath and shared footpath/cycleway provision as Phase 1 proposals.
115. In addition it is proposed to create a west-east route between Firs Way and Manor Avenue by linking Chepstow Avenue with Ascot Avenue. It is proposed that the west-east link would have a 6m wide carriageway and 2m wide footpaths along both sides of the road. A new intersection would be formed where the northern spine road meets the new west east link. It is proposed this intersection would be raised as a means of traffic calming. Ascot Avenue is proposed to be provided with a

shared surface which would be used by pedestrians, cyclists and motorists (referred to as a Home Zone). This concept is to encourage drivers to negotiate the road at low speeds.

116. Both Phase 1 and subsequent phases would aim to improve pedestrian and cycle access through the estate through the provision of new and improved footpaths and infrastructure. It is also proposed to connect to the “Bee Network” route which will extend in a north-south alignment. TfGM support the proposal to connect to the wider “Bee Network” they also support the applicant’s intention to repair and resurface footways and carriageways including those segregated from vehicular traffic.
117. Visibility splays have been designed against a posted speed limit of 20mph. The LHA have stated that for the majority of the estate, 2.4m x 25m visibility splays are achieved in accordance with Manual for Streets (MfS) The LHA have advised that there are a number of trees located close to junctions and traffic calming features which can restrict visibility. The LHA have also stated that there a number of junction visibility splays which appear to be below the minimum required, and there also appears to be some discrepancies between the highways technical drawings and the landscape plans, these are currently being reconsidered by the applicant, however it is considered that this could be appropriately conditioned within any permission. The LHA have requested that junction visibility splays and forward visibility are provided for later phases of the development and would be conditioned appropriately.
118. With regards waste management it is proposed that all residential units will be serviced on-street. The submitted drawings for phase 1 and also the indicative Master Plan layout for subsequent phases indicates bin stores throughout, the submitted Waste Management Strategy also identifies collection areas. The Councils Waste Management section have raised no objections to the proposal. The applicant has provided a swept path analysis which accounts for the type of refuse vehicle used by Trafford Council. The LHA have advised that the swept path analysis is acceptable but point out that some manoeuvres are restricted and tight. The LHA have requested that appropriate swept path analysis is provided for later phases of development which will be condition as part of the outline permission.

Public Transport

119. The nearest bus stops to the site are located near the existing accesses to the estate along Firs Way Manor Avenue and Cherry Lane. These bus services include routes linking Altrincham to Wythenshawe every twenty minutes during weekdays and other services operate on hourly basis. The nearest Metrolink stops are Altrincham, Navigation Road, Timperley, Brooklands and Sale. These stops can be reached by cycle or buses.

Car & Cycle Parking

120. The car parking standards within SPD3: state that for this location within the Borough a one bedroom dwelling requires one car parking space; a two or three bedroom dwelling requires two car parking spaces and a four or more bedroom dwelling requires three car parking spaces.
121. The proposals for Phase 1 will include the provision of one parking space for each new build two bedroom dwelling and two parking spaces for each new build three or four bedroom dwelling. The maisonette flats will have one parking space each. Details of car parking provision for new build residential for later phases will be detailed within reserved matters application(s). The four bedroom units will have two spaces provided with the SPD3 standard requiring 3 spaces. However out of the 79 dwellings in Phase 1 only 9 are four bedroom and census data 2011 for the Sale West area confirms that car ownership for the estate is 0.70 cars per household. The car parking standards are maximum and therefore it is considered given the low number of four bedroom units and the low level of car ownership the marginal shortfall in new build residential units car parking provision is acceptable.
122. The applicant has undertaken a car park survey of the existing estate which shows that there are approximately 1,382 parking spaces throughout the parking courts. The survey figures do not include existing driveways to properties throughout the estate. The TA indicates that a total of 169 spaces would be lost as a result of the proposals over the Masterplan area which is approximately 12% of existing provision. The LHA have stated that whilst it has been demonstrated that the proposed shortfall in car parking spaces would be unlikely to have a severe detrimental impact to the public highway, there has been no information submitted for the parking arrangements for later phases. The LHA have stated that they are concerned that the shortfall in parking could lead to on-street parking and they have stated that residents do not use parking courts because of anti-social behaviour. The LHA note that the parking survey only covered 709 spaces of the 1,382 spaces and some courts were over capacity in the evening. The LHA do not support the shortfall or loss of existing car parking.
123. The parking survey undertaken by the applicant suggests that less than 40% of existing car spaces are utilised. The survey also indicates that parking for the Community Centre will be reduced from an existing figure of 115 spaces to 36 spaces but this level of reduced parking is suggested as being sufficient to accommodate the day to day parking needs of the community centre. Two accessible parking spaces are provided as part of the proposals in a parking court on Chepstow Avenue. Details of the revised parking provision for the Sale West Community Centre will be provided at reserved matters stage which will also include details of accessible parking spaces, it is understood there are two accessible spaces provided at the Community Centre.
124. Whilst it is acknowledged that there will be a reduction in the number of parking court spaces across the estate as a result of these proposals, it is considered the shortfall is acceptable. A number of the parking courts are underutilised and the proposal will bring about a more beneficial use of these areas which will help regenerate many of these neglected and poorly maintained parking courts. Census

evidence suggests low car ownership in the estate and the car parking courts are not the only parking provision throughout the estate with many properties having their own driveways. In addition all new residential units will have their own dedicated parking spaces. It is considered that the proposals is acceptable with regards parking provision for existing residents of the estate and the new residential units proposed.

125. The cycle parking standards detailed within SPD3 advise one cycle parking space is required for each one bedroom residential unit; one communal or two allocated spaces are required for each two or three bedroom dwelling unit and for each four or more bedroom dwelling unit two communal or three allocated cycle spaces should be provided.
126. With regards cycle provision the applicant has advised that sheds will be provided for all dwellinghouse for cycle storage. Dedicated cycle stores would also be provided at the apartment blocks with one cycle parking space for each apartment. With regards communal cycle parking it is proposed to provide eight cycle parking spaces as part of Phase 1 in public space, with 16 spaces proposed for later phases. The LHA have advised that numbers and areas for storage are unknown and therefore recommend a condition be attached for submission of details for Phase 1. Later phases would be detailed in subsequent reserved matters applications. It is considered that there is sufficient capacity within the new development for adequate cycle parking.

Other Highway Matters

127. The applicant has submitted an Interim Travel Plan as part of the application submission. The LHA have advised that a Full Travel Plan will be required and will be conditioned for Phase 1 and subsequent phases to be submitted after 20% occupation is met for that particular phase of development. TfGM also support the provision of a Full Travel Plan.
128. The applicant has submitted a Construction Management Plan (CMP) which the LHA consider as an interim CMP and require details of the pending appointment of contractors and details of a staff travel survey.
129. The LHA would not seek to adopt any additional incidental footpaths or access roads, communal car parks or other parking spaces and these should be stopped up (an informative is suggested to be included on any grant of planning permission). The LHA have also stated that they do not support the use of buff coloured surface materials or concrete block permeable paving along any section of the adopted highway (existing and proposed). The LHA have requested detailed construction information for later Phases of the development particularly with regard the west-east link and creation of the Home Zone. tThis forms a later phase of the development and will be subject to detailed reserved matters application(s).
130. With regards the adoption of highway, whilst this issue is not yet resolved it does not prevent the Local Planning Authority from determining the planning application

before them. Appropriate conditions and information to be provided at reserved matters with regards highway detail for those stages is appropriate as the applicant is not in a position to confirm what form those subsequent proposals will take. The applicant is currently seeking to address a number of the concerns raised by the LHA and an update will be provided in the Additional Information Report.

Conclusion

131. It is considered that the proposed access arrangements and site layout including bicycle and car parking levels are acceptable. There are no adverse impacts identified with regards traffic generation and subject to appropriate conditions as stated in the above section, it is concluded that the development would have an acceptable highway, parking and servicing impact with reference to Core Strategy Policies L4 and L7 and the NPPF.

FLOODING AND DRAINAGE

132. Policy L5.13 of the Trafford Core Strategy states that *'Development that has the potential to cause adverse pollution (of air, light, water, ground) noise or vibration will not be permitted unless it can be demonstrated that adequate mitigation measures can be put in place'*. The policy goes on to state at L5.16 that. *'the Council will seek to control development in areas at risk of flooding, having regard to the vulnerability of the proposed use and the level of risk in the specific location'*. At the national level, NPPF paragraph 155 has similar aims, seeking to ensure that development in high risk areas of flooding is safe without increasing flood risk elsewhere.
133. The applicant has submitted a Flood Risk Assessment (FRA) and Drainage Strategy accompanied with detailed drainage plans.
134. The application site is located in Flood Zone 1 which is an area categorised as at the lowest risk of flooding. The site is also located within a Critical Drainage Area within Trafford Councils Strategic Flood Risk Assessment. The drainage strategy for the site has been divided between Phase 1 and subsequent phases referred to a Phase 2 and 3. The strategy details that surface water from the development will discharge to the existing United Utilities network.
135. The LLFA have considered the proposed drainage strategy and have raised an objection based on the information submitted to date. This objection is based on information required to fully assess the proposal such as technical drainage calculations missing from the submission. In addition further information and clarity is required with regards the proposal in relation to areas of storage and a number of discrepancies have been identified on drainage plans. The LLFA have also requested confirmation about who will be responsible for permeable paved areas; the proposed swale and storage tanks. The applicant has following LLFAs comments provided a package of updated plans and supporting information, including an updated FRA and the LLFA are currently assessing this updated

information. A further update from the LLFA will be reported within the Additional Information Report.

136. United Utilities have also considered the proposed development. They have raised concerns with regards the submitted drainage strategy and agree with the LLFA that the outstanding matters identified by the LLFA are resolved prior to determination of the application. United Utilities have also provided commentary on a number of other matters. With regards infiltration United Utilities advise that the suitability of the site for infiltration should be considered prior to determination. A number of nearby land drains and sections of watercourses are in United Utilities ownership along with some surface water sewers and these could help the applicant in discharging of surface water but they do not appear to have been considered. No details have been provided which demonstrate that the option of highway drainage for the discharge of surface water has been investigated. It is also unclear if the existing drainage arrangements have been surveyed and therefore it cannot be concluded whether the proposed approach to drainage on the brownfield elements of the proposal result in any betterment to the combined sewer.
137. United Utilities have also requested confirmation of proposed ground and finished floor levels. They recommend that landscaping proposals maximise the amount of new permeable surfaces through both soft landscaping and the introduction of permeable hard surfaces. A number of individual plots have been identified as being adjacent or proposed to be built over United Utilities infrastructure such as water mains and sewers. One plot is identified in Phase 1 and three in Phase 2 or subsequent phases.. United Utilities have been consulted on the additional information and an update will be provided in the Additional Information Report.

TREES, LANDSCAPING AND OPEN SPACE

138. Policy R3 of the Core Strategy seeks to protect and enhance the Boroughs green infrastructure network. Policy R5 states that all development will be required to contribute on an appropriate scale to the provision of the green infrastructure network either by way of on-site provision, off-site provision or by way of a financial contribution. Both policies are considered to be up to date in terms of the NPPF and so full weight can be afforded to them.
139. The applicant has submitted a Phase 1 & 2 (Development Phases) Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS).
140. The Phase 1 AIA indicates that 28 trees in total would be required to be removed as part of the Phase 1 works (out of a total of 86 trees surveyed). None of the trees would be Category A trees (Highest Quality and Value). Out of these 28 trees, 13 would be Category B trees (Moderate Quality and Value) and 15 Category C (Low quality and Value). The Phase 2 (AIA) states that a total of 35 individual trees and two groups of trees would be required for removal (out of a

total of 517 trees surveyed). One of the trees would be a Category A tree, 18 would be Category B and 16 would be Category C.

141. In total 119 new trees are proposed to be planted in Phase 1. The planting plans also include extensive amenity planting in public open space, within the new residential gardens, areas of play and alongside parking courts and new hedgerow planting is also proposed alongside residential garden boundaries. Landscaping and planting proposals will form part of reserved matters application for later phases.
142. The accompanying Arboricultural Method Statements details the measures that will be in place during the duration of construction work to ensure all retained trees are adequately protected and would be conditioned as appropriate.
143. The Councils Arboriculturist officer has assessed the proposals and has no objections in principle to the proposals, other than requesting that some planting is considered to the north side of Epsom Avenue near to proposed Plot No. A1.1 and also that the applicant consider planting larger replacement trees as the proposed species suggested for planting are mainly small to medium species. An appropriate condition has been included for Phase 1 to require updated landscaping scheme including planting schedule to ensure appropriate tree planting is secured.
144. The proposed landscaping scheme is considered to complement and enhance the development whilst also contributing to the improvement of the Boroughs green infrastructure network. Appropriate conditions will be included as part of any planning consent to require the implementation and maintenance of all the landscaping proposed within the site and on this basis, the application is considered to be acceptable in this respect.
145. The Councils adopted SPD1: Planning obligations states that 'large residential developments of approximately 100 units, or that provide homes for 300 people or more, will need to provide new open space as part of the site design'. Core Strategy Policies R3 and R5 provide further clarification on how this could be provided. No new open space is proposed as part of the development, the proposed approach instead involves the remodelling of existing open spaces and routes and qualitative upgrades to these areas, including to the Sale west Community Centre in later phases.
146. The applicant has included an Open Space assessment as part of the application submission and applied the criteria at Policy R5.3 with further detail within the SPD1: Planning Obligations document. The applicants Open Space assessment states that there is approximately 1.9ha of local open space on the estate. The applicant has calculated that with regards local open space there is an under provision; with semi-natural green space there is an excess in nearby surrounding areas particularly to the west of the site. nearby; with play space there is an under provision and outdoor sports there is an excess with Manor

Avenue playing field and the nearby school fields. The proposed development has sought to address the play space provision in particular as there limited capacity for a significantly sized new 'park' within the estate and also considering that Sale West Park is located in a central position within the estate.

147. There are four new areas of seating/benches and two proposed new activity/play areas for Phase 1 both located on different parts of Chepstow Avenue. The masterplan submitted for Phase 1 and Phase 2 indicates a total of nine such activity zones and twelve areas of new seating. These new activity areas will be Local Equipped Play Spaces and will cater for U11's within close proximity of existing homes and will include low fencing to ensure a secure and safe environment for play. The details of which would be conditioned to ensure high quality and appropriate play equipment is provided.
148. The existing play park within Sale West has recently been relocated to the edge of the tree covered area and facilities upgraded. Improvements to Sale West Park will form part of the outline proposals and later phased works to increase use of the park which suffers from lack of light due to the extensive tree coverage; such works would be sensitive to the trees which are subject to a Tree Preservation Order. There is also an area of external fitness gym equipment in the site of the demolished shops beside Sale West Park.
149. Having regard for the lack of play facilities throughout the estate and the proposals to address this shortfall, combined with the works within the outline proposals to enhance Sale West Community Centre and park, along with the wider landscaping, tree planting and environmental improvements are considered appropriate and will deliver green infrastructure compliant with policies R3 and R5 of the Core Strategy.

ECOLOGY

150. Policy R2 of the Core Strategy identifies that the protection and enhancement of the environment is a key element of the Council sustainable strategy for the Borough. Developers will be required to demonstrate how their proposals protect and enhance the landscape character, biodiversity, geodiversity and conservation value of its natural urban and countryside assets.
151. Paragraph 175 of the NPPF states that *'if significant harm to biodiversity resulting from a development cannot be avoided...adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'*.
152. The applicant has submitted an Extended Phase 1 Habitat Survey, this covers Phase 1 and Phase 2 of the development. The habitat survey for phase 1 of the development was undertaken in October 2019 and the habitat survey for phase 2 was undertaken in February 2020.

153. SSSI – The Habitat Surveys identify that the site falls within a SSSI Impact Risk Zone (Brookheys Covert SSSI approximately 1.7km west of the site boundary). The SSSI Impact Risk zone lists development types that may affect such sites; however it is stated within the report that the type of development proposed is not listed within the criteria. In the location of the development site advice on the Natural England web-site for standing advice suggests they should be consulted on any Airports, helipads and other aviation proposals.
154. The nearest non-statutory protected sites are Brook Wood a Site of Biological Interest (SBI) located approximately 0.3km to the north west and Birchmoss Covert and Altrincham Sewage Works both of which are SBI's and are located approximately 0.6km south west of the application site. To the west side of the site on the opposite side of Firs Way is an area of open space and woodland which forms part of Carrington Moss (which is not allocated as SBI or SSSI) and is designated as Green Belt land and an Area of Landscape Protection within the Local Plan composite policies map.
155. Protected Species (Badger) - The report advises that with regards protected species a check was undertaken for any Badger activity or setts, none was located and therefore the species of Badger is not considered to be a constraint on the development at this time.
156. Protected Species (Bats) – There are no buildings or structures located on the development plots. The trees on site were inspected from the ground for potential roost features. None of the trees were found to support cavities, or other features that would be suitable for roosting bats.
157. Protected Species (Great Crested Newt) – No ponds exist on site, nor within 250m of the site boundary. The amenity grassland and bare ground on site are not considered suitable for Great Crested Newt, areas of shrub can provide suitable cover but given the lack of suitable breeding habitat they are not considered to be a reason to prevent development.
158. Protected Species (Nesting Birds) – There are suitable trees throughout the site than can accommodate nesting birds. If any removal of trees is proposed during bird nesting season (March – August) then a bird nesting survey must first be undertaken.
159. The habitat survey report recommends that to increase bio-diversity of the site that where practical, native tree and shrub species should be planted and that a sensitive lighting scheme be implemented along the adjacent woodland (Sale West Park) in order to protect the potential bat foraging and commuting habitat.
160. GMEU have considered the proposals and have raised no objections. They recommend a condition in relation to nesting birds and an informative regarding removal of identified invasive species.

161. Given the low ecological value of the site the proposed comprehensive landscaping improvements and tree planting will result in a biodiversity net gain, compliant with Policy R2 of the Core Strategy and the NPPF.

EQUALITY ASSESSMENT

162. Policy L7.5 of the Core Strategy requires that development should be fully accessible and usable by all sections of the community and Paragraph 127 of the NPPF reinforces this requirement by requiring planning decisions to ensure that developments create places that are safe, inclusive and accessible.
163. Under the provisions of the Equality Act 2010, specifically Section 149 Public Sector Equality Duty (PSED), all public bodies are required in exercising their functions to eliminate discrimination, advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and foster good relations. Having due regard for advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these are different from the needs of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low. The relevant protected characteristics of the PSED include age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex and sexual orientation. The PSED applies to Local Planning Authorities in exercising their decision making duties with regards planning applications
164. The proposals for phase 1 will deliver new residential development with new dwellings having level access and sufficient space within the properties to allow for wheelchair users. The landscaping improvements throughout the estate will improve surfaces to pavements and access throughout for all users. Two accessible parking spaces are being provided within one of the parking courts on Chepstow Avenue which are resident only parking areas. Later phases of development will include similar improvements to footpaths and access in general, details of the parking provision for Sale West Community Centre have been conditioned to ensure an appropriate level of parking and accessible parking is provided for public use. No dwelling houses are being demolished to facilitate the development and therefore no residents are being decanted from accommodation. The development will deliver modern residential accommodation with significant improvements to the estate in the form of landscaping and infrastructure that will be accessible to all. There have been no objections received from any protected group regarding the proposed development
165. It is considered therefore on balance that the development will provide satisfactory provision for protected groups and the requirements of Policy L7.5 would be met.

OTHER MATTERS

166. Following consultation with Trafford Councils Education department it has been highlighted that there are significant capacity issues within the immediate area in respect of both primary and secondary schools which are all oversubscribed.

Any additional dwellings within this location are likely to result in a harmful impact upon education provision. A financial contribution sought through a S106 agree has been suggested to the sum of £425,959.00 for Phase 1 and a figure of between £442,555.00 and £474,747.00 (depending on the number of residential units progressed in later phases) to address this impact.

DEVELOPER CONTRIBUTIONS, VIABILITY AND CIL

167. This proposal is subject to the Community Infrastructure Levy (CIL) and is located in the moderate zone for residential development, consequently private market houses will be liable to a CIL charge rate of £40 per square metre and £0 for Apartments in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).
168. However developments that provide affordable housing can apply for relief from paying CIL on those affordable units. Subject to the relevant criteria being met, relief from paying CIL can be granted and there the CIL payments will be reduced according.
169. 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. In order to secure this, a landscaping condition will be attached to make reference to the need to provide tree, hedge and shrub planting, reflective of details submitted.
170. Financial contributions are sought in respect to education provision; however the applicant has submitted viability information which demonstrates that the development proposals would not be able to fund any planning obligations, to do so would render the project unviable. The development is funded through Homes England grant funding and capital raised by the applicant -Irwell Valley a registered provider. The viability information submitted demonstrates the development costs are met through the combination of grant funding, Irwell Valleys capital and rental income over a number of years with no surplus. The lack of a financial contribution toward education provision would result in harm and fail to comply with policy L8 of the Core Strategy and the NPPF and will be considered as part of the overall planning balance below.

PLANNING BALANCE AND CONCLUSION

171. As the Council's development plan policies relevant to the supply of housing are out-of-date, it is necessary to assess the development against NPPF paragraph 11 d) i. and ii. above. The footnote to paragraph 11 d) i explains that the policies of the NPPF referred to include those which relate to local green space and flood risk; the assessment of the scheme on these areas and assets of particular importance does not lead to a conclusion that 'provides a clear reason for refusing the development proposed'. Paragraph 11(d)(ii) of the NPPF – the tilted

balance – is therefore engaged, i.e. 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 the NPPF taken as a whole. This exercise is set out below:

Adverse Impacts

172. The following adverse impact of granting permission have been identified:

With substantial weight:-

- Primary and Secondary schools are identified as being oversubscribed in the Sale West area with little or no capacity; the application would not make any contribution to Education infrastructure.

173. These adverse impacts must be assessed as to whether they outweigh the benefits of granting permission when assessed against the policies in the NPPF as a whole. The following benefits resulting from the scheme have been identified: -

Scheme Benefits

174. The main benefits that would be delivered by the proposed development are considered to be as follows: -

With substantial weight:-

- 79 new homes for phase 1, most of which are suitable for families (Later phases could deliver up to an additional 184 new homes). The proposals would contribute significantly towards addressing the identified housing land supply shortfall and substantial weight has been given to this benefit.
- 100% affordable housing for phase 1 would be provided with a tenure of social rent, this addresses a significant identified shortfall in affordable housing and substantial weight should be afforded to this. Later Phase 2 will also provide affordable housing at least 20% and potential for older persons accommodation
- Redevelopment of the site will significantly contribute towards the regeneration of Sale West and an increased population will support and help sustain existing facilities in the locality.
- Environmental benefits through a well-designed scheme with open space and green infrastructure which will improve the appearance of the Sale West estate, enhance connectivity and establish a strong sense of place that will be an attractive, welcoming and distinctive place to live and visit.
- Highways improvements
- Pedestrian and cycle connectivity

With moderate weight:

- An improved quality of design, construction and range of housing stock.
- Economic benefits that will flow from construction and occupation. Additional expenditure into the local economy will support existing services in Sale and Sale West.

With limited weight:-

- New Homes Bonus and Council Tax Revenue will benefit the Borough and the local community.

175. The benefits arising from the scheme are numerous and a number of them can be given substantial weight. The adverse impact, relates to the pressure on local schools admissions and the inability of the development to fund Education infrastructure. It is therefore considered that it has been demonstrated that the adverse impacts of the development **do not** significantly and demonstrable outweigh the benefits. The proposals therefore comply with Paragraph 11(d) of the NPPF which is an important material consideration which should be given significant weight and justifies the departures from development plan policy identified above. Additionally, through the analysis in the report above it has been concluded that the development would have no significant effects subject to appropriate mitigation and monitoring, secured by planning conditions. Accordingly the application is recommended for approval.

RECOMMENDATION:

GRANT subject to the following conditions:-

Conditions applicable to the Full Application (Phase 1)

1. The 'Full' components of the development hereby approved must be begun not later than the expiration of three (3) 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 following submitted plans:

- Dwg No:11284-AEW-XX-XX-DR-A-0501 Rev.P5 Location Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0502 Rev.P5 Existing Site Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0503 Rev.P6 Proposed Illustrative Masterplan
- Dwg No:11284-AEW-XX-XX-DR-A-0504 Rev.P7 Parameters Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0505 Rev.P6 Detailed Phase 1 Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0507 Rev.P2 Street Elevations – Proposed
- Dwg No:11284-AEW-XX-XX-DR-A-0511 Rev.P4 Car Parking Plan – Proposed

- Dwg No:11284-AEW-XX-XX-DR-A-0512 Rev.P5 Waste Management Plan
- Dwg No:11284-AEW-A-XX-DR-A-0550 Rev.P2 House Type A
- Dwg No:11284-AEW-B-XX-DR-A-0551 Rev.P2 House Type B
- Dwg No:11284-AEW-C-XX-DR-A-0552 Rev.P2 House Type C
- Dwg No:11284-AEW-D-XX-DR-A-0553 Rev.P2 House Type D
- Dwg No:11284-AEW-E-XX-DR-A-0554 Rev.P2 House Type E
- Dwg No:11284-AEW-F-XX-DR-A-0555 Rev.P2 House Type F
- Dwg No:11284-AEW-G-XX-DR-A-0556 Rev.P2 House Type G
- Dwg No:11284-AEW-H-XX-DR-A-0557 Rev.P2 House Type H
- Dwg No:11284-AEW-J-XX-DR-A-0558 Rev.P2 House Type J
- Dwg No:11284-AEW-K-XX-DR-A-0559 Rev.P2 House Type K
- Dwg No:11284-AEW-LM-XX-DR-A-0560 Rev.P2 House Type L & House Type M
- Dwg No:1987-EXA-00-XX-DR-L-100 – Landscape General Arrangement Illustrative Masterplan
- Dwg No:1987-EXA-00-XX-DR-L-101 – Landscape General Arrangement Parameters Plan
- Dwg No:1987-EXA-A-00-XX-DR-L-102 – Landscape General Arrangement Parameters Plan
- Dwg No:1987-EXA-01-XX-DR-L-110 – Phase 1 Landscape General Arrangement Sheet 01
- Dwg No:1987-EXA-01-XX-DR-L-111 – Phase 1 Landscape General Arrangement Sheet 02
- Dwg No:1987-EXA-01-XX-DR-L-112 – Phase 1 Landscape General Arrangement Sheet 03
- Dwg No:1987-EXA-01-XX-DR-L-113 – Phase 1 Landscape General Arrangement Sheet 04
- Dwg No:1987-EXA-01-XX-DR-L-210 – Phase 1 Planting Schedule
- Dwg No:1987-EXA-01-XX-DR-L-211 – Phase 1 Softworks Plan Sheet 01
- Dwg No:1987-EXA-01-XX-DR-L-212 – Phase 1 Softworks Plan Sheet 02
- Dwg No:1987-EXA-01-XX-DR-L-213 – Phase 1 Softworks Plan Sheet 03
- Dwg No:1987-EXA-00-XX-DR-L-600 – Hard Landscapes Details – Surfaces
- Dwg No:1987-EXA-00-XX-DR-L-601 – Hard Landscape Details – Kerbs and Edgings
- Dwg No:1987-EXA-00-XX-DR-L-602 – Hard Landscape Details – Furniture and Equipment
- Dwg No:1987-EXA-00-XX-DR-L-603 – Hard Landscape Details – Boundaries
- Dwg No:1987-EXA-00-XX-DR-L-604 Rev.P1 Bin Stores
- Dwg No:1987-EXA-00-XX-DR-L-700 – Soft Landscape Details Tree Pit
- Dwg No:1987-EXA-00-XX-DR-L-701 – Soft Landscape Details Planting

Reason: To clarify the permission, having regard to Policies L3 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

3. The development hereby permitted (Full application Phase 1) shall be limited to a maximum total number of 79 residential units.

Reason: To define the permission and in the interests of visual amenity, residential amenity and highway safety, having regard to Policies L4, L7, L8 and R5 of the Trafford Core Strategy and the National planning Policy Framework.

4. The seventy nine residential units (Phase 1) hereby approved shall only be used for the purposes of providing affordable housing for social rent (as defined by the NPPF Annex 2, or any subsequent amendment thereof) to be occupied by households or individuals from within the boundaries of Trafford in housing need and shall not be offered for sale or rent on the open market. Provided that this planning condition shall not apply to the part of the property over which:- (i). a tenant has exercised the right to acquire, right to buy or any similar statutory provision and for the avoidance of doubt once such right to acquire or right to buy has been exercised, the proprietor of the property, mortgagee and subsequent proprietors and their mortgagees shall be permitted to sell or rent the property on the open market;

Reason: To comply with Policies L1, L2 and L8 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 1: Planning Obligations and the National Planning Policy Framework.

5. Notwithstanding any description of materials in the application, no above-ground construction works shall take place until samples and full specifications of all materials to be used externally on all part of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The specifications shall include the type, colour and texture of the materials. The samples shall include constructed panels of all proposed brickwork illustrating the type of joint, the type of bonding and the colour of the mortar to be used, with these panels available on site for inspection, and retained for the duration of the build. Development shall be carried out in accordance with the approved details.

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

6. No above-ground construction works shall take place unless and until a detailed façade schedule for all elevations of the building has first been submitted to and approved in writing by the local planning authority. The schedule shall be provided in tabulated form with cross referencing to submitted drawings, include the provision of further additional drawings and the building of sample panels on site as necessary and shall include:
 - (i) All brickwork detailing
 - (ii) All fenestration details and recesses
 - (iii) The means of dealing with rainwater and any necessary rainwater goods that may be visible on the external façade of the building
 - (iv) siting of any external façade structures such as meter boxes

Development shall proceed in accordance with the approved detailed façade schedule.

Reason: In the interests of visual amenity and in protecting the original design intent and quality of the proposed development, having regard to Core Strategy Policy L7 and the National Planning Policy Framework

7. a) Notwithstanding the details shown on the approved plans, Phase 1 of 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.

8. Phase 1 of the development hereby approved shall not be occupied until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location, 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.

9. Prior to the first occupation of Phase 1 of the development hereby approved details of a scheme for closure of any alleyways and footpaths within the Phase 1 area shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of amenity and highway safety having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

10. No development shall take place until a scheme outlining the construction detail of the new spine road has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of dimensioned carriageway and footways; dimensioned radii for road centre line and junctions/turning heads kerb lines; forward and junction visibility; surface materials, and traffic calming measures. Development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

11. No dwellings within Phase 1 of the development hereby approved shall be occupied unless and until a scheme and timetable for the surfacing of car parking courts and pavements as shown on the approved drawings has first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme and timetable.

Reason: In the interests of visual amenity and highway safety having regard to Policies L4 and L7 of the Trafford Core Strategy.

12. No development or works of site preparation in relation to Phase 1 shall take place until all trees that are to be retained within or adjacent to the site as identified on Drawing Ref: 19/AIA/Trafford/14 02 Rev.C 'Arboricultural Impact Assessment Plan' and the Arboricultural Method Statement Sale West Estate – Phase 1 dated January 2020 by Tree Solutions Arboricultural Consultants have been protected in accordance with the tree protection measures set out in the method statement. The protection measures shall be retained throughout the period of construction and no activity prohibited by the method statement shall take place within the exclusion zones / root protection areas identified on Drawing Ref: 19/AIA/Trafford/14 03 Rev.B 'Tree Protection Plan'.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework. The fencing is required prior to development taking place on site as any works undertaken beforehand, including preliminary works, can damage the trees.

13. No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March-August 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 clearance 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. The mitigation strategy shall be implemented as approved.

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), with regards Phase 1 of the development only:

- (i) no extensions shall be carried out to the dwellings
- (ii) no outbuildings (including garages or carports) shall be erected within the curtilage of the dwellings
- (i) no vehicle standing space or other areas of hardstanding shall be provided within the curtilage of the dwellings
- (iv) no buildings, gates, wall fences or other structures shall be erected within the curtilage of the dwellings
- (v) no means of access shall be constructed to the curtilage of the dwellings
- (vi) no windows or dormer windows shall be added to the dwellings

other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

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

15. 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:

- All first and second floor bathroom and en-suite windows in all 79 dwellinghouses within the 'full' component of the development;
- The second floor west facing bedroom window to Plot B2.10;
- The second floor north facing stairwell window to Plot IC1-IC2;and
- The second floor east facing kitchen/dining room windows (two windows) and the north facing stairwell window to Plot IC.3-IC.4

shall be fitted with textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

16. The development hereby approved shall be designed and constructed in accordance with the recommendations contained within section four of the submitted Crime impact Statement Version B:04.03.20 2019/0744/CIS/01 and these measures shall be retained and maintained thereafter.

Reason: In the interests of crime prevention and community safety, having regard to Core Strategy Policy L7 and the National Planning policy Framework.

17. Notwithstanding the details submitted to date, no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i. the parking of vehicles of site operatives and visitors (including results of staff travel survey) ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. the erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate v. wheel washing facilities, including measures for keeping the highway clean vi. measures to control the emission of dust and dirt during construction and measures to prevent noise and vibration to adjacent properties including any piling activity; vii. a scheme for recycling/disposing of waste resulting from demolition and construction works (including asbestos if uncovered) and viii. days and hours of construction activity on site (having regard to the Councils recommended construction hours of operation) and ix. Contact details of site manager to be advertised at the site in case of issues arising.

Reason: To ensure that appropriate details are agreed before works start on site and to minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policy L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

18. No above-ground construction works shall take place until a scheme detailing a ventilation strategy/mitigation schedule for each unit of accommodation and designed in accordance to meet the criteria as prescribed within the submitted report (Curtins Consulting Ltd - Acoustic Planning Report:Rev.01 February 2020) has been submitted to and approved in writing by the Local Planning Report. Development shall be carried out in accordance with the details and thereafter retained.

Reason: To achieve internal sound levels within the development and to protect the amenities of future occupants in accordance with Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

19. The development hereby approved for Phase 1 shall be carried out in accordance with the detail contained within the GRM Remediation Strategy Ref:GRM/P9353/RMS/F.1 (May 2020) and the Gas Protection Measures and Design Verification Plan Project Ref:P9353 (May 2020). Prior to the occupation of any of the residential units in Phase 1 a verification report demonstrating

completion of works set out in the approved contamination remediation strategy and gas protection plan, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution of the site in the interests of amenity of future occupiers in accordance with Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

20. Within 6 (six)-months of the first date of 20% occupation for phase 1 of the development hereby approved, a Full Travel Plan shall be submitted to the Local Planning Authority and will include:

- realistic and quantifiable targets;
- effective objectives and incentives to reduce car travel and increase use of non-car-modes for residents;
- Travel Plan targets shall be reviewed and monitored against the baseline which will be established within 3-months of the first date of occupation;
- Travel surveys shall be completed by residents every 12 (twelve)-months from the date of first occupation, and for a minimum period of ten years (i.e. minimum 12 (twelve) no. surveys excluding the initial baseline survey);

The approved Travel Plan shall be implemented for a period of not less than 10 (ten) years from the first date of operation.

Reason: To reduce car travel to and from the site in the interests of sustainability and highway safety, having regard to Policy L4 and Policy L7 of the Trafford Core Strategy and National Planning policy Framework.

21. Prior to the first occupation of Phase 1 of the development hereby approved a scheme for secure cycle parking storage (including public & visitor cycle parking provision) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is brought into use and shall be retained at all times thereafter.

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

22. Prior to the first occupation of Phase 1 of the development hereby approved, details of the play areas and seating areas within Phase 1 (including location, size, specification for the play equipment to be installed, full landscaping details and a maintenance regime for the lifetime of the development) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To ensure that an adequate level of play space is provided and maintained for the occupants of the development, in compliance with Policies L3, L7 and R5 of the Trafford Core Strategy and the National Planning Policy Framework.

Conditions applicable to the Outline Application

23. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) The expiration of three years from the date of this permission; or (b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

24. The approval of the Local Planning Authority shall be sought in respect of the following matters before the development first takes place:
- a) Appearance
 - b) Landscaping
 - c) Layout; and
 - d) Scale

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the details of the matters referred to in the condition have not been submitted for consideration.

25. The reserved matters shall comply with the development parameters outlined on the following drawings:-

- Dwg No:11284-AEW-XX-XX-DR-A-0501 Rev.P5 Location Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0502 Rev.P5 Existing Site Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0503 Rev.P6 Proposed Illustrative Masterplan
- Dwg No:11284-AEW-XX-XX-DR-A-0504 Rev.P7 Parameters Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0511 Rev.P4 Car Parking Plan – Proposed
- Dwg No:1987-EXA-00-XX-DR-L-100 – Landscape General Arrangement Illustrative Masterplan
- Dwg No: 1987-EXA-00-XX-DR-L-101 – Landscape General Arrangement Parameters Plan

Reason: To clarify the permission and ensure the reserved matters for the development are consistent with the details approved at outline stage, having regard to Policies L2, L3, L7, R2, R3 and other relevant policies of the Trafford Core Strategy and the National Planning Policy Framework.

26. The development hereby permitted (Outline Application) shall be limited to a maximum total number of 184 residential units.

Reason: To define the permission and in the interests of visual amenity, residential amenity and highway safety, having regard to Policies L4, L7, L8 and R5 of the Trafford Core Strategy and the National planning Policy Framework.

27. No development hereby permitted shall take place until a phasing scheme for the development which sets out the sequence in which the various land parcels will be developed out and thereafter brought into use has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved phasing scheme.

Reason: To ensure the satisfactory development of the site in a phased matter in the interests of visual amenity, residential amenity, highway safety, community safety and sustainable development having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework. Details of phasing are required to be submitted prior to commencement to enable the Local Planning Authority to assess the phasing of the development and a start on site would prejudice the proper assessment of the scheme.

28. A minimum of 20% of the residential units in the outline phases of the development hereby approved shall be delivered for the purposes of providing affordable housing (as defined by the NPPF Annex 2, or any subsequent amendment thereof) or special needs housing accommodation to be occupied by households or individuals from within the boundaries of Trafford in housing need and shall not be offered for sale or rent on the open market. Provided that this planning condition shall not apply to the part of the property over which:- (i). a tenant has exercised the right to acquire, right to buy or any similar statutory provision and for the avoidance of doubt once such right to acquire or right to buy has been exercised, the proprietor of the property, mortgagee and subsequent proprietors and their mortgagees shall be permitted to sell or rent the property on the open market; (ii). a leaseholder of a shared ownership property has staircased to 100% and for the avoidance of doubt once such staircasing has taken place the proprietor of the property, mortgagee and subsequent proprietors and their mortgagees shall be permitted to sell or rent the property on the open market.

Reason: To clarify the permission and to comply with Policies L1, L2 and L8 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 1: Planning Obligations and the National Planning Policy Framework.

29. Any applications for reserved matters which include layout or landscaping shall be accompanied by the following highways details:

- Proposed adopted highway and stage 1 road safety audit
- Proposed stopping up of the adopted highway

- Proposed parking arrangements (including for the Community Centre)
- Proposed pedestrian and cycle routes
- Internal road speed and traffic count surveys (minimum seven days)
- Parking survey (minimum three days, on and off-road parking)
- Proposed Homes Zones / shared surfaces
- Proposed highway construction details and surfacing materials
- Proposed highway landscaping and boundary treatments.
- Proposed traffic calming measures
- Proposed servicing arrangements including swept path analysis
- Junction visibility splays
- Forward visibility should also be provided to demonstrate that the development has been designed in accordance with Manual for Streets

Reason: In the interests of highway and pedestrian safety having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

30. Notwithstanding the submitted Transport Assessment, the first reserved matters application to be submitted shall be accompanied by an updated Transport Assessment.

Reason: To ensure an assessment of highway considerations is provided that accounts for any subsequent changes since the granting of planning permission having regards to Policies L3, L4 and L7 and The National Planning Policy Framework.

31. Any reserved matters applications that include layout and landscaping shall be accompanied by details of a scheme for secure cycle parking. The cycle parking facilities shall be provided and subsequently maintained for the lifetime of the development in accordance with the approved details.

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

32. Within 6 (six)-months of the first date of 20% occupation of any subsequent phase(s) of the development hereby approved, a Full Travel Plan shall be submitted to the Local Planning Authority and will include:

- realistic and quantifiable targets;
- effective objectives and incentives to reduce car travel and increase use of non-car-modes for residents;
- Travel Plan targets shall be reviewed and monitored against the baseline which will be established within 3-months of the first date of occupation;

- Travel surveys shall be completed by residents every 12 (twelve)-months from the date of first occupation, and for a minimum period of ten years (i.e. minimum 12 (twelve) no. surveys excluding the initial baseline survey);

The approved Travel Plan shall be implemented for a period of not less than 10 (ten) years from the first date of operation.

Reason: To reduce car travel to and from the site in the interests of sustainability and highway safety, having regard to Policy L4 and Policy L7 of the Trafford Core Strategy and National Planning policy Framework.

- 33. Any applications for reserved matters which include layout and/or landscaping shall include details of play areas and seating areas (including location, size, specification for the play equipment to be installed, full landscaping details and a maintenance regime for the lifetime of the development. The play area facilities shall be provided and subsequently maintained in accordance with approved details.

Reason: To ensure that an adequate level of play space is provided and maintained for the occupants of the development, in compliance with Policies L3, L7 and R5 of the Trafford Core Strategy and the National Planning Policy Framework.

- 34. Any applications for reserved matters which include layout and/or landscaping shall be accompanied by a scheme for secure cycle parking storage (including public cycle parking provision).The cycle parking shall be provided and subsequently maintained in accordance with the approved details.

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

- 35. All applications for reserved matters associated with subsequent phases of development shall include an investigation and risk assessment in relation to contamination on site (in addition to Phase 1 Preliminary Risk Assessment Revision V01 dated 10/1/20, Ref 073833-CUR-00-XX-RP-GE-004, "Sale West stage 2&3', prepared by Curtins Consulting Ltd., provided with the planning application). The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). . The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments;

- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.
- iv) a remediation strategy giving full details of the remediation measures required and how they are to be undertaken
- v) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall thereafter be carried out in full accordance with the approved remediation strategy before the first occupation of the development hereby approved.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the health of future occupiers in accordance with Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework. The assessment is required prior to development taking place on site to mitigate risks to site operatives.

36. No phase of development hereby permitted shall be occupied until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan, where required (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the health of future occupiers in accordance with Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework. The assessment is required prior to development taking place on site to mitigate risks to site operatives.

37. All applications for reserved matters associated with subsequent phases of development shall include a Construction Method Statement. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. the erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate v. wheel washing facilities, including measures for keeping the highway clean vi. measures to control the emission of dust and dirt during construction and measures to prevent noise and vibration to adjacent properties

including any piling activity; vii. a scheme for recycling/disposing of waste resulting from demolition and construction works (including asbestos if uncovered) and viii. days and hours of construction activity on site (having regard to the Councils recommended construction hours of operation) and ix. Contact details of site manager to be advertised at the site in case of issues arising.

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

38. Any application(s) for reserved matters for layout shall include a scheme for the closure of any alleyways and footpaths. Development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of amenity and highway safety having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

39. No development of the Sale West Community Centre and associated outdoor sports facilities shall commence until a scheme to ensure the provision of replacement facilities has been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The scheme must set out details of the size, location, type, design and make-up of the facilities together with arrangements for access. The scheme must include a timetable for the implementation of the facilities. The approved scheme shall be implemented and complied with in full throughout the carrying out of the development and retained thereafter.

Reason: To protect sports/community facilities from loss and to ensure the satisfactory quantity, quality and accessibility of replacement provision which secures continuity of use and in accordance with Policy R5 of the Trafford Core Strategy and paragraph 97 of the NPPF.

40. Any application(s) for reserved matters for layout or appearance shall include an updated Air Quality Assessment. Development shall be carried out in accordance with the approved details.

Reason: In the interests of air quality and amenity having regard to Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

41. Any application(s) for reserved matters for layout or appearance shall include an updated Acoustic Assessment. The development shall be carried out in accordance with the approved details.

Reason: In the interests of residential amenity having regard to Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

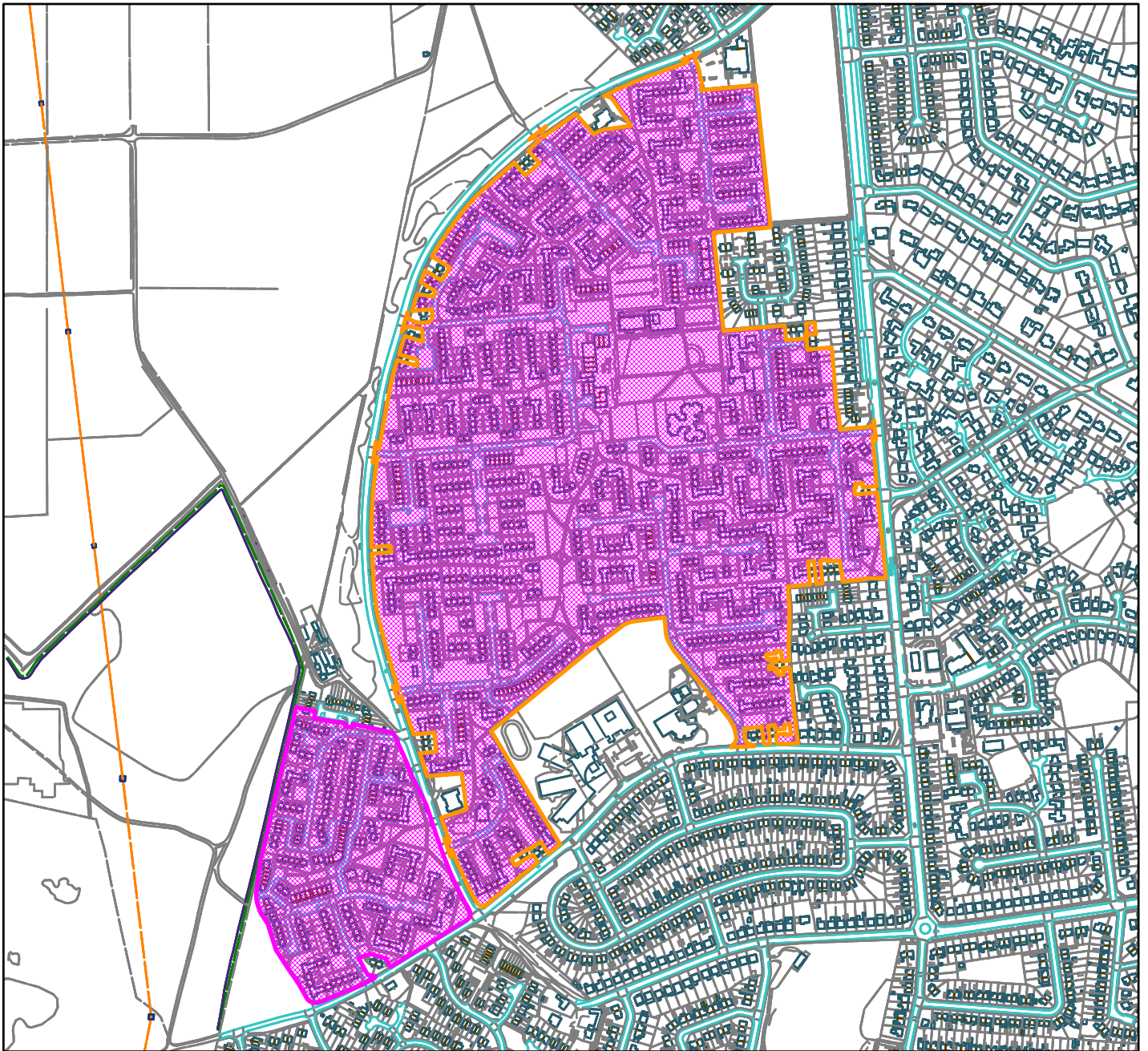
42. Any reserved matters applications that include layout and/or landscaping shall be accompanied by a waste management strategy. The waste management strategy will be implemented in accordance with the approved details.

Reason: to ensure that the site is properly and safely serviced in the interests of highway safety, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

CM



Sale West Estate bounded by Firs Way, Cherry Lane, Woodhouse Lane and Manor Avenue, Sale (site hatched on plan)



Scale: 1:7,527

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date: 18/06/2020
Date	09/06/2020
MSA Number	100023172 (2012)

Erection of a single storey side extension

8 Dulwich Close, Sale, M33 4ZP

APPLICANT: Mr Ashling

AGENT: Bentley Planning & Project Management

RECOMMENDATION: GRANT

This application is being reported to the Planning and Development Management Committee as the applicant is an employee of Trafford Council.

SITE

The application relates to a detached dwelling with a gabled roof and rear conservatory which forms part of a modern residential development located in a predominantly residential area in Sale. It is situated on the south western side of a cul de sac and located at a junction of two other smaller cul-de-sacs within Dulwich Close.

The property itself is within a site of irregular configuration and backs onto Manor Avenue and has side and front boundaries to Dulwich Close. It has a double height gabled projection to its frontage and additional porch with a detached garage with high pitched roof forward of its principal elevation. The property is set substantially forward, but at an angle to the property immediately to its north, No.6, and that property has its own forward projecting double garage perpendicular to its principal elevation, with 2no. dormer windows with an apex design at first floor level facing the northern boundary of the application site. The application property is more or less aligned with the property to its immediate south (No.10) and faces the shared front driveways and open gardens of Nos.7, 9 and 11Dulwich Close which are all of similar design with low level planting which create informal boundaries.

PROPOSAL

The proposal comprises the erection of a single storey side extension to the northern elevation of the dwelling, of the same depth as the existing dwelling and a width of 3.85m. Its eaves height would be 2.5m with a gabled roof design whose roof pitch angle is the same as the host building with a maximum ridge height of 5m. The extension's ridge would be set below the main roof ridge by 2.4m and above its first floor eaves by 0.2m. 2no. high level roof lights are proposed in the roof planes of both front and rear elevations. The extension would lie behind the existing garage and between the side elevation of the dwelling and the boundaries of the property with the highway and 6 Dulwich Close.

The development would be constructed in similar materials to the existing dwelling, with a standard window within the front elevation and a set of bi-folding doors within the rear elevation. 2no. pairs of secondary windows are also proposed within the side elevation facing north.

The increase in floor space of the proposed development would be less than 100m².

ADDED VALUE

Amended plans have reduced the width of the proposed development by 0.5m to allow it to appear more proportionate and subordinate to the main dwelling. This amendment has also mitigated its visual impact upon the habitable room at ground floor level within the principal elevation of No.6 Dulwich Close and has increased the space provided between the extension and the northern boundary at its closest point towards its rear.

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

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

OTHER POLICY DOCUMENTS

SPD4 – A Guide for Designing House Extensions & Alterations (February 2012).

PROPOSALS MAP NOTATION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

GREATER MANCHESTER SPATIAL FRAMEWORK

The Greater Manchester Spatial Framework is a joint Development Plan Document being produced by each of the ten Greater Manchester districts and, once adopted, will be the overarching development plan for all ten districts, setting the framework for individual district local plans. The first consultation draft of the GMSF was published on 31 October 2016, and a further period of consultation on the revised draft ended on 18 March 2019. A Draft Plan will be published for consultation in summer 2020 before it is submitted to the Secretary of State for independent examination. The weight to be given to the GMSF as a material consideration will normally be limited given that it is currently at an early stage of the adoption process. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If the GMSF is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) on 19 February 2019. 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 and was last updated on 01 October 2019. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

H40477 Erection of 35 dwellings and associated garages, construction of access ways (amendment to H/ARM/37496). Approved with conditions 11th November 2013

6 Dulwich Close

H/64272 – Erection of rear conservatory. Approved May 2006.

7 Dulwich Close

94884/HHA/18 - Erection of a single storey side and rear extension. Approved August 2018.

APPLICANT'S SUBMISSION

None.

CONSULTATIONS

None

REPRESENTATIONS

The application was advertised by way of neighbour notification letters. No comments have been received.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposal is for an extension to an existing residential property within a built up area and therefore extensions and alterations are acceptable in principle subject to there being no harm to the character and appearance of the property through unsympathetic design or harm to the amenity of neighbouring properties and residential areas. The proposed development needs to be assessed against the requirements and limitations of Policy L7 of Trafford's Core Strategy.

DESIGN AND APPEARANCE

2. Paragraph 124 of the NPPF states that *"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."* Paragraph 130 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."*
3. 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.
4. SPD 4: A Guide for Designing House Extensions and Alterations requires extensions to reflect the character, scale and form of the original dwelling by matching and harmonising with the existing architectural style and detailing and the SPD sets out specific guidance in order that proposals can successfully do this.
5. As the proposed extension would be on the side elevation of the existing property, it would be visible from the street scene of Dulwich Close. The proposed development would align with the principal elevation of the property and provide a separation distance of 1.93m to the detached garage to its frontage. It would also align with the rear elevation, providing approximately 4m

to the northern boundary at its front corner, reducing to approximately 2.6m towards its rear. Being single storey in height and partially screened from view via a 2.4m high mature privet hedge, it is considered that the development would not be visually intrusive in the streetscene and would not have an unacceptable impact on the spaciousness of the surrounding area. The siting of the extension with relation to the application site's curtilage would retain sufficient outdoor amenity space and would not be out of character with the surrounding area.

6. The proposal would be erected using matching materials and the fenestration on the principal elevation would be aligned horizontally with that of the existing dwelling. The proposed rear facing bi-folding doors and side facing windows are also considered to be sited within appropriate positions without being over dominant as a design feature. The eaves and roof design of the development would align with the existing property and would not appear overdominant or incongruous to it.
7. It is therefore considered that the proposal would be acceptable in terms of design and visual amenity and would comply with Policy L7 of the adopted Core Strategy and guidance in the NPPF in terms of its design and general appearance.

RESIDENTIAL AMENITY

8. Policy L7 of the Core Strategy states that in relation to matters of amenity development must be compatible with the surrounding area; and 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 and/or disturbance, odour or in any other way.
9. Guidance contained within SPD4 states it is important that extensions or alterations:
 - *Do not adversely overlook neighbouring windows and/or private gardens areas.*
 - *Do not cause a significant loss of light to windows in neighbouring properties and/or their patio and garden areas.*
 - *Are not sited so as to have an overbearing impact on neighbouring amenity.*

Impact upon 6 Dulwich Close

10. The proposed development would comprise of a ground floor extension that would be set back by between 2.6m and 4m from the northern boundary with 6 Dulwich Close, which comprises a mature hedge within the curtilage of the application site. Only the development's gabled roof pitch above eaves height would be visible when viewed from the north and in particular No.6. The application property has its full footprint forward of the principal elevation of this

neighbouring property with a projection of approximately 7m and a separation distance of approximately 8.5m between the two properties at their closest point.

11. The juxtaposition of these properties is such that they are not parallel and the application property has its rear elevation facing towards the side of No.6 but at an angle. The proposed development would therefore have its rear facing bi-folding doors looking towards the front corner of this property. The mature conifer hedge would screen all possible views towards the front facing ground floor habitable room window of that property with the window directly above being an obscure glazed bathroom window and thereby not considered to be a habitable room. As such, it is considered that the proposed development would not cause any undue harm to the amenity of that property through overlooking or loss of privacy.
12. It is also considered that, whilst the extension would be to the south-west of No. 6, it would not cause any significant additional overshadowing or overbearing impact on that property over and above the impact of the existing dwelling.

Impact upon other properties within Dulwich Close

13. The development itself is less than half the width of the main dwelling and provides between 2.6m and 4m to its northern boundary. When viewed from the east across the shared driveways of open gardens of Nos.7, 9 and 11 Dulwich Close, only No.11 would be able to view the proposed development and this would be at an oblique angle to the habitable room windows of that property.
14. No.1 is located towards the north east of the application with its own attached garage forward of its principal elevation. A mature hedge forms its own boundary, with any views of the proposed development from habitable rooms being partially obscured by this and the application site's conifer hedge and its own detached garage. As such no harm would occur to the occupiers of that neighbouring property. Furthermore, given the separation distances provided between the proposed development and other properties within the cul de sac, the impact upon these dwellings would be minor and again no harm would occur to the occupiers.
15. It is therefore considered that the proposal would not unduly impact on the amenity of neighbouring residents within Dulwich Close or the adjacent Manor Avenue which the application property backs immediately onto. The development would be acceptable in terms of Policy L7 of the Core Strategy in this respect.

PARKING PROVISION

16. The proposal would not increase the number of bedrooms at the property. There is off street parking provision for 5no. vehicles which would be retained in

addition to on street car parking in addition to this in the vicinity. This level of parking provision is therefore acceptable.

DEVELOPER CONTRIBUTIONS

17. The proposal is for less than 100 square metres and would not therefore be liable for the Community infrastructure levy (CIL).

PLANNING BALANCE AND CONCLUSION

18. The proposed extension would not be detrimental to the character and spaciousness of the streetscene and the design and appearance is considered to be acceptable. It is also considered that the proposal would not result in any unacceptable harm to the amenity of neighbouring dwellings.
19. As such, the proposal would comply 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 as well as guidance in the NPPF and 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 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, number SSSE-8DC-002 REV B which were amended and received by the local planning authority on 27th April 2020.

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

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

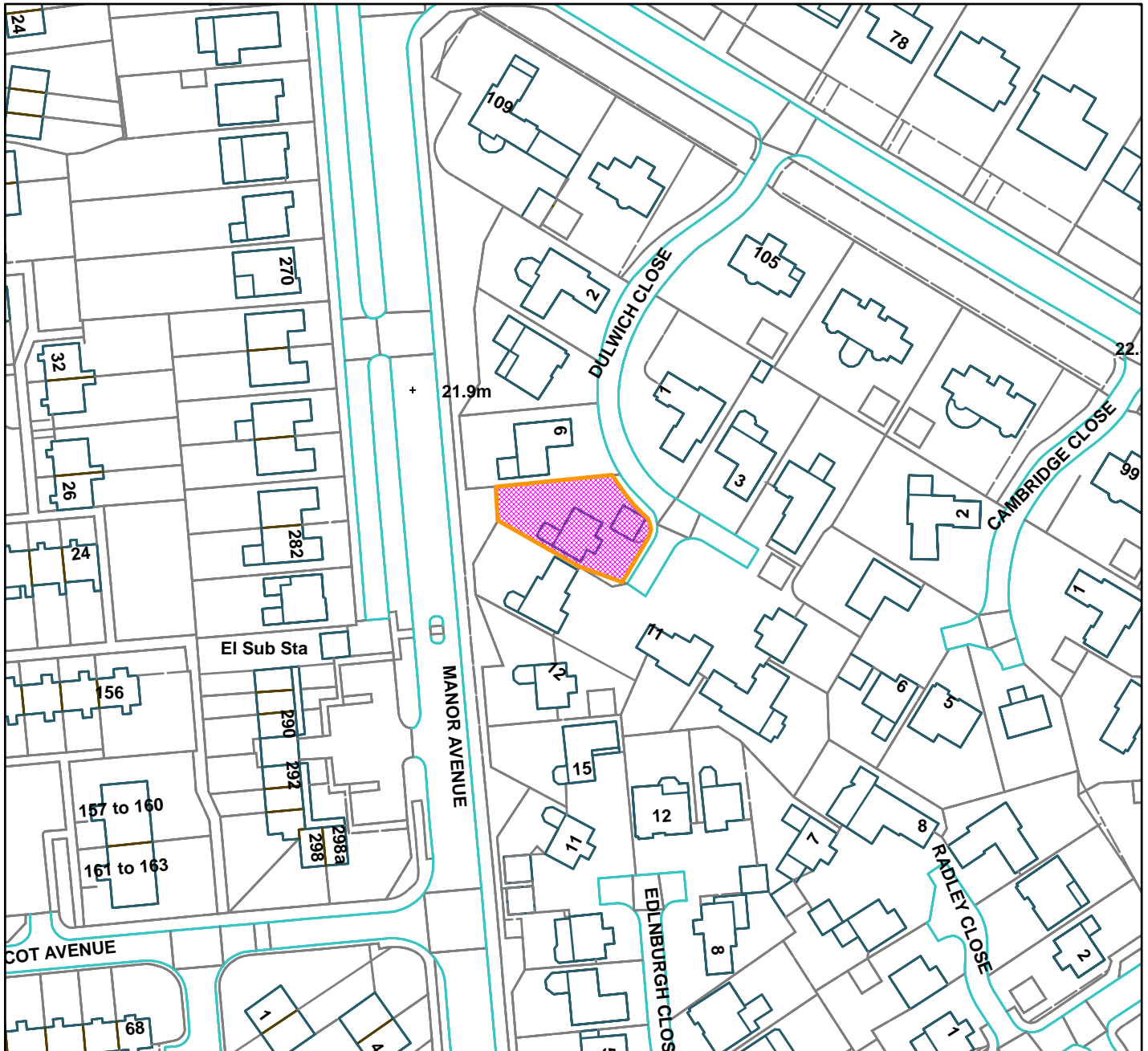
Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House

Extensions and Alterations and the requirements of the National Planning Policy Framework.

GD



8 Dulwich Close, Sale, M33 4ZP (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date: 18/06/2020
Date	09/06/2020
MSA Number	100023172 (2012)

WARD: Sale Moor

100409/HHA/20

DEPARTURE: No

Erection of a single storey side/rear extension and other external alterations.

46 Thelwall Road, Sale, M33 2RS

APPLICANT: Mr P Foster

AGENT: Holborow & Ormesher

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

The application is reported to the Planning and Development Management Committee because the applicant is an employee of Trafford Council.

SITE

The application property is a semi-detached dwelling on the north side of Thelwall Road, in the residential area of Sale. The property is a two-storey semi-detached dwelling with a driveway, side access and garden to the rear. To the front of the property there are traditional windows at ground and first floor and a simple porch over the doorway. To the rear the property benefits from an existing single storey outrigger, conservatory and a dormer on the rear roofslope.

The other semi-detached properties on Thelwall Road are of similar character and design. Directly adjacent to the east of application site is a row of terraced properties and opposite there is a row of bungalows.

PROPOSAL

The proposal seeks planning permission to erect a single storey side/rear extension and other external alterations (over the existing single storey rear extension/ conservatory). The development would accommodate an extended living space at ground floor.

The proposed single storey side extension would essentially be part of a single storey rear extension. The side extension would project from the side elevation by 1.7m, leaving a gap of 0.93m to the shared boundary with no.44 Thelwall Road. The side extension would have a depth of 4.7m. The proposed single storey rear extension would replace the existing outrigger/ conservatory and project by 4.4m. The width of the single storey side/rear would be 7.5m, with an apex and eaves height of 3m.

The increase in floor space of the proposed development would be 13m².

Other changes to the property include the insertion of a door on the front elevation of the side extension and traditional windows and patio doors to the rear.

Value added: Amended plans were submitted to include a pitched roof on the single storey side extension.

DEVELOPMENT PLAN

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

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

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility

L7 – Design

For the purpose of the determination of this planning application, this policy is considered 'up to date' in NPPF Paragraph 11 terms

OTHER LOCAL POLICY DOCUMENTS

SPD4 – A Guide for Designing House Extensions and Alterations

PROPOSALS MAP NOTATION

None to note

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) in 19th February 2019. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

MHCLG published the National Planning Practice Guidance on 6th March 2014, and is updated regularly. The NPPG will be referred to as appropriate in the report.

GREATER MANCHESTER SPATIAL FRAMEWORK

The Greater Manchester Spatial Framework is a joint Development Plan Document being produced by each of the ten Greater Manchester districts and, once adopted, will be the overarching development plan for all ten districts, setting the framework for individual district local plans. The first consultation draft of the GMSF was published on 31 October 2016, and a further period of consultation on the revised draft ended on 18 March 2019. A Draft Plan will be published for consultation in summer 2020 before it is submitted to the Secretary of State for independent examination. The weight to be given to the GMSF as a material consideration will normally be limited given that it is currently at an early stage of the adoption process. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If the GMSF is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

RELEVANT PLANNING HISTORY

No prior planning history.

APPLICANT'S SUBMISSION

The applicant has submitted a selection of site photos.

CONSULTATIONS

N/A

REPRESENTATIONS

The application was advertised through notification letters sent to immediate neighbours. No responses were received.

A site notice was posted on 14th May 2020. No responses were received.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposal is for an extension to an existing residential property, within a predominantly residential area. The key issues for consideration in this application are the design and appearance of the development, its impact on residential amenity, and the level of parking provision.

DESIGN AND APPEARANCE

2. With regard to design and appearance, the proposal should meet with the requirements of the NPPF and Policy L7 of the Core Strategy and with SPD4.
3. SPD4 seeks to maintain a minimum distance of 0.75m between single storey side extensions and the side boundary for external access to the rear garden, bin storage and maintenance purposes. As noted there would be a separation distance of 0.93m which means the proposal complies with the SPD4 guidance.
4. The side extension would be set back by 5.9m from the principal elevation which serves to reduce its prominence within the streetscene and help maintain the original frontage of the host dwelling.
5. The proposed single storey rear extension would follow the same projection as the existing conservatory and outrigger, which would be demolished. It is considered the development would be proportionate in scale and subservient to the host property and scale of the rear garden.
6. The proposed extension would be constructed in brickwork, roof tiles, render and windows to match the existing property. The roof of the rear extension would be flat. As typically preferred within the SPD4 the roof would appear pitched on the single storey side matching that of the existing property.
7. It is therefore considered that the proposed extension would have an acceptable on the wider streetscene and being of a design to be in keeping with the character of the host property, therefore in accordance with Policy L7 of the Core Strategy and SPD4.

RESIDENTIAL AMENITY

8. With regard to impacts on residential amenity, the proposal should meet with the requirements Policy L7 of the Core Strategy and with SPD 4 and be acceptable in terms of its impacts on privacy, light and outlook of neighbours.

Impact on number 48 Thelwall Road

9. This is the adjoining property to the west of the application site. There is an existing single storey rear outrigger and conservatory at no.48, which extends to the rear by approximately 4.4m. The proposed single storey side/rear extensions

would not extend beyond this. As such the proposed extension, which is close to the mutual boundary, is considered to accord with SPD4.

10. Therefore it is not considered that the proposed extension would be overbearing or result in overshadowing or harmful loss of light to no. 48. Equally there are no windows proposed on the side of the rear extension facing towards no. 48 and subsequently there would be no overlooking from the proposal that would harm the privacy of no.48.

Impact on number 44 Thelwall Road

11. This is the adjacent property to the east of the application site. There is an existing single storey rear outrigger at no.44, however no. 44 is located further south within the plot towards the pavement of Thelwall Road. Therefore the proposed extension would project beyond that of the extension at no. 44 by 3m, which is still in accordance with SPD4. Given the scale of projection of the proposed extension and relationship to the neighbouring site it is not considered that the proposed extension would cause harmful levels of overshadowing loss of light, or be overbearing.
12. There are no windows proposed in the side elevation of the side extension and thus there would be no harm to the privacy levels enjoyed by the occupants of no. 44.
13. There is a window on the ground floor side elevation of no.44 that is not obscure glazed which serves a kitchen, with a side door for access. Given the scale of the extension, the set back from the mutual boundary and orientation of the site, it is not considered that the proposal would result in a harmful impact on light to the habitable room window.
14. Therefore the proposed development to the rear should not have an additional impact on the amenity of the neighbouring dwellings.

Impact on properties to the front and rear of the site

15. The distance to the rear boundary would be 9m and 35m to the habitable room windows of no.53 Sunningdale Avenue. This is below the 10.5m recommended SPD4 guidance to the rear boundary, but in excess of the 21m window to window distances. Additionally there is rear fence and high vegetation which would adequately screen any additional views. Therefore, the proposal is not

considered to harm the amenity of occupiers of the properties on the cul-de-sac of Sunningdale Avenue.

16. With regards to the door in the principal elevation of the side extension, it would not directly face any habitable room windows to the front of the application site due to the Bramhall Cl/ Norris Road Play Area. Therefore it would not cause any additional impact to residential amenity.

17. Overall it is considered that the proposal complies with SPD4 and L7 of the Core Strategy in relation to residential amenity.

PARKING

18. Although the proposal would result in the loss of part of the existing driveway, it would still retain space to accommodate two cars. Additionally, on-street parking is also available on Thelwall Road. As such the proposal is considered acceptable in terms of its impacts on parking.

DEVELOPER CONTRIBUTIONS

19. The proposed development would not increase the internal floor space of the dwelling by less than 100m² and therefore would not be liable for the Community infrastructure levy (CIL).

PLANNING BALANCE AND CONCLUSION

20. The proposed development is considered not to cause harm to the character and appearance of the dwelling or street scene by reason of its design, scale and materials, and therefore it is considered appropriate within its context. As such it is considered that the proposed development would be in accordance with policy L7 of the Trafford Core Strategy, SPD4 and government guidance contained within the NPPF. In addition, the proposed development would have no significant impact on the amenity of surrounding properties and therefore meets the aims of SPD4, the Core Strategy and the NPPF in this respect.

RECOMMENDATION:

Grant, subject to the following conditions:

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2075/20/02 Rev B and associated site location plan.

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

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

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

KG

Erection of a single storey rear extension.

11 Grange Road, Sale, M33 6RZ.

APPLICANT: Mr Jamie Walford

AGENT: Mr Dan Vaughan

RECOMMENDATION: GRANT

This application is being reported to the Planning and Development Management Committee as the agent is an employee of Trafford Council.

SITE

The application property is a semi-detached two storey dwellinghouse. The site is located to the north of Grange Road, a predominantly residential road, featuring a mixture of semi-detached and terraced dwelling houses.

The dwellinghouse features a part single storey and part two storey rear outrigger and large full length rear dormer. The attached No. 9 Grange Road features a matching two storey outrigger and a differently designed single storey outrigger at the same depth as the application site's.

An alley way runs along the east side of the plot, providing access to adjacent terrace rear gardens. The rear garden is enclosed by a mixture of close boarded fencing and brick walls.

PROPOSAL

The existing single storey outrigger is to be demolished.

A single storey rear extension is proposed, wrapping around the two storey outrigger. The proposal would have a width of 5.06m and depth of 4.58m and would feature a flat, parapet roof, with a maximum height of 3.25m. Two roof lights are proposed within the flat roof.

Bi-fold doors are proposed across the majority of the width of the rear elevation. A high level window is proposed running along the side (east) facing elevation.

Internally, the extension will house a kitchen.

All materials are to match existing.

The proposal increases the floor space of the dwelling house by approximately 6.5m².

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.

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

OTHER POLICY DOCUMENTS

SPD4 – A Guide for Designing House Extensions & Alterations (February 2012).

PROPOSALS MAP NOTATION

Critical Drainage Area.

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None.

GREATER MANCHESTER SPATIAL FRAMEWORK

The Greater Manchester Spatial Framework is a joint Development Plan Document being produced by each of the ten Greater Manchester districts and, once adopted, will be the overarching development plan for all ten districts, setting the framework for individual district local plans. The first consultation draft of the GMSF was published on 31 October 2016, and a further period of consultation on the revised draft ended on 18 March 2019. A Draft Plan will be published for consultation in summer 2020 before it is

submitted to the Secretary of State for independent examination. The weight to be given to the GMSF as a material consideration will normally be limited given that it is currently at an early stage of the adoption process. Where it is considered that a different approach should be taken, this will be specifically identified in the report. If the GMSF is not referenced in the report, it is either not relevant, or carries so little weight in this particular case that it can be disregarded.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the National Planning Policy Framework (NPPF) on 19 February 2019. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

MHCLG published the National Planning Practice Guidance on 6 March 2014, and it is regularly updated. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

86187/CPL/15. Application for Certificate of Lawful Development for a loft conversion including a flat roof dormer. Approved 10/09/2015.

APPLICANT'S SUBMISSION

The applicant has submitted a selection of site photos.

CONSULTATIONS

None.

REPRESENTATIONS

None.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposal is for an extension to an existing residential property within an established built up area and therefore extensions and alterations are acceptable in principle subject to there being no harm to the character and appearance of the property through unsympathetic design or harm to the amenity of neighbouring properties. The proposed development needs to be assessed against the requirements and limitations of Policy L7 of Trafford's Core Strategy.

DESIGN AND APPEARANCE

2. The NPPF, Policy L7 of the Trafford Core Strategy and SPD4 all require that proposed development strives to achieve the highest level of design. Development should improve the character of both the host dwelling and immediate street scene.
3. SPD4 'A Guide to Designing House Extensions and Alterations' set out specific requirements that all householder developments should strive to achieve in terms of how an extension relates and responds to the character of the existing dwelling house.
4. The proposed works are proportionate and appropriate in scale and massing, increasing the internal living space of the dwelling by approximately 6.5m².

Whilst the proposed extension would have a contemporary appearance with a flat roof, bi-fold doors in the rear elevation and a window with horizontal emphasis in the side elevation, it is considered that this is acceptable, given that the proposal is single-storey and sited to the rear of the property. The inclusion of a parapet detail would improve the visual appearance of the flat roof.

5. The proposed materials are appropriate, matching the original dwelling house.
6. As such, the proposed works would not result in demonstrable harm to the character, design or appearance of the host dwelling, complying with all guidance as laid out within SPD4; and achieving the overall aims of Policy L7 of the Trafford Core Strategy and the NPPF.

RESIDENTIAL AMENITY

7. In relation to householder extensions, both the NPPF and Policy L7 of the Trafford Core Strategy strive to ensure that development has no unacceptable negative impacts upon neighbouring or future occupiers. As the development is for a residential extension within an established residential area, the main areas of consideration are overshadowing, overbearing and overlooking.
8. SPD4 sets out specific tests that should be applied to a variety of types of householder extensions to assess their impacts. Paragraphs 3.4.1 – 3.4.9 of SPD4 set out the relevant tests to ensure that rear extension do not have any materially negative impacts.
9. The relationship between the proposed development and adjacent Nos. 9 and 13 Grange Road and Nos. 10 and 8 St Marys Road will be considered below.

No. 9 Grange Road

10. No. 9 Grange Road extends further back than the proposed rear elevation of the extensions, ensuring no impacts in terms of overshadowing or overbearing.
11. As such, there would be no adverse amenity impacts to the neighbouring No. 9 Grange Road by way of overshadowing, overbearing or overlooking.

No. 13 Grange Road

12. No. 13 Grange Road extends further back than the proposed rear elevation of the extensions, ensuring no impacts in terms of overshadowing or overbearing. The proposed side facing window would face onto an alley way and side elevation. The window would be sited at high level in the side elevation and would be of a horizontal design, measuring only 0.45m from the sill to the top of the window.
13. As such, there would be no adverse amenity impacts to the neighbouring No. 13 Grange Road by way of overshadowing, overbearing or overlooking.

Nos. 8 and 10 St Marys Road

14. The separation distances from the rear extension to the rear plot boundary and neighbouring rear elevations would fall under those specified within SPD4. The distance to the plot boundary would measure approximately 7m and the distance to the neighbouring rear elevation approximately 15.5m compared to the desired 10.5m and 21m, respectively. It should be noted that this separation distance is more than currently exists between the rear elevation of the existing dwelling house and rear neighbours, although the elevation as existing does not contain glazing.
15. Given that the proposed extension would be single storey and the rear plot boundary is demarcated by a 1.8m close boarded fence, which protects against any ground floor to ground floor views, it is considered that there would be no unacceptable loss of privacy or other adverse amenity impacts to the neighbouring Nos. 8 and 10 St Marys Road by way of overshadowing, overbearing or overlooking.

Future Occupiers

16. A reasonable amount of rear amenity space would be maintained, with a net loss of approximately 6.5m². Access to the rear garden will still be available from the alleyway, ensuring cycles, bins, garden waste, etc. can easily be transported around the outside of the dwelling.
17. It is therefore considered that the proposal would not result in unacceptable impacts on residential amenity for neighbours or future occupiers and would comply with Policy L7 of the Core Strategy in this respect.

PARKING

18. No new bedrooms are proposed and no existing parking provision would be lost. The development would have no impact upon parking or the public highway.

DEVELOPER CONTRIBUTIONS

19. The proposed development will increase the internal floor space of the dwelling by less than 100m² and therefore will be below the threshold for charging. No other planning obligations are required.

PLANNING BALANCE AND CONCLUSION

20. The scheme has been assessed against the development plan and national guidance and it is considered that the proposed development would result in an acceptable form of development with regard to design and visual amenity and the impact on the amenity of neighbouring residents and would comply with Policy L7 of the Core Strategy and guidance in the NPPF.
21. It is therefore considered that the proposal comprises an appropriate form of development for the site and 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 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 C 01 and C 02, received by the local planning authority on 28th April 2020.

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

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

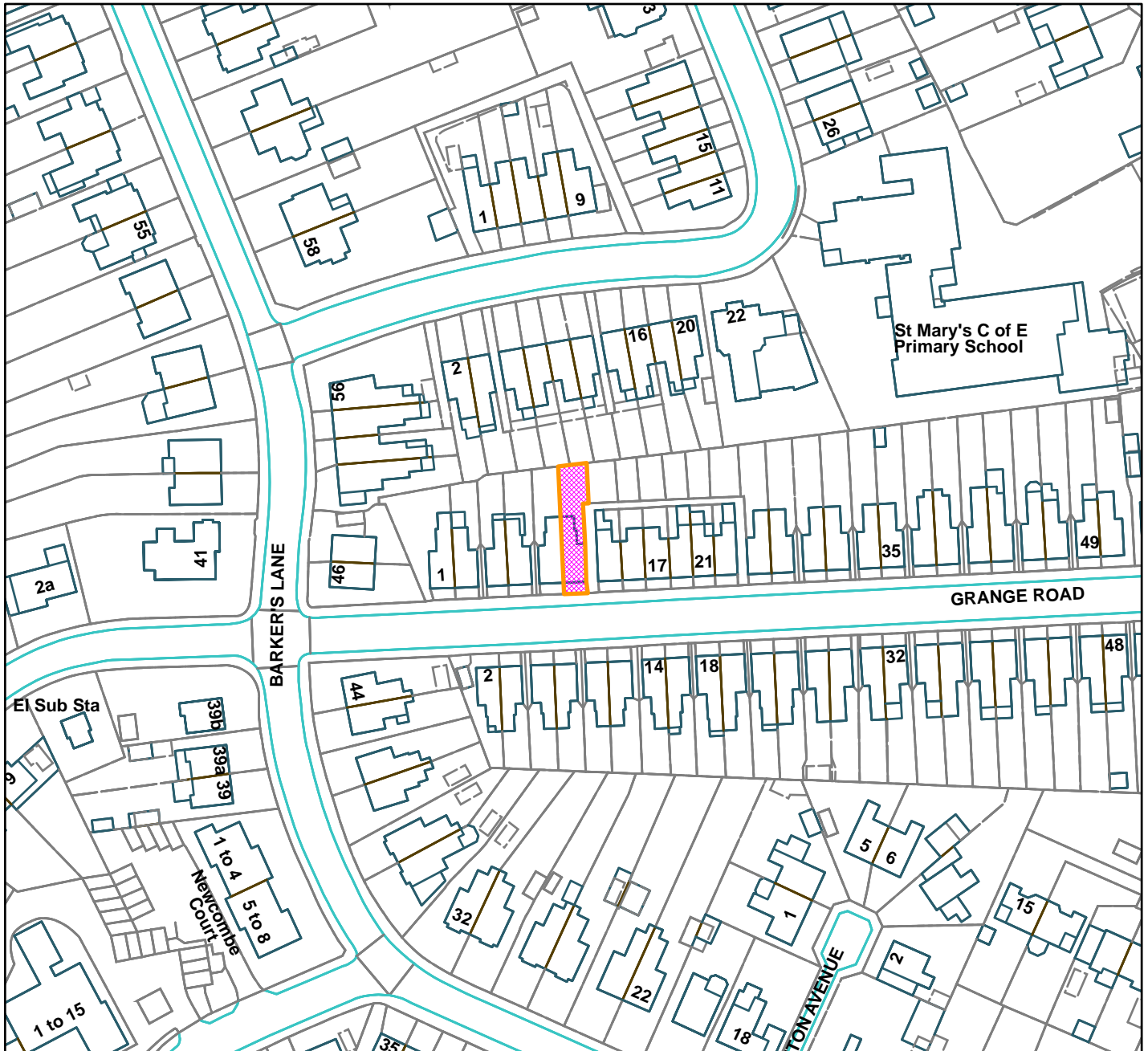
Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy, the Council's

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

SM



11 Grange Road, Sale, M33 6RZ (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date: 18/06/2020
Date	09/06/2020
MSA Number	100023172 (2012)