



TRAFFORD COUNCIL

WARD: Brooklands

104761/FUL/21

DEPARTURE: No

Installation of solar panels to the roof.

Sale High School, Norris Road, Sale, M33 3JR

APPLICANT: Schools Capital Project Manager

AGENT: Amey Consulting

RECOMMENDATION: GRANT

This application has been reported to the Planning and Development Management Committee as the applicant is Trafford Council and one or more objections have been received.

SITE

The application site relates to a school situated to the west of Norris Road in Sale. The site is located within a predominately residential area, the land to the north comprises Sale Moor Community Centre and Moor Nook Park, a substantial grassed sporting area with access available for the general public. Vehicular access is via Croft Road to the east of the site. The site falls within Protected Linear Open Land with the playing fields to the rear of the school designated as Protected Open Space.

The school building itself and the car park are situated within the northern part of the application site, whilst the southern part is largely comprised of grass playing fields and hard-surfaced playing facilities.

PROPOSAL

Permission is sought for the installation of 288 solar panels to the roof of the Sports Hall. They would cover an area of approximately 520 sq. m.

The solar panels would protrude 200mm beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope and would be set a minimum of 1 metre from the external edge of the roof.

Value added: Air source heat pump removed from the application proposal. Amended site location plan submitted and neighbours re consulted.

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2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF).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
- L5 – Climate Change
- R3 – Green Infrastructure
- R5 – Open Space, Sport and Recreation

PROPOSALS MAP NOTATION

- Protected Open Space
- Protected Linear Open Land

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

SUPPLEMENTARY PLANNING DOCUMENTS

None

GREATER MANCHESTER SPATIAL FRAMEWORK/PLACES FOR EVERYONE

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted, PfE will be the overarching development plan, setting the policy framework for individual district Local Plans. The PfE was published for Regulation 19 consultation from 9th August 2021 to 3rd October 2021 and submission of the Plan for Examination in Public is expected to be early 2022. PfE is now at an advanced stage of the plan making process and, whilst it is not yet an

adopted Plan, some weight should be given to the policies. If PfE 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) on 20TH July 2021. 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 in June 2021. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

106535/FUL/21 - Installation of two source air heat pumps at the rear of the King Block building.

Pending Consideration

105556/FUL/21 - Removal and replacement of existing 4 metre high stub tower supporting 6 no. antennas, with an 8.4 metre high slimline stub tower supporting 6 no. upgraded antennas, and ancillary development thereto, including the installation of ERSs (Ericsson Radio Systems) and 1 no. GPS module to be located on the replacement stub tower.

Refusal, 22.10.2021

APPLICANT'S SUBMISSION

Solar Panel Project Report

PV system from LCS Energy

Complete System and Product Certification

CONSULTATIONS

Trafford Council, Pollution & Housing (Nuisance): No objection on the grounds of nuisance.

REPRESENTATIONS

Neighbours: A letter of representation has been received from the occupier of one nearby property raising the following concerns:

- Solar panels are very close to their property
- Danger of solar radiation
- If they fell from the roof they can damage the property and the road.
- Glare affecting everyone
- Noise of the machinery
- Shadow & light issues.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
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 2021 NPPF, particularly where that policy is not substantially changed from the 2012 version. Whether a Core Strategy policy is considered to be up-to-date or out-of-date is identified in each of the relevant sections of this report and appropriate weight given to it.
3. The NPPF is a material consideration in planning decisions, and as the Government's expression of planning policy and how this should be applied, should be given significant weight in the decision making process.
4. Paragraph 11 d) of the NPPF indicates that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
5. Policies relating to climate change, protected open space, visual amenity and the protection of residential amenity are considered most important in the determination of this planning application. These are Policies L5, L7 and R5 of the Core Strategy.
6. Policy L5 of the Core Strategy is generally not consistent with the NPPF in respect of climate change and is considered out of date in part. Policy L7 of the Core Strategy is considered to be up to date. Taken collectively, the policies most important in determining this application are considered to be out of date and so permission should be granted unless the adverse impacts of doing so significantly

and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

7. Paragraph 154 of the NPPF states: “When determining planning applications for renewable and low carbon development, local planning authorities should:
 - a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
 - b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.
8. Although it can be given less weight, Policy L5 of the Core Strategy states that “New development should mitigate and reduce its impact on climate change factors, such as pollution and flooding and maximise its sustainability through improved environmental performance of buildings, lower carbon emissions and renewable or decentralised energy generation.
9. The proposed solar panels would not increase the built footprint of the school or erode the existing open space, or result in the loss of the sports and recreational building and land including the playing fields. It is therefore considered that the proposal would not have any detrimental impact on the Protected Linear Open Land or the Protected Open Space and therefore, in this regard the proposal is considered acceptable.
10. The principle of installing solar panels at the site is therefore considered acceptable with regard to NPPF guidance and Policies L5, R3 and R5 of the Core Strategy. This is subject to appropriate impact on visual and residential amenity.

DESIGN

11. Paragraph 126 of the NPPF states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”. Paragraph 134 states that “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes...”

12. In relation to matters of design, Policy L7 of the Core Strategy states development must:
 - Be appropriate in its context;
 - Make best use of opportunities to improve the character and quality of an area;
 - Enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works and boundary treatment.
13. The proposal relates to the installation of 288 solar panels on the roof of the sports hall at the rear of Sale High School. The proposed solar panels would cover an area of approximately 520 sq. m and would be sited on the east and west facing rear roof slopes. The solar panels would not protrude by more than 200mm and would be anodized aluminium alloy frame.
14. Whilst the solar panels would be sited on a pitched roof, it is considered given the scale and projection of the panels, the proposal would not appear prominent and would be a proportionate addition to the building. The visual impact is further mitigated by the separation distance from the application site boundary and the siting of the sports hall to the rear of the main school buildings. As such it is considered the proposal would not appear visually intrusive within the street scene or area of protected open space.
15. In visual amenity terms, the proposal is considered acceptable and in accordance with Policy L7 of the Core Strategy and NPPF guidance.

AMENITY

16. Policy L7 of the Trafford Core Strategy states that “In relation to matters of amenity protection, development must: Be compatible with the surrounding area; and not prejudice the amenity of the future occupiers of the development and / or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and / or disturbance, odour or in any other way”.
17. The massing of the proposed solar panels would be minimal and would not be expected to introduce visual intrusion or loss of light to residents. Solar panels also would not be expected to emit any discernible noise. The nuisance consultee raises no objection on this basis.
18. The proposal is acceptable in residential amenity terms with regard to Policy L7 of the Core Strategy and relevant NPPF guidance.

DEVELOPER CONTRIBUTIONS

19. The proposal would not result in any increase in floor area and therefore no CIL contributions are required.

20. No other planning obligations are required.

PLANNING BALANCE AND CONCLUSION

21. Paragraph 11 c of the NPPF indicates that proposals that accord with the development plan should be approved without delay. The proposal is considered to comply with the development as a whole.

22. It is considered that the proposed development will result in an acceptable form of development with regard to the protected open space, amenity of neighbouring residents, and the visual impact on the street scene and the surrounding area more generally. All relevant planning issues have been considered and representations taken into consideration in concluding that the proposal comprises an appropriate form of development for the site.

23. The application is recommended for approval subject to appropriately worded 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 plans, numbers:

CO00201404_06_101 Rev. P02, received by the local planning authority on 13th December 2021;

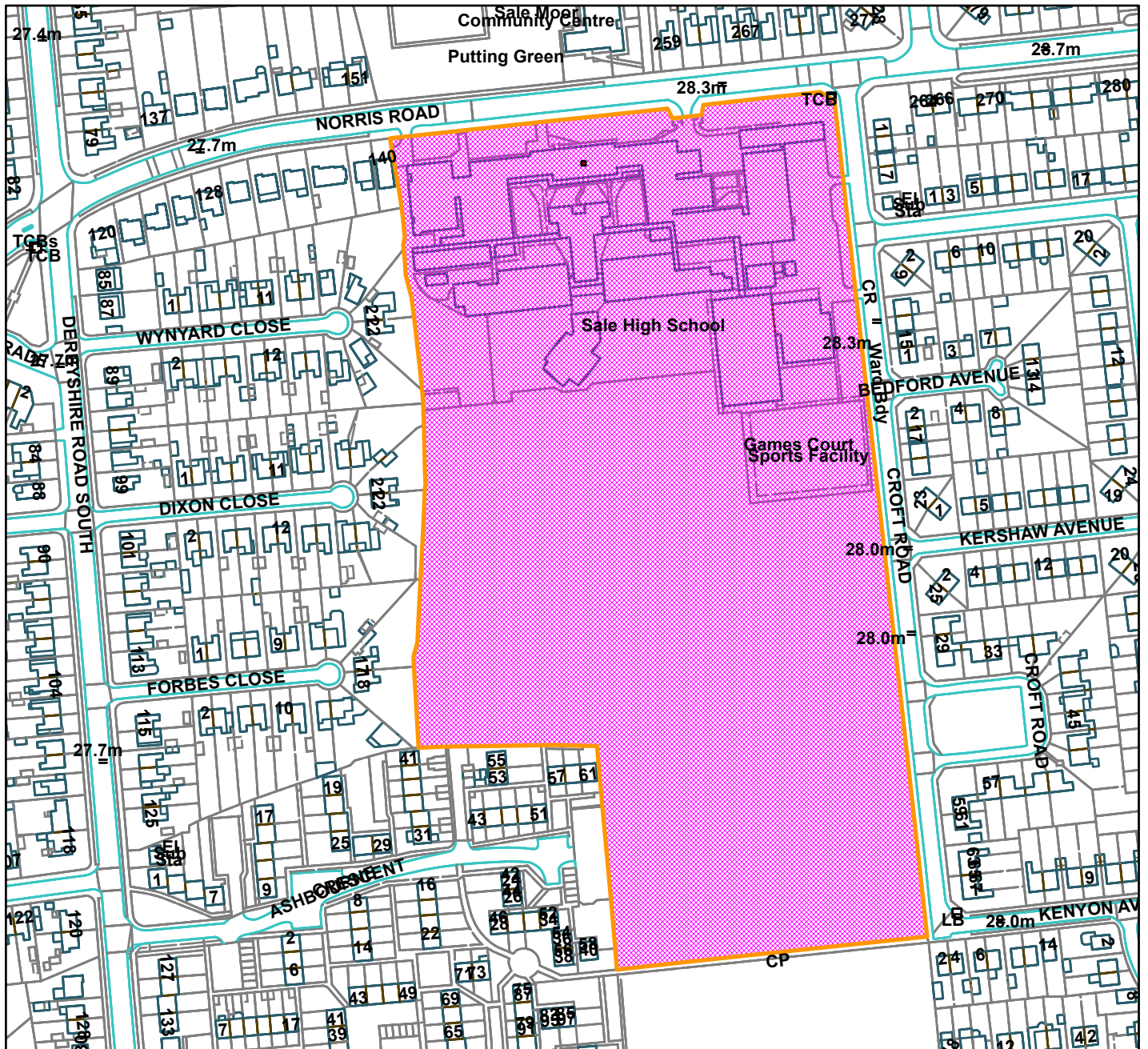
CO00201404-AR-6 Rev. P90.1, received by the local planning authority on 28th January 2022.

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

KG



Sale High School, Norris Road, Sale (site hatched on plan)



Scale: 1:2,500

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date-10/02/2022
Date	31/01/2022
MSA Number	100023172 (2012)

WARD: Hale Barns

104799/FUL/21

DEPARTURE: No

Reconfiguration and extension of the existing car park; revisions to the existing internal access road; ground floor extension and recladding of the main country club; south terrace refurbishment (including construction of a pavilion; pergola; servery and external toilet facility); together with landscaping and associated works.

Hale Country Club , 47 Clay Lane, Timperley, WA15 7AF

APPLICANT: The Hut Group

AGENT: Euan Kellie Property Solutions

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee due to receiving more than 6 objections contrary to officer recommendation.

EXECUTIVE SUMMARY

The application relates to works in relation to the existing Hale Country Club which is located on the northern side of Clay Lane in an area of Green Belt.

Planning permission is sought for extensions to the existing building as well as extended facilities including the erection of a new pavilion, pergola, servery and toilet facility within the South Terrace. It is also proposed to extend the existing car park and revise the existing internal access road together with associated landscaping.

The application has received letters of representation from 7 different addresses raising concern and objection to the proposal. The main concerns relate to residential amenity, highways and ecology. All representations received have been duly noted and considered as part of the application appraisal.

The proposal would constitute appropriate development within the Green Belt and would not result in any harm to its openness.

All other matters have been assessed, including design and visual amenity, residential amenity, highway safety, drainage and tree and ecology impacts. The proposal has been found to be acceptable with, where appropriate, specific mitigation secured by planning conditions, and the proposal complies with the development plan and guidance in the NPPF in relation to these matters. It is therefore considered that planning permission should be granted, subject to conditions.

SITE

The application site relates to the existing Hale Country Club situated on the northern side of Clay Lane in Timperley.

Existing access is from Clay Lane with an internal access road and entrance gateway leading northwards to the main building and car park beyond. The Club building is two storey in height with a curved roof and beige stone cladding.

The surrounding area is mixed with residential properties to the north on Ridgeway Road and Fairfield Road and to the west at 39 Clay Lane, Bowdon Rugby Club to the east, and predominantly agricultural land to the south.

The site is located within an area of Green Belt and Protected Open Space.

PROPOSAL

Permission is sought for the erection of single storey extensions to the north and east of the existing building to provide an extended bar and restaurant area with reconfiguration of the ground floor and alterations to the building entrance to address the pedestrian access from the car park. As well as extending the building, re-cladding is proposed to incorporate the extensions.

A terrace lies to the south of the building and it is proposed to extend this area to the east, in line with the eastern external walls of the extended building. A new stone boundary wall would continue the line of the building to enclose the extended terrace area. Proposed refurbishment of this area includes the construction of external structures including an outside toilet, servery, pergola and pavilion.

It is also proposed to extend the existing car park to infill the north eastern corner. Reconfiguration of the extended car park to provide more generous parking spaces (2.6m x 5.0m) would result in an overall decrease in the number of spaces.

Amendments are proposed to the layout of the internal access road to accommodate the building extensions and proposed new car park layout. No changes are proposed to the existing vehicular access to the site from Clay Lane.

DEVELOPMENT PLAN

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

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PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility
 L5 – Climate Change
 L7 – Design
 L8 – Planning Obligations
 R2 – Natural Environment
 R4 – Green Belt, Countryside and Other Protected Open Land

PROPOSALS MAP NOTATION

Green Belt
 Protected Open Land

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

SUPPLEMENTARY PLANNING DOCUMENTS

SPD1 – Planning Obligations
 SPD3 – Parking Standards and Design

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted, PfE will be the overarching development plan, setting the policy framework for individual district Local Plans. The PfE was published for Regulation 19 consultation from 9th August 2021 to 3rd October 2021 and submission of the Plan for Examination in Public is expected to be early 2022. PfE is now at an advanced stage of the plan making process and, whilst it is not yet an adopted Plan, some weight should be given to the policies. If PfE 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)

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NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

DCLG published the National Planning Practice Guidance on 6 March 2014, and was updated in June 2021. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

104800/FUL/21 - Construction of a new all-weather pitch (with associated fencing and lighting); construction of new pitch changing rooms; the siting of a 'Flow Rider' with associated storage and changing facilities; the creation of a new servicing access and staff car parking area; and a replacement annex building for storage and plant; together with associated landscaping.

Application withdrawn 22 December 2021

83984/FULL/2014 – Proposed single storey extensions to lounge and kitchen facilities. Approved with conditions 8 January 2015

81641/COND/2013 – Application for approval of details reserved by conditions of grant of planning permission 80934/FULL/2013. Conditions 3 and 4. Partial discharge 16 June 2016

80934/FULL/2013 – Retention of additional car parking spaces. Approved with conditions 18 September 2013

77957/FULL/2012 – Erection of new fence to Clay Lane boundary and erection of new apron wall to vehicular entrance with new pedestrian and vehicular gates. Approved with conditions 5 March 2012

75341/FULL/2012 – Erection of three storey health and fitness club including a swimming pool and gym. Erection of changing room building and formation of 4 x football pitches and 3 x tennis courts. Creation of additional car parking and cycle storage area. Closure of existing access and formation of new access to be shared with adjoining rugby club. Landscaping throughout. Approved with conditions 2 March 2011

H/67383 – Demolition of existing building and detached store. Erection of two storey building (health and fitness club) which includes a swimming pool and gym. Creation of additional car parking and cycle storage area and associated landscaping. Closure of existing access and formation of new access to be shared with adjoining rugby club. Approved with conditions 20 April 2009

APPLICANT'S SUBMISSION

The following documents have been submitted as part of the application and are referred to within the main body of the report where relevant:

- Planning Statement
- Design and Access Statement
- Transport Statement

- Travel Plan
- Arboricultural Impact Assessment
- Flood Risk Assessment and Drainage Statement
- Ecology Report
- Phase 1 Ground Contamination Report
- Landscape and Visual Appraisal

CONSULTATIONS

Local Highway Authority – raise no objections to the proposed development subject to conditions relating to:

- Construction Method statement;
- Travel Plan;
- Provision of cycle and car parking as per submitted plans;

Pollution and Licensing (Nuisance) – No objections to the proposals in principle subject to recommended conditions regarding plant noise, Construction Environmental Management Plan, external lighting, electric vehicle charging points, ventilation/extraction system, hours of use of outside areas/south terrace, doors and windows to be closed after 23.00 hours, noise from music and associated activities and Noise Management Plan.

Pollution and Licensing (Contaminated Land) – No comments or objections to make in relation to contaminated land.

Lead Local Flood Authority – No objection in principle subject to compliance with the submitted Flood Risk Assessment and Drainage Strategy Report submitted with the application.

United Utilities – In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

Arboriculturist – No objection providing the recommendations in the submitted Arboricultural Impact Assessment and Method Statement are followed and that the tree protection fencing, shown on the submitted Tree Protection Plans are in place prior to construction works starting on site.

Greater Manchester Ecology Unit – Further bat surveys were recommended. Other ecological issues relating to amphibians, nesting birds and mitigation and enhancement measures can be dealt with via conditions.

REPRESENTATIONS

A total of 7 letters of objection have been received. Some of the representations received include comments objecting to application 104800/FUL/21, however as this

application reference number is also stated they are to be treated as combined objections. The main points raised in relation to the application being considered in this report are summarised below:

Residential Amenity

- Impact of closing times on residential amenity;
- Exacerbation of existing water pressure issue for properties on Ridgeway Road and Fairfield Road;

Highways

- Increased traffic and impact on safety along Clay Lane which is increasingly used as a 'rat run' to Manchester Airport, Wythenshawe Hospital or the light industrial estate;
- No concerns if there is no access from Ridgeway Road;
- Proposed car park extension and additional works are perceived to be linked to proposed application 104800/FUL/21;

Ecology

- Adverse impact on wildlife including bats;

Drainage

- Increased chances of surface flooding;

Other Matters

- The developments proposed are not in isolation. There are proposed developments also for the land adjacent to Wellfield Lane and an increase in business is proposed, not just improved facilities for existing clientele;
- It would make sense to establish the infrastructure needs of the 'Timperley Wedge' section of the Greater Manchester Spatial Framework as granting planning permission could seriously increase traffic density;

OBSERVATIONS

PRINCIPLE OF THE 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.
2. The NPPF is a material consideration in planning decisions, and as the Government's expression of planning policy and how this should be applied, should be given significant weight in the decision making process.
3. Policies relating to green belt are considered most important in determining this application. Core Strategy Policy R4 'Green Belt' reflects policy set out in the NPPF by stating that new development will only be permitted within the Green Belt where it is for one of the appropriate purposes specified in national

guidance, where the proposal does not prejudice the primary purposes of the Green Belt set out in national guidance by reason of its scale, siting, materials or design or where very special circumstances can be demonstrated in support of the proposal.

4. Core Strategy Policies L4, L7 and R2 are also relevant to the determination of this application and are up to date for the purposes of decision making. With all relevant Core Strategy policy up to date, and the application not being one for housing development, the “tilted balance” referred to in NPPF paragraph 11 is therefore not engaged.

Site History and ‘Very Special Circumstances’

5. On 2 March 2011 planning permission was granted under planning reference 75341/FULL/2010 for *“Erection of three storey health and fitness club including a swimming pool and gym. Erection of changing room building and formation of 4 x football pitches and 3 x tennis courts. Creation of additional car parking and cycle storage area. Closure of existing access and formation of new access to be shared with adjoining rugby club. Landscaping throughout.”*
6. A Section 106 Agreement was entered into by the Owner (dated 24 February 2011). The Section 106 Agreement formed part of the ‘very special circumstances’ that, taken with all the other benefits of the proposal, outweighed the harm of the inappropriate development in the green belt. The obligations are summarised as follows:
 - a) Payment of the Transport Infrastructure Contribution;
 - b) Submission of a landscaping scheme for 114 trees or payment of the Red Rose Forest Contribution for the shortfall;
 - c) Community Use provisions;
7. To date none of the obligations have been complied with and the Council has not sought to enforce the breach of the Section 106 Agreement.
8. Notwithstanding this the current application can be considered and determined as a standalone application and on its own merits against Green Belt policy and the NPPF.

DEVELOPMENT IN THE GREEN BELT

9. National Planning Policy regarding Green Belt is contained within NPPF (section 13). The five purposes that the Green Belt serves are set out in paragraph 138:
 - To check the unrestricted sprawl of built-up areas;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and

- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
10. Paragraph 147 of NPPF states that “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”
11. Paragraph 148 goes on to state that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
12. Paragraph 149 of NPPF provides local planning authorities with exceptions to the presumption that the construction of new buildings is inappropriate in the Green Belt. These exceptions are (among other things):
- c) The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - g) Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings) which would:
 - Not have a greater impact on the openness of the Green Belt than the existing development; or
 - Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
13. The main issues for consideration in relation to Green Belt policy therefore are:
- Whether the development would be inappropriate development in the Green Belt for the purposes of the NPPF and Core Strategy policy, and linked to that the effect on the openness and the purposes of including land within the Green Belt;
 - Whether any harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to very special circumstances necessary to justify the development.
14. The supporting Planning Statement sets out the applicant’s justification for development in the Green Belt in section 7 and it is set out that the proposals fall within exception c) and g) of Paragraph 145 of the NPPF. It is agreed that the other exception criteria are not relevant and so the application is considered against c) and g) below (the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building and limited infilling or the partial or complete redevelopment of previously developed land).

Extension and Re-Cladding to Existing Building

15. The proposed extensions represent an increase in floorspace of approximately 12% over the original. The extensions are appropriate in scale and are not considered to constitute 'disproportionate' additions.

Refurbishment of South Terrace and Reconfiguration and Extension of Existing Internal Access and Car Park

16. The refurbishment of the South Terrace would include the construction of a number of structures include an outside WC, servery, pergola and pavilion. A new stone wall is proposed to enclose the terrace from the adjacent car park and access.

17. Annex 2 of the NPPF defines 'previously developed land' as:

"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and that was previously developed but where the remains of the permanent structure or fixed structure have blended into the landscape."

18. The South Terrace currently comprises an outside pool with outside seating area. Both the South Terrace and the internal access road and car park are integral to the facilities and function of the main building and fall within its curtilage. These areas are therefore considered to constitute 'previously developed land' in accordance with the NPPF. The next test therefore is whether the development would have a greater impact on the openness of the Green Belt.

19. Paragraph 137 of the NPPF advises that *"the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."* It may be reasonably concluded that openness is preserved if there is no significant harm caused to the status quo.

20. The proposed new additions to the South Terrace are single storey only and located within the existing footprint of the developed area of the site. It is considered that by virtue of their size, scale and siting, that there would be no significant impact on the openness of the Green Belt. The addition of a flat,

sedum roof would also keep the height of the buildings to a minimum and reduce the visual impact of the buildings from within and outside of the application site.

21. The proposal would increase the footprint of the car park into a currently landscaped area. Nevertheless, the extension would essentially 'square off' the existing parking area and would be read as such rather than diminishing the openness of the Green Belt.
22. For the reasons set out above, it is considered that all elements of the proposal constitute appropriate development within the Green Belt as set out within the identified exception criteria.

DESIGN

23. Policy L7 of the Core Strategy states that in relation to matters of design, development must be appropriate in its context; make best use of opportunities to improve the character and quality of an area; enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works, boundary treatment; and make appropriate provision for open space, where appropriate, in accordance with Policy R5. 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.
24. Paragraph 126 of the NPPF states that *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."* Paragraph 134 expands on this outlining that *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes."*
25. The existing building is clad in a flat beige stone cladding with tinted black windows. The roof is a curved dark grey finish on both high and lower parts of the building. On the existing west elevation where the majority of the servicing and 'back of house' activity takes place, the existing ground floor comprises beige block work. A grey stone veneer with a jagged texture is used to the single storey bar element.
26. The flat beige stone cladding is proposed to be replaced with an alternative beige cladding which is described within the Design and Access Statement as *"higher quality ... with a more textured quality which is felt to compliment the other*

stonework walls and parts of the area.” The new cladding would also extend to the rear of the building replacing the beige blockwork and all elements of the building would be tied in providing a consistent appearance. Complimenting perforated cladding will be used around the plant areas and refuse areas where required for ventilation.

27. A dark grey material is proposed on the south elevation to the bar to match the dark grey on the roof and other metal work detailing around the existing building. Cladding is also proposed around the plant on the north side.
28. The extensions are considered to be appropriate in scale, design and materials to the existing building.
29. Works to the south terrace comprise the erection of a new servery to increase hospitality offerings around the pool. The building would be single storey with a flat, sedum roof. Beige cladding is proposed to match the main building.
30. A new WC block, including an accessible WC is proposed externally with an adjoining plant room. This is proposed to be similar in scale, appearance and materials to the proposed servery, again with a flat, sedum roof.
31. A new pergola and pavilion building are proposed within the terrace area again of a similar design and appearance.
32. Overall the design of the proposal is considered to be appropriate to the existing building and its setting. The proposal is considered to be aligned with the aims of the NPPF, and policy L7 of the Trafford Core Strategy.

RESIDENTIAL AMENITY

33. Policy L7 of the Core Strategy states that 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.
34. The proposals represent modest, single storey extensions, alterations and additions to the existing facilities. These elements are located a considerable distance from the closest residential properties north of the site on Ridgeway Road and Fairfield Road and 39 Clay Lane to the west of the site.
35. The physical development of the new buildings and changes to the internal access road or car park would not impact on the amenity of these neighbouring properties by any loss of light, overlooking or loss of privacy.

36. Whilst the use of the building remains the same as the current use, it is acknowledged that there may be some intensification of the outside areas around the South Terrace particularly as a result of the new servery.
37. Pollution and Licensing raise no objection to the proposal subject to conditions as outlined in the consultation section of this report. These conditions include hours of use for outside areas, restrictions on hours windows and doors are open and noise from music and other activities to prevent an undue impact on the amenity of neighbours. A Noise Management Plan is also required though an appropriately worded condition. The conditions are considered necessary to protect the amenity of surrounding residential properties, however the hours condition for the southern terrace is to be expanded to 7am as it is not considered reasonable to restrict this until 9am.
38. Subject to the above conditions, the proposal for the reasons set out above, would comply with Policy L7 of the Trafford Core Strategy and the NPPF.

PARKING AND HIGHWAYS

39. Core Strategy Policy L4 states that 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 part of a package of measures to promote sustainable transport choices.
40. Core Strategy 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 to provide sufficient off-street car and cycle parking, manoeuvring and operational space.
41. The Parking SPD's objectives include ensuring that planning applications accommodate 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.
42. Paragraph 109 of the NPPF states that *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*
43. The Local Highway Authority has been consulted on the application and their comments are incorporated into this section of the report.

Vehicle Access

44. The existing vehicular access to the on-site car park via Clay Lane is to remain and operate as a two-way access and egress.

Pedestrian/Cycle Access

45. The pedestrian/cycle access arrangements are not proposed to be amended as part of the proposal. Footpaths towards the site along Clay Lane are along the northern side of the road, which gives access to the site. There are no designated cycle paths along Clay Lane however, south of Thorley Lane roundabout an advisory path is evident.

Servicing Arrangements

46. It is proposed to provide adequate and suitably located refuse/recycling storage facilities for the proposed development. The proposed refuse will be incorporated in the existing waste management strategy currently in operation.

Parking Arrangements

Car Parking Arrangements

47. The Parking Standards as set out within SPD3 for Use Class D2 (Assembly and Leisure), which now falls under Use Class E(d) following the recent 2020 amendments to the Town and Country Planning (Use Classes) Order 1987, for this location is one space per 23 sqm. For the 3712sqm GIFA, 161 spaces are required.

48. The consented parking for the site (as increased under application 80934/FULL/2013 is 172 spaces. However, the Transport Assessment advises that an additional area has been in use for parking, and as such the existing 'on the ground' provision is 252 spaces (252 standard spaces, 6 disabled spaces and 14 staff). The proposal would actually see a decrease in the parking provision on site with 220 car parking spaces (207 standard and 13 disabled). Whilst there is effectively a reduction from the existing 252 spaces, the proposal still meets the requirements of SPD3.

49. Additionally, the applicant has provided a Transport Statement/Interim Travel Plan in which it is demonstrated that the site is in a sustainable location being accessible on foot, by cycle and public transport and that the volume of traffic generated by the development will be modest and will not have significant impact on the operation of the local highway network.

Accessibility Car Parking

50. The accessibility parking standards shown in SPD3 Appendix A are minimum requirements (refer to Policy L4 & Appendix 3 of the Trafford Core Strategy). SPD3 states that at this location, where it is proposed to provide 200 car parking spaces or more, D2 use requires four bays plus 4% of total capacity. It is proposed to provide 13 spaces which is acceptable, which complies with the minimum standard for accessible parking space provision.

Motorcycle Parking

51. Parking for motorcycles should be located on a flat surface and in an area that is overlooked by staff or members of the public and well-lit, particularly if it is anticipated that any motorcycles would be parked for two hours or more (any long-stay spaces would also need to be covered). Secure anchorage points or railings sited 0.6m above ground level should be provided. The LHA requests clarification from the developer for the proposed motorcycle parking arrangements, but if necessary, would accept this information being secured by condition to any planning decision, a minimum of 2 spaces is requested.

Cycle Parking and Storage Arrangements

52. The minimum cycle parking standards as detailed within SPD3 state one cycle parking space is required per 20 seats (minimum of 2 spaces), the site provides cycling parking for 12 bicycles.

Transport Assessment

53. The LHA note the Transport Statement and are satisfied that the proposed development will not have a severe impact on the Local Highway Network.

Travel Plan

54. The application includes an Interim Travel Plan which outlines a variety of measures that could be implemented in order to improve accessibility to the proposed development by non-car modes of transport. It is requested that a full Travel Plan (TP) is provided for the proposed development. The TP should include realistic, measurable targets to promote the use of sustainable transport options and reduce car use, in particular single occupant vehicle trips. An appropriately worded condition is recommended to secure a Travel Plan.

ECOLOGY, BIODIVERSITY AND LANDSCAPING

55. Core Strategy Policy R2 requires that to ensure the protection and enhancement of the natural environment of the Borough, developers will be required to demonstrate through a supporting statement how their proposal will:
- Protect and enhance the landscape character, biodiversity, geodiversity and conservation value of its natural urban and countryside assets having regard not only to its immediate location but its surroundings; and
 - Protect the natural environment throughout the construction process
56. The application is accompanied by an Ecological Impact Assessment and Arboricultural Impact Assessment. In conclusion, no designated sites will be impacted by the proposed development and the majority of habitats at the site are of negligible ecological importance. Hedgerows of local importance were recorded but will not be impacted by the development.
57. The summary advises that *“to complete the ecological assessment of the proposed development, further surveys of buildings on site for bats are required to determine whether mitigation is required. Once complete details of the survey*

findings together with proposals to mitigate any impacts to bats (if required) should be provided in an updated ecological assessment report.”

Bats

58. The building to be refurbished was assessed as having high bat roosting potential owing to the high number of potential roost features for crevice dwelling species on the exterior of the building. Further bat emergence and re-entry surveys have been carried out in accordance with the report recommendations. Although bat activity was detected at the site, no roosts were detected during any of the three surveys and therefore it is considered that there is a likely absence of bat roosts at the building. Impacts to foraging and commuting bats should be minimised with a sensitive lighting design. The site can be enhanced for bats by providing new roosting opportunities. Appropriately worded conditions are recommended to address these matters.
59. All trees on site were assessed as having negligible potential and this application does not include any significant changes to external lighting. Notwithstanding this a condition is recommended to require any external lighting scheme to be designed with reference to the Institute of Lighting Professionals (ILP) Guidance Note 08/18, Bats and artificial lighting in the UK.

Nesting Birds

60. The development will result in the loss of trees and shrubs potential bird nesting habitat. The building also has potential to provide bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended.

Trees and Landscaping

61. There are no trees on or close to the application site that are protected under TPOs or within conservation areas.
62. The majority of the trees proposed for removal are young or early mature, category C specimens from the interior of the site. The submitted Illustrative Landscape Masterplan indicates replacement trees but there are no details about the species of tree to be planted. Details of species should be submitted prior to determination.

Contributing to and Enhancing the Natural Environment

63. Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The habitats on site are primarily of negligible and low ecological value the landscape planting having low to moderate value. Replacement planting is proposed across the two sites that would appear to adequately mitigate for tree and shrub losses, with bird and bat boxes recommended for loss of potential bat and bird habitat. The Local Planning Authority is satisfied that as long as native trees such as beech and

birch are utilised for the replacement planting and bird and bat boxes provided adequate mitigation and enhancement can be achieved.

AIR QUALITY

64. Applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. The provision of such infrastructure within the proposed site should be safe, accessible and convenient.

65. A condition will request details of an Electric Vehicle Charging points scheme to demonstrate how the charging points will be provided within the new car parking layout. This condition is reasonable and necessary in accordance with paragraphs 112(e) and 186 of the NPPF through contributing towards compliance with national objectives for pollutants and taking opportunities available to improve air quality.

DRAINAGE AND FLOOD RISK

66. Policy L5 of the Core Strategy relates to Climate Change and states that new development should mitigate and reduce its impact on climate change factors, such as pollution and flooding and maximise its sustainability through improved environmental performance of buildings, lower carbon emissions and renewable or decentralised energy generation.

67. Drainage plans have been submitted as part of the application. The Lead Local Flood Authority has been consulted and raise no objection subject to an appropriately worded condition requiring the development to be carried out in accordance with the submitted Flood Risk Assessment and Drainage Strategy.

OTHER MATTERS

68. Impact on water pressure for neighbouring residential properties is not a material consideration for the determination of this application.

EQUALITIES

69. The Equality Act became law in 2010. Its purpose is to legally protect people from discrimination in the workplace and in wider society. The Act introduced the term 'protected characteristics', which refers to groups that are protected under the Act. These characteristics comprise: age, disability, gender reassignment, marriage and civil partnerships, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

70. As part of the Act, the 'public sector equality duty' came into force in April 2011 (Section 149 of the Act), and with it confirmed (via Section 19 of the Act) that this

duty applies to local authorities (as well as other public bodies). The equality duty comprises three main aims: A public authority must, in the exercise of its functions, have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

71. Case law has established that appropriate consideration of equality issues is a requirement for local authorities in the determination of planning applications, and with this requirement directly stemming from the Equality Act 2010.

72. The Design and Access Statement advises that “The proposed refurbishment aims to ensure all users will have an equal and convenient access to the building and its surrounding spaces, without undue effort, separation or special treatment.”

73. There are only minor level differences across the site which can be accommodated within acceptable gradients for wheelchair users.

74. The proposed extensions are located to the east of the existing building, extending towards the car park area. The entrance to the building is to be amended to improve the pedestrian access from the car park. As well as extending the car park area, it is proposed to reconfigure existing and proposed spaces to allow more generous parking spaces and reduce conflicts between pedestrians and vehicles within the site.

75. Internally, a new access route is proposed between Stair 3 and the lounge to improve access. A new wheelchair zone is to be accommodated as part of the fire strategy.

76. The South terrace will be level where possible within the new landscaping proposals with ramped access provided for improved wheelchair access.

77. Having regard to these material considerations, it is therefore considered that the proposal is acceptable in this respect. No particular benefits or dis-benefits of the scheme have been identified in relation to any of the other protected characteristics in the Equality Act. As such, it is considered that the proposed development is acceptable with regard to Policy L7 of the Core Strategy.

DEVELOPER CONTRIBUTIONS

78. This proposal is subject to the Community Infrastructure Levy (CIL) and comes under the category of 'leisure' development, consequently the development will be liable to a CIL charge rate of £10 per square metre in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).

79. 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 specific reference to the need to provide additional trees on site as part of the landscaping proposals. No other obligations are necessary for a scheme of this size.

PLANNING BALANCE AND CONCLUSION

80. The proposed development is considered to constitute appropriate development in the Green Belt, falling within the NPPF exceptions and there is considered to be no harm to the openness of the Green Belt.

81. Furthermore, the proposed development is considered acceptable in terms of highway safety and the impact upon the amenity of neighbouring residents.

82. 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 as a whole and guidance in the NPPF in relation to these matters.

83. 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 amended plans, numbers:

- 11302-EPR-A1-00-TP-A-TP-1001 Rev PP01
- 11302-EPR-A1-00-TP-A-TP-1003 Rev P02
- 11302-EPR-A1-00-TP-A-TP-1402 Rev PP02

- 11302-EPR-A1-00-TP-A-TP-1403 Rev PP01
- 11302-EPR-A1-00-TP-A-TP-1404 Rev PP01
- 11302-EPR-A1-01-TP-A-TP-1201 Rev PP02
- 11302-EPR-A1-02-TP-A-TP-1202 Rev PP02
- 11302-EPR-A1-GF-TP-A-TP-1200 Rev PP03
- 11302-EPR-A1-RF-TP-A-TP-1203 Rev PP02
- 11302-EPR-HC-EW-DR-A-04-0301 Rev PP05
- 11302-EPR-HC-NS-DR-A-04-0300 Rev PP05
- LP2246-FIR-00-ZZ-DR-L-0001
- LP2246-FIR-00-ZZ-DR-L-0002

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and protecting the character of the area having regard to Policies L7 and R1 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework.

3. Notwithstanding the details submitted to date, no above ground development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. Prior to the works to the car park commencing a phasing scheme for the car park works shall be submitted to the Local Planning Authority and approved in writing. The scheme should detail how parking on site will be retained and managed during the construction period and timings for when the parking layout as approved will be complete and ready for use.

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.

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

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

6. No development shall take place unless and until details of an updated Travel Plan, which should include measurable targets for reducing car travel, have been submitted to and approved in writing by the Local Planning Authority. On or before the first occupation of the development hereby permitted the Travel Plan shall be implemented and thereafter shall continue to be implemented throughout a period of 10 (ten) years commencing on the date of the first occupation.

Reason: To reduce car travel to and from the site in the interests of residential amenity and highway safety, having regard to Proposal D1 of the Revised Trafford Unitary Development Plan.

7. a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be brought into use 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. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area 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.

9. The rating level (LAeq,T) from any plant and equipment associated with the development when operating simultaneously (with existing or proposed equipment), shall not exceed the background noise level (LA90,T) at any time when measured at the nearest noise sensitive premises at any time that the equipment would be operating/in use. Noise measurements and assessments should be compliant with BS 4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound".

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

10. Prior to the development first taking place, or any works of site preparation, a Construction and Pre-Construction Environmental Management Plan (CEMP) shall be submitted and approved in writing by the Local Planning Authority, including details of the proposed measures to manage and mitigate the main environmental effects. The CEMP shall address, but not be limited to the following matters:
 - a) Suitable hours of construction and pre-construction activity (see below)
 - b) The parking of vehicles of site operatives and visitors,
 - c) Deliveries to site;
 - d) Loading and unloading of plant and materials including times of access/egress
 - e) Storage of plant and materials used in constructing the development
 - f) The erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate;
 - g) Wheel washing facilities and any other relevant measures for keeping the highway clean during demolition and construction works;
 - h) Measures to control the emission of dust and dirt during demolition and construction and procedures to be adopted in response to complaints of fugitive dust emissions
 - i) A scheme for recycling/disposing of waste resulting from demolition and construction works (prohibiting fires on site);
 - j) Measures to prevent disturbance to adjacent dwellings from noise and vibration, including any piling activity;
 - k) 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;
 - l) Information to be made available for members of the public;
 - m) Contact details of site manager to be advertised at the site in case of issues arising.

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 Policies L4 and L7 of the Trafford Core Strategy.

11. Construction and site works shall only take place at the following times:
Monday – Friday: Start 7:30am (with a restriction on the hours of operation heavy plant and machinery and major demolition and construction works until 8:00am) and finish at 6pm.
Saturday: Start 9am and finish at 1pm
Sundays and Bank Holidays: No work permitted.

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 Policies L4 and L7 of the Trafford Core Strategy.

12. No new external lighting shall be installed unless and until a scheme for such lighting has first been submitted to and approved by the Local Planning Authority. Thereafter the site shall only be lit in accordance with the approved scheme.

Reason: In the interests of visual and residential amenity and in order to safeguard any bats, a protected species, that may be present on the site, having regard to Policies L7 and R2 of the Trafford Core Strategy and the National Planning Policy Framework.

13. Prior to the works to the car park hereby approved commencing a scheme detailing the provision and implementation of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved scheme and retained thereafter.

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

14. There shall be no use of the South Terrace area by customers outside the hours of 06:30 hours to 23:00 hours on any day.

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

15. Prior to the works to the south terrace commencing a Noise Management Plan (NMP) shall be submitted and approved in writing by the Local Planning Authority. The NMP shall be implemented at all times that the premises are in use. The NMP would need to include the following:
- a) Organisational responsibility for noise control
 - b) Details and control of music
 - c) Hours of operation and scope of entertainment provision
 - d) Imposed planning conditions controlling noise/disturbance

- e) Physical and managerial noise control processes and procedures, including dealing with noisy or rowdy customer behaviour and suitably limiting the potential impact of entertainment
 - f) Measures to limit noise and disturbance from all site activities upon noise sensitive premises adjacent to the site
 - g) Details of arrangements for review of the NMP
 - h) Details of community liaison and complaints logging and investigation
- The operator shall regulate the use of the premises in accordance with the approved NMP.

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

16. 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.

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

18. The development hereby approved shall not be occupied unless and until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of bird and bat boxes on the site. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In order to provide for biodiversity enhancement having regard to Policy R2 of the Trafford Core Strategy and the National Planning Policy Framework.

19. The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy (January 2022/9187-WSP-FRA Revision P02/WSP) and the following mitigation measures detailed within the FRA:

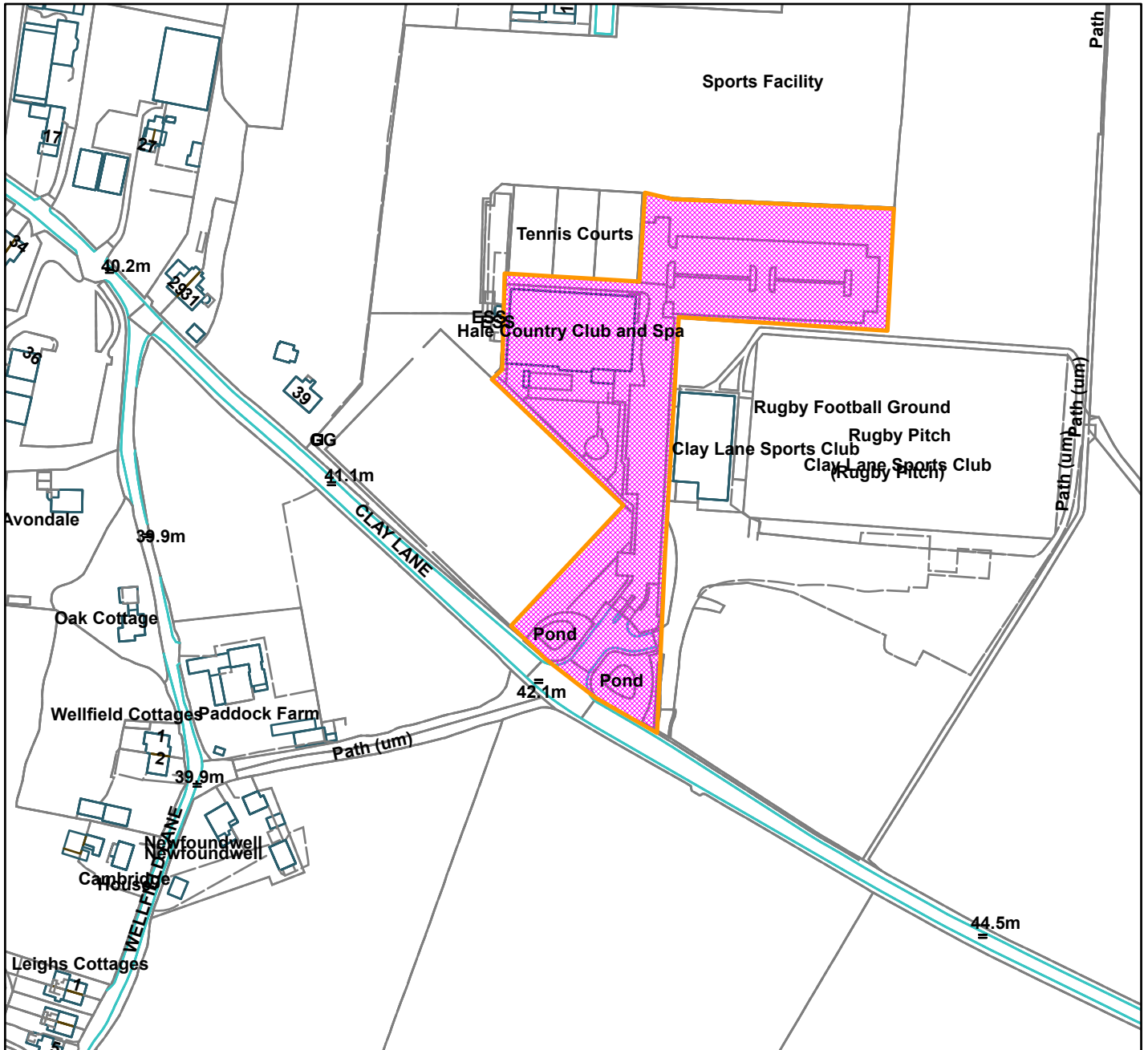
- Limiting the surface water run-off generated by the critical storm so that it will not exceed 5 l/s/ha and not increase the risk of flooding off site.
- Provision of surface water drainage as detailed in Dwg No: 79817-WSP-XX-XX-DR-D-0001 Rev P03 January 2022

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site having regard to Core Strategy Policy L5 and relevant sections of the National Planning Policy Framework.

JE



Hale Country Club, 47 Clay Lane, Timperley (site hatched on plan)



Scale: 1:2,500

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date-10/02/2022
Date	31/01/2022
MSA Number	100023172 (2012)

WARD: Longford

104821/FUL/21

DEPARTURE: No

Installation of solar panels to the roof.

Stretford Grammar School, Granby Road, Stretford, M32 8JB

APPLICANT: Schools Capital Project Manager

AGENT: Amey Consulting

RECOMMENDATION: GRANT

This application has been reported to the Planning and Development Management Committee as the applicant is Trafford Council and one or more objections have been received.

SITE

The application site relates to a school situated to the south of Edge Lane in Stretford. The site is located within a predominately residential area whilst adjoining land to the south comprises Turn Moss Playing Fields, a substantial grassed sporting facility with access available for the general public. Vehicular access is via Granby Road to the west of the site.

The site falls within the defined Green Belt and is within Flood Zones 2 and 3. The school building itself and the car park are situated within the northern part of the site, whilst the southern part is largely comprised of grass playing fields and hard-surfaced playing facilities. The playing fields to the rear of the school buildings are designated as Protected Open Space.

PROPOSAL

The proposal relates to the installation of 288 solar panels on the roof of the main building of Stretford Grammar School. The building lies central within the school grounds with the playing fields to the rear. The proposed solar panels would cover an area of approximately 724 sq. m and would be sited on a flat roof.

The solar panels would protrude 0.4m beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope and would be set a minimum of 1 metre from the external edge of the roof.

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
- L5 – Climate Change
- R4 – Green Belt, Countryside and Other Protected Open Land
- R5 – Open Space, Sport and Recreation

PROPOSALS MAP NOTATION

- Protected Open Space
- Green Belt
- Area of Landscape Protection
- Critical Drainage Area
- Glaciofluvial Deposit Mineral Safeguarding Area

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

SUPPLEMENTARY PLANNING DOCUMENTS

None

GREATER MANCHESTER SPATIAL FRAMEWORK/PLACES FOR EVERYONE

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted, PfE will be the overarching development plan, setting the policy framework for individual district Local Plans. The PfE was published for Regulation 19 consultation from 9th August 2021 to 3rd October 2021 and submission of the Plan for Examination in Public is expected to be early 2022. PfE is now at an advanced stage of the plan making process and, whilst it is not yet an adopted Plan, some weight should be given to the policies. If PfE 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) on 20TH July 2021. 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 in June 2021. The NPPG will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

102823/VAR/20 - Application for Variation of Condition 2 on planning permission 97477/FUL/19 (Erection of a single storey extension, reconfiguration of car parking and ancillary works), to allow for an increase in photovoltaic panels across the whole roof area, an increase in the height of the extension by +0.25m, and a step change in the building from the existing link point by 690mm to avoid excessive excavations and keep the entrance close to the existing land levels.

Approved with conditions - 16.08.2021

101644/CND/20 - Application for approval of details reserved by conditions of grant of planning permission 97477/FUL/19. Condition numbers: 3 (Construction Method Statement), 11 (Access and Parking), 13 (Car Park Management/Service) and 15 (Travel Plan).

Condition Discharged - 10.11.2020

100961/VAR/20 - Application for variation of condition 5 on planning permission 97477/FUL/19 (Erection of a single storey extension, reconfiguration of car parking and ancillary works.). For proposed new surface water run-off rates and attenuation storage.

Approve with conditions, 11.09.2020

97477/FUL/19- Erection of a single storey extension, reconfiguration of car parking and ancillary works.

Approve with conditions, 08.08.2019

76183/FULL/2010- Erection of a cycle shelter to south east of main school building.

Approve with conditions, 03.02.2011

APPLICANT'S SUBMISSION

Solar Panel Data Sheet

PV system from LCS Energy

CONSULTATIONS

Lead Local Flood Authority (LLFA) - We have no comments and no objection in principal to the proposal.

Trafford Council, Pollution & Housing (Nuisance): No objections subject to informative on suitable working hours.

REPRESENTATIONS

Neighbours: Letters of representation have been received from four properties, raising the following summarised comments and concerns:

Solar panels

- In support due to energy savings/ renewable energy
- I am in favour due to the energy savings and reduction in fossil fuel reliance.
- Sustainability benefits
- No indication of the current and proposed energy consumption of the school
- No elevations submitted
- Additional height to the height of the school
- Impact on the green belt
- No screening of the solar panels
- Highly prominent in green belt location
- Solar panel installation requires a new substation to support its operation which has not been identified in this application

Heat pumps

- Noise impact
- No submission of noise reduction information
- Contaminated air
- No reference to acoustic kits to be used on site

Officer comments: The application is for solar panels only, the air source heat pumps have been removed from the proposal and consideration of this application.

Other matters

- Reference to previous approval and erection of single storey building.
- Reference to previous application reference 102823
- Question is the proposal commercial in nature/ income generating measure for the Council

- No supporting or background information provided with the application to put the proposal into context
- Lack of joined up thinking on issues
 - Reference to substation proposal and building works on the application site of the school
- Application form inaccuracies;
- Section 8 regarding the applicant being a member of staff
- Section 16 regarding disposal of waste
- Section 19 number of employees, no new employment generated by proposal
- Certificate A has been signed, reference to recent extension at Stretford Grammar School. Council and School cannot be owners.

In addition questions/comments were raised about the potential income generation for the Council from the solar panels, however this is not a material planning consideration in the assessment of the application.

The substation would not be a consideration of the application and the agent has confirmed the installation is to be built under permitted development, Schedule 2, Part 15, Class B (a) of the GPDO 2015.

A revised application form has been submitted, certificate B has been signed and relevant sections updated to none applicable.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
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 2021 NPPF, particularly where that policy is not substantially changed from the 2012 version. Whether a Core Strategy policy is considered to be up-to-date or out-of-date is identified in each of the relevant sections of this report and appropriate weight given to it.
3. The NPPF is a material consideration in planning decisions, and as the Government's expression of planning policy and how this should be applied, should be given significant weight in the decision making process.
4. Paragraph 11 d) of the NPPF indicates that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
5. Policies relating to climate change, green belt, visual amenity and the protection of residential amenity are considered most important in the determination of this planning application. These are Policies L5, L7 and R4 of the Core Strategy.
6. Policy L5 of the Core Strategy is generally not consistent with the NPPF in respect of climate change and is considered out of date in part. Policy L7 of the Core Strategy is considered to be up to date. Taken collectively, the policies most important in determining this application are considered to be out of date and so permission should be granted unless the adverse impacts of doing so significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.
7. Paragraph 154 of the NPPF states: “When determining planning applications for renewable and low carbon development, local planning authorities should:
 - a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
 - b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.
8. Although it can be given less weight, Policy L5 of the Core Strategy states that “New development should mitigate and reduce its impact on climate change factors, such as pollution and flooding and maximise its sustainability through improved environmental performance of buildings, lower carbon emissions and renewable or decentralised energy generation.”
9. Chapter 13 of the NPPF states that the, “*Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*”
10. Paragraph 147 of the NPPF states that “*Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very*

special circumstances". Paragraph 148 goes on to say that "*local planning authorities should ensure that substantial weight is given to any harm to the Green Belt*" and that "*very special circumstances*' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations".

11. Paragraph 149 sets out exceptions to inappropriate development including "*c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*". It is considered that the proposed alteration to provide the solar panels would not result in a disproportionate addition over and above the size of the original building. The proposed solar panels would not increase the built footprint of the school or have any significant impact on the openness of the Green Belt.
12. Furthermore, paragraph 151 refers specifically to the potential for the environmental benefits associated with increased energy production from renewable sources to represent "*very special circumstances*". It is therefore considered that, even if the proposal were considered to be inappropriate development, the environmental benefits would represent "*very special circumstances*" that would outweigh the harm by reason of inappropriateness and the very limited impact of this proposal on openness.
13. It is therefore considered that the proposed development would be acceptable in terms of Green Belt policy, having regard to the NPPF and Policy R4 of the Core Strategy.
14. The principle of installing solar panels at the site is therefore considered acceptable with regard to NPPF guidance and Policies L5 and R4 of the Core Strategy. This is subject to appropriate impact on visual and residential amenity.

DESIGN

15. Paragraph 126 of the NPPF states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". Paragraph 134 states that "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes..."
16. In relation to matters of design, Policy L7 of the Core Strategy states development must:
 - Be appropriate in its context;

- Make best use of opportunities to improve the character and quality of an area;
 - Enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works and boundary treatment.
17. The proposal relates to the installation of 288 solar panels on the roof of the main building of Stretford Grammar School. The proposed solar panels would cover an area of approximately 724 sq. m and would be sited on a flat roof. The solar panels would protrude by 0.4m and would be anodized aluminium alloy frame.
 18. It is considered the proposed solar panels would be a proportionate addition to the building and would not appear visually intrusive within the street scene or Green Belt. Moreover the solar panels would be sited on a flat roof which would further mitigate the visual impact and prominence on the building of the school and wider street scene.
 19. In visual amenity terms, the proposal is considered acceptable and in accordance with Policy L7 of the Core Strategy and NPPF guidance.

AMENITY

20. Policy L7 of the Trafford Core Strategy states that “In relation to matters of amenity protection, development must: Be compatible with the surrounding area; and not prejudice the amenity of the future occupiers of the development and / or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and / or disturbance, odour or in any other way”.
21. The massing of the proposed solar panels would be minimal and would not be expected to introduce visual intrusion or loss of light to residents. Solar panels also would not be expected to emit any discernible noise. The nuisance consultee raises no objection on this basis.
22. The proposal is acceptable in residential amenity terms with regard to Policy L7 of the Core Strategy and relevant NPPF guidance.

DEVELOPER CONTRIBUTIONS

23. The proposal would not result in any increase in floor area and therefore no CIL contributions are required.
24. No other planning obligations are required.

PLANNING BALANCE AND CONCLUSION

25. Paragraph 11 c of the NPPF indicates that proposals that accord with the development plan should be approved without delay. The proposal is considered to comply with the development as a whole.
26. In terms of Green Belt impacts, it is considered the proposal is compliant with the relevant paragraphs of the NPPF and Policy R4 of the development plan. Substantial weight has been afforded to any harm to the Green Belt.
27. It is considered that the proposed development will result in an acceptable form of development with regard to the Green Belt, amenity of neighbouring residents, and the visual impact on the street scene and the surrounding area more generally. All relevant planning issues have been considered and representations taken into consideration in concluding that the proposal comprises an appropriate form of development for the site.
28. The application is recommended for approval subject to appropriately worded 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 plans:

CO00201404-11-101 Rev P01, received by the local planning authority on 30th November 2021;

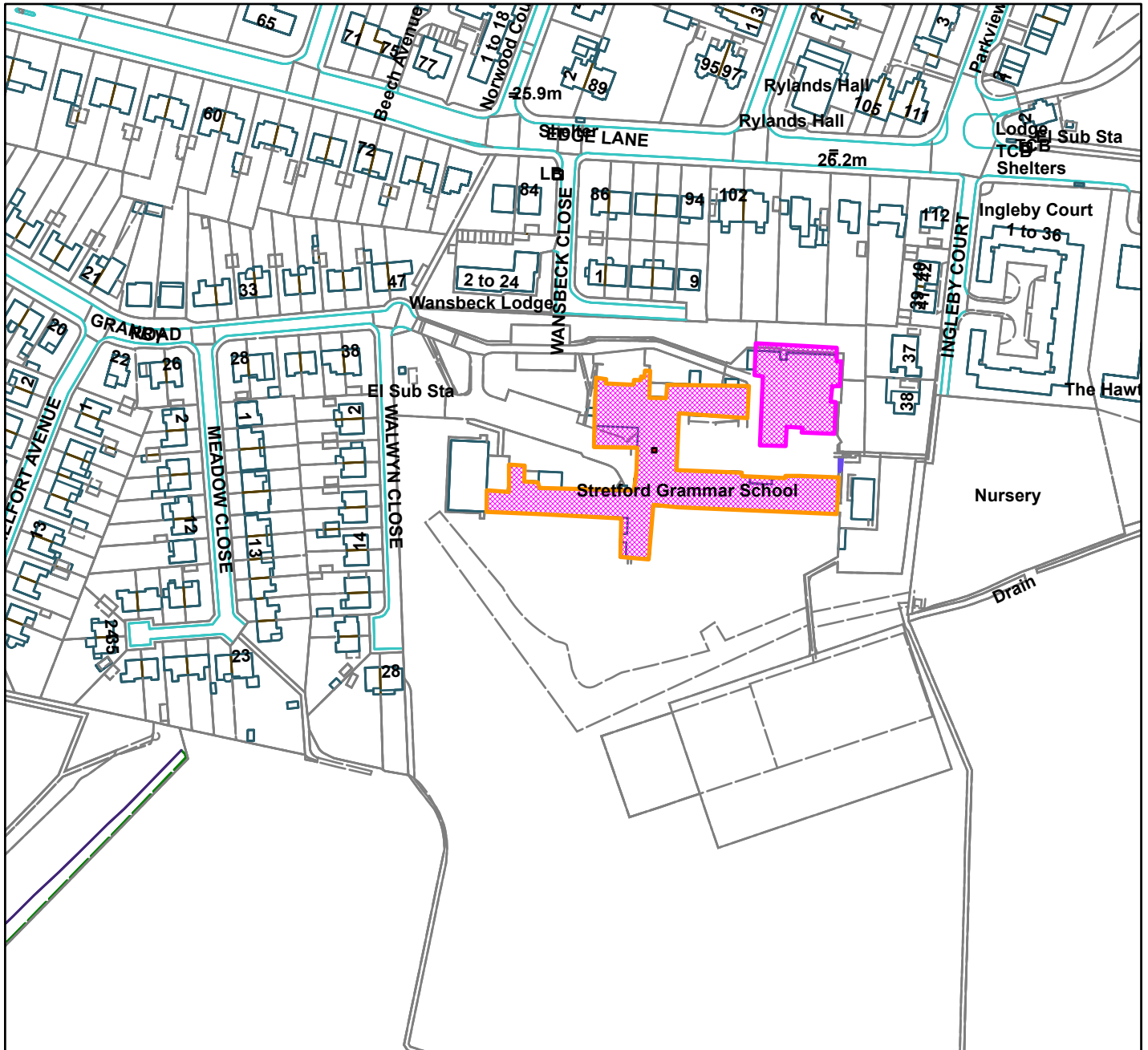
CO00201404_11 Rev P90, received by the local planning authority on 22nd November 2021.

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

KG



Stretford Grammar School, Granby Road, Stretford (site hatched on plan)



Scale: 1:2,500

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 10/02/2022
Date	10/01/2022
MSA Number	100023172 (2012)

WARD: Hale Central

105315/HHA/21

DEPARTURE: No

Erection of two storey side extension and part two part single storey rear extension.

15 Sandleigh Drive, Hale, WA15 8AS

APPLICANT: Mr Fei Feng Hou

AGENT: Mr Liam Gooding

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee as more than six objections have been received contrary to officer recommendation and call in by Cllr Mrs Young.

The application was deferred for amendments at the 20 January 2022 Planning and Development Management Committee (committee report attached as Appendix A). The deferral was to allow for amendments to the proposal to be agreed to reduce the depth and massing of the proposed rear extension.

SITE

The application site relates to a two storey semi-detached property, located on Sandleigh Drive, Hale.

The property is situated in a predominantly residential area; the majority of surrounding properties are semi-detached and detached dwellings.

PROPOSAL

The proposal is for the erection of a two storey side extension and a part single part two storey rear extension.

The side extension would project approximately 1.35m to the side retaining 1m gap to the boundary. It would have a depth of 8.25m and proposes a pitched roof with an eaves height of 4.9m and a ridge height of 6.4m.

Amendments to the rear extension at ground and first floor have been submitted. The single storey rear extension would project 3.5m to the rear with a width of 7.6m. It proposes a pitched roof with an eaves height of 2.4m and a ridge height of 3.3m.

The first floor rear extension would also project 3.5m to the rear and 4.84m across. It proposes a pitched roof with an eaves height 4.9m and a ridge height of 6.3m.

Bi-fold doors and windows are proposed on the rear elevation. Two windows are proposed on the front elevation. The extension would be constructed with matching materials to that of the host dwelling in relation to brick, roof tiles and fenestration.

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

REPRESENTATIONS

Neighbours have been notified of the amended plans and whilst no further comments have been received to date any comments received following the publication of the committee agenda will be reported within the Additional Information Report or verbally during the Planning and Development Committee meeting.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

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.
2. The proposal has been assessed against Core Strategy Policy L7 and guidance contained in SPD4.

DESIGN AND VISUAL AMENITY

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

5. The side projection of the extension would be 1.35m, this projection would be far less than half the width of the original property (3.15m), and as such it would 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 to comply with the requirements of SPD4 regarding side extensions. The extension proposes a 3m set back from the principal elevation of the main dwelling and a lower ridge height so to appear subservient. Overall it is considered the side element would not have a detrimental impact on the character of the property or the street scene.
6. The rear extension as amended is 3.5m deep, which is considered to be of a depth and massing that is in proportion to the main dwelling and plot and retains good area of private garden space to the rear. This is reduced from 4.2m. The extension(s) would have pitched roofs with suitable ridge heights so to appear subservient and complementary to the main dwelling.
7. The proposed fenestration is considered to complement the existing dwelling and is considered acceptable. Furthermore the extension would be constructed with matching materials so as to appear in keeping with the character of the surrounding residential area.
8. As such, it is considered that the proposal would have no unacceptable impact in terms of the visual amenity of the street scene and the surrounding area. Subject to conditions, the proposed development is considered acceptable in terms of design and visual amenity and would comply with Policy L7 of the Core Strategy and guidance in the NPPF in this respect.

RESIDENTIAL AMENITY

9. 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.
10. 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.'*

Paragraph 2.17.2 states '*The factors that may be taken into account when assessing a potential loss of light or overbearing impact include:*

- *The size, position and design of the extension*
 - *Orientation of the property*
 - *Presence of other habitable room windows/sources of light in neighbouring rooms*
 - *Relative position of neighbouring houses and existing relationship*
 - *Size of the garden*
 - *Character of the surrounding area'*
11. Additionally section 3.4.2 states that normally, a single storey rear extension close to the boundary should not project more than 3m from the rear elevation of a semi-detached property. This projection can be increased by an amount equal to the extra distance from the side boundary.
 12. Section 3.4.3 states that for two storey rear extensions, normally extensions should not normally project more than 1.5m close to a shared boundary. If the extension is set away from the boundary by more than 15cm, this projection can be increased by an amount equal to the extra distance from the side boundary

Impact on properties to the front and rear of the site

13. SPD4 states that extensions should maintain a separation distance of 21m to the elevations of neighbouring properties to avoid harmful overlooking. The side element would be set back 3m from the front elevation of the main dwelling, so to retain a distance of approximately 24m in relation to front neighbours and therefore no significant harm is considered to occur in this case.
14. Similarly SPD4 states that rear extensions should retain a separation distance of 10.5m to the rear boundary and 21m to the relating neighbour at the rear.
15. The rear extension would retain a distance of approximately 11m to the rear boundary, so to meet the SPD4 standard, additionally it is recognised that the extension would retain a separation distance just exceeding 21m to neighbouring rear elevations. This distance meets the recommendations of SPD4.
16. It is considered that the proposal would not result in harmful overlooking, or be overbearing to occupiers of properties to the front or rear given the distances outlined above.

Impact to no. 11A Sandleigh Drive

17. The proposed single storey rear element would project 3.5m (reduced from 4.2m) to the rear along the boundary with the attached neighbour with a 0.15m offset.
18. However 11A Sandleigh Drive benefits from a single storey rear element also set on the boundary projecting approximately 3.375m (approved under 102767/HHA/20). As such the proposal would project approximately 0.125m

beyond the rear building line of this neighbour so to comply with SPD4. Therefore no significant harm is considered to arise in this case.

19. The proposed first floor rear extension would also project 3.5m (reduced from 4.2m) to the rear whilst benefitting from a 2.9m offset to the common boundary to the north. This projection complies with SPD4 guidelines and therefore no significant harm is considered to arise in this case
20. The proposed side extension would be screened by the main dwelling in relation to this neighbour. As such no harm is considered to arise in this case.

Impact to no. 17 Sandleigh Drive

21. The proposed single storey rear extension would project 3.5m to the rear whilst being set off the boundary by 1m. As such the extension projects in accordance with the guidelines of SPD4 (3.4.2). Additionally it is recognised that the outrigger of no.17 projects approximately 3.5m to the rear, therefore the proposal would match the rear building line of this neighbour. As such no significant harm is considered to arise in this case.
22. The proposed first floor rear extension would project a matching (3.5m) distance to the rear with a 1m gap to the boundary. For the reasons set out above, no significant harm is considered to arise in this case as a result of the first floor extension.
23. It is recognised that the proposed side extension would project towards no.17, however it would be modest in scale compared with the main dwelling, and proposes a pitched roof falling towards the common boundary. Additionally the extension would be set 1m from the common boundary and 3.4m from the neighbour's side elevation. As such the level of harm is not considered to be sufficient as to warrant a refusal in this case.
24. No side facing habitable room openings are proposed, however as a first floor window is proposed on the side elevation this will be conditioned as fixed shut and obscured glazed up to 1.7m above floor level to avoid any harmful overlooking.
25. It is therefore considered that the proposed extension would not have an unacceptable impact on the residential amenity of any neighbouring properties and would comply with Policy L7 of the Core Strategy in this respect.

PARKING AND HIGHWAY SAFETY

26. The proposal would not result in the provision of any additional bedrooms, however it would result in the loss of a potential parking space to the side of the dwelling.

27. Trafford's SPD3 – Parking Standards and Design, indicates that for a three bedroom house in this location, two off-street car parking spaces should be provided, a minimum of 10m is required for a tandem drive.
28. The proposal would retain a distance of approximately 6m between the front boundary and the front of the main dwelling (matching the existing context on site). Whilst it is noted that the distance is less than 10m, it is recognised that one large car and one small/medium-sized car could be parked on site, which is considered to be acceptable in this location. On street parking would provide additional spaces and as such it is not considered the proposal would not result in any significant detriment to parking provision or highway safety.

DEVELOPER CONTRIBUTIONS

29. 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

30. The proposal as amended is considered to be compliant with SPD4 and Core Strategy Policy L7 and has sought to address the objections from local residents.
31. It is 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 Trafford Core, SPD4 and the NPPF 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: PS432 REV H, PS133 REV H, PS232 REV H, and PS522 REV H.

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 window in the first floor on the south side elevation facing no. 17 Sandleigh Drive 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

Appendix A: Committee Report 20/01/2022

WARD: Hale Central

105315/HHA/21

DEPARTURE: No

Erection of two storey side extension and part two part single storey rear extension.

15 Sandleigh Drive, Hale, WA15 8AS

APPLICANT: Mr Fei Feng Hou

AGENT: Mr Liam Gooding

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee as more than six objections have been received contrary to officer recommendation and call in by Cllr Mrs Young.

SITE

The application site relates to a two storey semi-detached property, located on Sandleigh Drive, Hale.

The property is situated in a predominantly residential area; the majority of surrounding properties are semi-detached and detached dwellings.

PROPOSAL

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

The side extension would project approximately 1.35m to the side and 8.9m in depth. It proposes a pitched roof with an eaves height of 4.9m and a ridge height of 6.4m.

The single storey rear extension would project 4.2m to the rear with a width of 7.6m. It proposes a pitched roof with an eaves height of 2.4m and a ridge height of 3.55m.

The first floor rear extension would also project 4.2m to the rear and 5m across. It proposes a pitched roof with an eaves height 4.9m and a ridge height of 6.4m.

Bi-fold doors and windows are proposed on the rear elevation. Two windows are proposed on the front elevation. The extension would be constructed with matching materials to that of the host dwelling in relation to brick, roof tiles and fenestration.

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

Value Added

Amended plans have been received upon the case officer's request in order to achieve a 1m gap between the side extension and relating boundary. The rear extension(s) have also been amended and reduced in scale.

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

SPD3 - Parking Standards and Design

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 20th July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The National Planning Practice Guidance was first published in March 2014, and it is regularly updated, with the most recent amendments made in October 2021. The NPPG will be referred to as appropriate in the report.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted, PfE will be the overarching development plan, setting the policy framework for individual district Local Plans. The PfE was published for Regulation 19 consultation from 9th August 2021 to 3rd October 2021 and submission of the Plan for Examination in Public is expected to be early 2022. PfE is now at an advanced stage of the plan making process and, whilst it is not yet an adopted Plan, some weight should be given to the policies. If PfE 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

None

APPLICANT'S SUBMISSION

CIL Questions
Amended Plans

CONSULTATIONS

None

REPRESENTATIONS

A total of seven neighbour representations has been received in response to the proposal. Six objections were originally received from nos.11a, 16, 14 and 17 Sandleigh Drive and nos.29 and 33 Sandleigh Avenue.

Following amendments to the proposal a new objection was received from no.35 Sandleigh Avenue. Further comments were received from nos.11a, 16 and 17 Sandleigh Drive and nos. 29 and 33 Sandleigh Avenue.

The comments raised are summarised below:

The proposal would be of an unsuitable scale compared with the main

dwelling and existing extensions along Sandleigh Drive.

The proposal would be overly dominant and out of proportion in scale.

The proposal would appear out of character with the extensions approved along the street.

Inaccuracy of plans failing to show correct neighbour windows and values/measurements

The proposal would create additional drainage concerns for the immediate area

The proposal would extend 4.5m (amended to 4.2m) to the rear. This is contrary to SPD4 guidelines

No other extension along Sandleigh Drive extends 4.5m/4.2m to the rear

The scale of the extension would result in harmful levels of overshadowing/loss of light to neighbouring properties

The proposal would result in an unacceptable loss of the garden, also impacting local biodiversity

The proposal would harmfully overlook upon neighbouring dwellings and gardens

The proposal would set an inappropriate precedent for extensions of a similar design/scale

The proposal would result in the reduction of neighbouring property values given the amenity impacts

The proposal would not achieve a suitable distance to the side for access or so to retain an acceptable sense of spaciousness within the street

The extension would not retain suitable distances to the neighbours resulting in an overbearing appearance and other amenity impacts as outlined above

Concerns that the pitched roof of the extension(s) cannot be achieved as drawn on the proposed plans

The proposal fails to comply with policies set out within Trafford Council's Core Strategy and SPD4

Officer Comments:

The proposal has been amended so to reduce the scale of the side and rear extension, including the rear projection from 4.5m to 4.2m

All applications are considered individually on their individual merits. Therefore a precedent is not set through this case.

Concerns regarding property values are not a direct planning consideration on which the proposal can be assessed.

Plans are considered accurate, site photos also confirm the existing context on site.

For the other concerns raised, please see the observations section below.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

32. 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.
33. The proposal has been assessed against Core Strategy Policy L7 and guidance contained in SPD4.

DESIGN AND VISUAL AMENITY

34. Paragraph 126 of NPPF states *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*
35. 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.

36. The side projection of the extension would be 1.35m, this projection would be far less than half the width of the original property (3.15m), and as such it would 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 to comply with the requirements of SPD4 regarding side extensions. The extension proposes a 3m set back from the principal elevation of the main dwelling and a lower ridge height so to appear subservient. Overall it is considered the side element would not have a detrimental impact on the character of the property or the street scene.
37. The rear extension, although large would have acceptable projections in proportion to the main dwelling whilst retaining a good area of private garden space to the rear. The extension(s) would have pitched roofs with suitable ridge heights so to appear subservient and complementary to the main dwelling.
38. The proposed fenestration is considered to complement the existing dwelling and is considered acceptable. Furthermore the extension would be constructed with matching materials so as to appear in keeping with the character of the surrounding residential area.
39. As such, it is considered that the proposal would have no unacceptable impact in terms of the visual amenity of the street scene and the surrounding area. Subject to conditions, the proposed development is considered acceptable in terms of design and visual amenity and would comply with Policy L7 of the Core Strategy and guidance in the NPPF in this respect.

RESIDENTIAL AMENITY

40. 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.
41. 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.'*

Paragraph 2.17.2 states *'The factors that may be taken into account when assessing a potential loss of light or overbearing impact include:*

- *The size, position and design of the extension*
 - *Orientation of the property*
 - *Presence of other habitable room windows/sources of light in neighbouring rooms*
 - *Relative position of neighbouring houses and existing relationship*
 - *Size of the garden*
 - *Character of the surrounding area'*
42. Additionally section 3.4.2 states that normally, a single storey rear extension close to the boundary should not project more than 3m from the rear elevation of a semi-detached property. This projection can be increased by an amount equal to the extra distance from the side boundary.
43. Section 3.4.3 states that for two storey rear extensions, normally extensions should not normally project more than 1.5m close to a shared boundary. If the extension is set away from the boundary by more than 15cm, this projection can be increased by an amount equal to the extra distance from the side boundary

Impact on properties to the front and rear of the site

44. SPD4 states that extensions should maintain a separation distance of 21m to the elevations of neighbouring properties to avoid harmful overlooking. The side element would be set back 3m from the front elevation of the main dwelling, so to retain a distance of approximately 24m in relation to front neighbours and therefore no significant harm is considered to occur in this case.
45. Similarly SPD4 states that rear extensions should retain a separation distance of 10.5m to the rear boundary and 21m to the relating neighbour at the rear.
46. The rear extension would retain a distance of approximately 10.35m to the rear boundary, this is slightly below the SPD4 standard, however it is recognised that the extension would retain a separation distance of approximately 21m to neighbouring rear elevations. This distance meets the recommendations of SPD4. Whilst the extension would be marginally below the 10.5m standard to the rear boundary this is not considered to result in such harm to privacy to warrant a refusal of planning permission.
47. It is considered that the proposal would not result in harmful overlooking, or be overbearing to occupiers of properties to the front or rear given the distances outlined above.

Impact to no. 11A Sandleigh Drive

48. The proposed single storey rear element would project 4.2m to the rear along the boundary with the attached neighbour with a 0.15m offset.

49. However 11A Sandleigh Drive benefits from a single storey rear element also set on the boundary projecting approximately 3.375m (approved under 102767/HHA/20). As such the proposal would project approximately 0.825m beyond the rear building line of this neighbour so to comply with SPD4. Therefore no significant harm is considered to arise in this case.
50. The proposed first floor rear extension would project 4.2m to the rear whilst benefitting from a 2.7m offset to the common boundary with no.13. This projection complies with SPD4 guidelines and therefore no significant harm is considered to arise in this case
51. The proposed side extension would be screened by the main dwelling in relation to this neighbour. As such no harm is considered to arise in this case.

Impact to no. 17 Sandleigh Drive

52. The proposed single storey rear extension would project 4.2m to the rear whilst being set off the boundary by 1m. As such the extension still projects 0.2m beyond the guidelines of SPD4 (3.4.2). It is recognised that the outrigger of no.17 projects approximately 3.5m to the rear, therefore the proposal would only project 0.7m beyond the rear building line of this neighbour. As such no significant harm is considered to arise in this case.
53. The proposed first floor rear extension would project a matching (4.2m) distance to the rear with a 1m gap to the boundary. For the reasons set out above, no significant harm is considered to arise in this case as a result of the first floor extension.
54. It is recognised that the proposed side extension would project towards no.17, however it would be modest in scale compared with the main dwelling, and proposes a pitched roof falling towards the common boundary. Additionally the extension would be set 1m from the common boundary and 3.4m from the neighbour's side elevation. As such the level of harm is not considered to be sufficient as to warrant a refusal in this case.
55. No side facing habitable room openings are proposed that could harmfully overlook 17 Sandleigh Drive.
56. It is therefore considered that the proposed extension would not have an unacceptable impact on the residential amenity of any neighbouring properties and would comply with Policy L7 of the Core Strategy in this respect.

PARKING AND HIGHWAY SAFETY

57. The proposal would not result in the provision of any additional bedrooms, however it would result in the loss of a potential parking space to the side of the dwelling.
58. Trafford's SPD3 – Parking Standards and Design, indicates that for a three bedroom house in this location, two off-street car parking spaces should be provided, a minimum of 10m is required for a tandem drive.
59. The proposal would retain a distance of approximately 6m between the front boundary and the front of the main dwelling (matching the existing context on site). Whilst it is noted that the distance is less than 10m, it is recognised that one large car and one small/medium-sized car could be parked on site, which is considered to be acceptable in this location. On street parking would provide additional spaces and as such it is not considered the proposal would not result in any significant detriment to parking provision or highway safety.

DEVELOPER CONTRIBUTIONS

60. 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

61. The application has been assessed against adopted policy and guidance, and comments received from local residents.
62. It is 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 Trafford Core, SPD4 and the NPPF and is recommended for approval subject to the conditions listed below.

RECOMMENDATION: GRANT subject to the following conditions:-

5. 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).

6. The development hereby permitted shall not be carried out except in complete accordance with the details shown on plan numbers: PS432 REV G, PS133 REV G, PS132 REV G, PS232 REV G, and PS522 REV G.

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

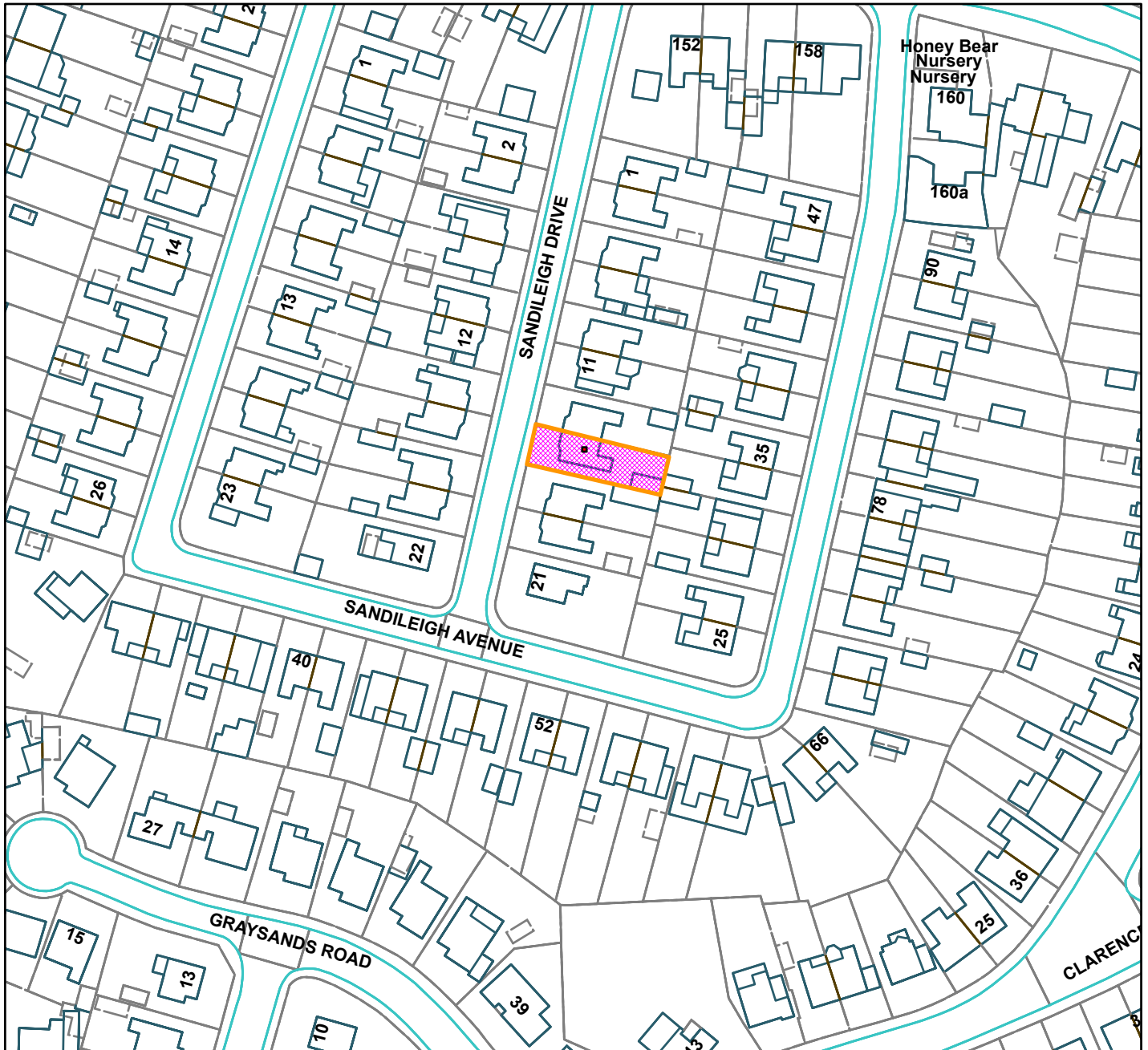
7. The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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.

MT



15 Sandleigh Drive, Hale (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 20/01/2022
Date	10/01/2022
MSA Number	100023172 (2012)

WARD: Timperley

105445/HHA/21

DEPARTURE: No

Erection of first floor side and part single part two storey rear extensions

12 Rossett Avenue, Timperley, WA15 6EX

APPLICANT: Mr Yu

AGENT: LDM Surveyors

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee at the discretion of the Head of Planning.

SITE

The site refers to a 2-storey semi-detached dwelling on the North-East corner of Rossett Avenue, Timperley.

To the front of the site is a hardstanding driveway with access down the southern side of the dwelling to the rear, it is apparent a garage has been partly demolished which was set back from the front.

At the rear is a 2-storey outrigger to the rear right with remnants of a ground floor extension which would have wrapped around this projection. At the rear of the site is a detached outbuilding.

The boundary to the side is shared with a pedestrian footpath linking Rossett Avenue and Riddings Road, which shares the boundary with no 14 Rossett Avenue on the other side.

PROPOSAL

Planning permission is sought for the erection of a 2-storey side extension and part single part two storey rear extension.

The side extension would be set back from the front elevation of the existing house by 0.1-0.2m and have a width of 1.5m to the front increasing to 2.3m at ground floor and 2.1m to the 1st floor. The side extension would follow the site boundary with a splay to the front left corner.

The ground floor would have a depth of 12.8m from the front (1.2m beyond the existing ground floor projection). The first floor would have a depth of 11.7m, 4m from the original rear elevation and have a distance of 3m from the boundary with the adjoining property.

The ground floor rear extension would have a width of 7.9m, occupying the width of the site and a depth of 5m. The first floor rear projection would have a depth of 4m and width of 4.6m being sighted marginally from the boundary with the footpath and 3.1m from the adjoining property boundary.

The ground floor projection would have a lean-to roof with an eaves height of 2.3m which the 1st floor projection would have a hipped roof with eaves height common to the main dwelling and ridges dropped from the main one.

A set of sliding windows/doors would be sited to the rear left with a further window to the right, 2no rear elevation windows would be sited in the rear projection. 1no window would be added to the front elevation of the side projection.

The increase in floor space of the proposed development would be approx. 36m².

Value Added

Amendments were received on 29th December 2021 which reduced the scale of the proposal in line with officer recommendations. The detached outbuilding is not being assessed as part of this application.

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

In relation to paragraph 11 of the NPPF Policy L7 of the Core Strategy is considered up to date and full weight should be given to this policy.

PROPOSALS MAP NOTATION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

SPD3-Parking Standards and design
SPD4- A guide for designing householder extensions

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the revised National Planning Policy Framework (NPPF) on 20TH July 2021. 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 in June 2021. The NPPG will be referred to as appropriate in the report.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted, PfE will be the overarching development plan, setting the policy framework for individual district Local Plans. The PfE was published for Regulation 19 consultation from 9th August 2021 to 3rd October 2021 and submission of the Plan for Examination in Public is expected to be early 2022. PfE is now at an advanced stage of the plan making process and, whilst it is not yet an adopted Plan, some weight should be given to the policies. If PfE 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

H02106: Erection of dining room and bathroom extension.
Approved with Conditions 18 July 1975

APPLICANT'S SUBMISSION

None

CONSULTATIONS

None

REPRESENTATIONS

4no representations received which highlight the following concerns:

The objection comments have been generalised as many are repeated.

- “The owner has built a permanent structure in the back garden with a connection

to the drains and which is NOT one metre from any of the neighbouring boundaries which I believe is not permitted development.”

- Extension would increase property original size by 100% which would visually impact neighbouring properties.
- Extension would cause harm to my property and appearance of street scene through unsympathetic design
- Not compatible with local character and affects amenity.
- All existing green landscaping and trees have been removed
- Eaves and guttering would overhang public right of way
- Substantially detract from appearance of the house in terms of scale. Would double footprint
- Size and position of extension would have detrimental effect upon amenity of my property through loss of light and view
- Extension would not harmonise with properties in the area
- No space left around the property
- Large blank wall facing my property
- Reduce sense of spaciousness
- Severe overlooking impact
- Sense of enclosure
- Reduce level of light to public right of way which could promote anti-social behaviour
- Rear extension would project 3m from our lounge resulting in loss of light
- 5m extension would cause overshadowing and fail 45 degree angle rule

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

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.
2. The proposal has been assessed against Core Strategy Policy L7 and guidance contained in SPD4.

DESIGN AND VISUAL AMENITY

3. Paragraph 126 of NPPF states *‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective*

engagement between applicants, communities, local planning authorities and other interests throughout the process.'

4. Policy L7 of the Core Strategy states that in considering applications for development within the Borough, the Council will determine whether or not the proposed development meets the standards set in national guidelines and the requirements of Policy L7. The relevant extracts of Policy L7 require that development is appropriate in its context; makes best use of opportunities to improve the character and quality of an area by appropriately addressing scale, density, height, layout, elevation treatment, materials, landscaping; and is compatible with the surrounding area.
5. From the front, the side extension would be less than half the width of the original dwelling, ensuring it would not unbalance the semi-detached pair or appear unduly overbearing on the host property. The front elevation would be set back nominally from that on the host dwelling. The roof ridge over the extension would appear subservient to the host dwelling as it would be set down from the main ridge.
6. SPD4 indicates that 1m should be retained between a side extension and side boundary to ensure visual gaps are maintained to the benefit of residential character and mitigating terracing. The proposed side extension reaches the boundary with the public footpath separating 12 and 14 Rossett Avenue.
7. In this instance, the footpath itself and the orientation of the dwellings, being at roughly 45 degrees with each other, would be sufficient at safeguarding the visual gap and mitigate terracing. Therefore the 1m gap as outlined in paragraph 3.1 of SPD4 is redundant and the extension up to the boundary is acceptable.
8. The separation to the side also provides for access between the front and rear of the dwelling, in this instance the existing (now demolished) ground floor extension ran up to the boundary, therefore no access lost as a result of this application.
9. At the rear, the extension at 4m and 5m at ground and first floor would significantly increase the internal floorspace of the dwelling, however sufficient outdoor space would also be maintained. The form of the rear extension has been amended to reduce the height of the two storey extension and the through matching fenestration and materials it is considered to reflect the character of the existing dwelling.
10. It is recognised that the proposal is for a large addition to the dwelling, however an assessment has been made on the impact of that addition and it is considered, although large, the development would not be overly dominant or harmful to the character of the area. As such the scale and appearance are considered on balance to be acceptable and not be unduly visually intrusive to residential character and street-scene.

RESIDENTIAL AMENITY

11. 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.

12. 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.'*

Paragraph 2.17.2 states *'The factors that may be taken into account when assessing a potential loss of light or overbearing impact include:*

- *The size, position and design of the extension*
- *Orientation of the property*
- *Presence of other habitable room windows/sources of light in neighbouring rooms*
- *Relative position of neighbouring houses and existing relationship*
- *Size of the garden*
- *Character of the surrounding area'*

13. Additionally section 3.4.2 states that normally, a single storey rear extension close to the boundary should not project more than 3m from the rear elevation of a semi-detached property. This projection can be increased by an amount equal to the extra distance from the side boundary.

14. Section 3.4.3 states that for two storey rear extensions, normally extensions should not normally project more than 1.5m close to a shared boundary. If the extension is set away from the boundary by more than 15cm, this projection can be increased by an amount equal to the extra distance from the side boundary

Impact to attached neighbour- 10 Rossett Avenue

15. The proposed ground floor extension would project 5m in total to the rear. It is however recognised that there is an existing 2m ground floor extension at no.10 therefore the proposal would project 3m from the attached property. As such the projections would comply with SPD4 and is not considered to be significantly harmful towards the attached neighbour given the scale and roof design.

16. Similarly the first floor rear extension would project 4m from the 1st floor rear elevation and be set 3m from the common boundary with no. 10 and therefore is compliant with SPD4.
17. The boundary treatment would provide screening which would ensure no undue overlooking occurs to the garden from ground floor windows. The addition of 1no window to the 1st floor rear elevation would not cause undue overlooking when there is existing mutual overlooking of the garden.

Impact on non-attached property – 14 Rossett Avenue

18. The relationship between 12 and 14 Rossett Avenue is contrived given the alleyway (width approx. 1.5m) separating the sites and the orientation of the buildings caused by the turn in the road and therefore the relationship between them is not typical.
19. The side extension would oppose a driveway/garage, 1no high level window in the front elevation of the side extension to no.14, 1no bedroom window in the main property and 1no kitchen window in the side elevation of the side extension. Other windows are present which are either obscured or of small size as to ensure outlook would not be lost.
20. The kitchen window in the side elevation would not be unduly impacted given to the rear elevation there is a set of full height windows/doors which give outlook to the garden which would be unaffected by the proposal and that provides a greater quality outlook and light. The driveway garage is not considered an area of high amenity value and it is not considered the 1st floor windows in front elevations would be unduly impacted.
21. Therefore it is not considered to have an unduly overbearing or overshadowing impact upon the neighbouring dwelling.
22. The new windows in the rear elevation would not overlook or the private garden area or habitable room window and there is not considered to be an undue loss of privacy.

Impact on properties to the rear – 98 Ridings Road

23. There would be over 13.5m to the rear boundary and over 21m to the opposing rear elevation, ensuring it is policy compliant and therefore not considered to cause a loss of amenity.

Impact on properties to the front – 7 Rossett Avenue

24. The proposed extension would be on the 'far' side of the dwelling as viewed from 7 Rossett Avenue and not cause a loss of amenity compared to the existing dwelling.

PARKING AND HIGHWAY SAFETY

25. It is not clear how many bedrooms would be introduced as a result of the proposal however it would be reasonable to suggest there would be a total of 4no.
26. Parking space for 2 cars would be retained on site, whilst on street parking could provide for 1no car should it be required. The proposal is therefore considered acceptable in regards to parking and highway safety.

DEVELOPER CONTRIBUTIONS

27. 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

28. The application has been assessed against adopted policy and guidance, and comments received from local residents.
29. It is 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 Trafford Core, SPD4 and the NPPF 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: PS522 REV I; PS132 REV I; PS232 REV I and the 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.

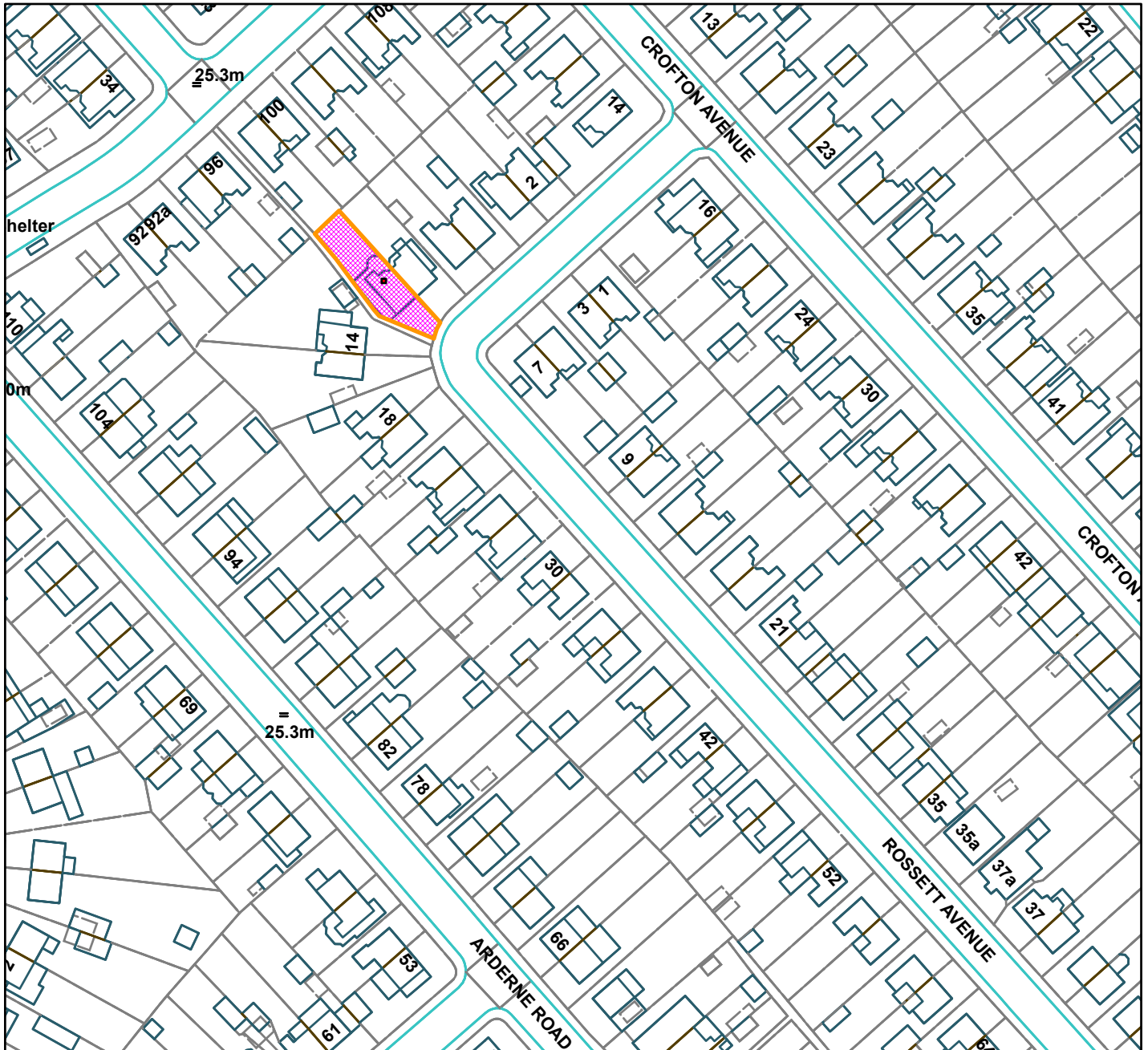
3. The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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.

NB



12 Rossett Avenue, Timperley, (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date-10/02/2022
Date	31/01/2022
MSA Number	100023172 (2012)

WARD: Hale Central

105520/HHA/21

DEPARTURE: No

Erection of two storey side/rear extension, alterations to front elevation including two storey front extension and other external alterations.

4 Chiltern Drive, Hale, WA15 9PL

APPLICANT: Ms Pantin

AGENT: Low Energy Architecture Ltd

RECOMMENDATION: GRANT

This application is reported to the Planning and Development Management Committee because it has received six objections contrary to the Officer recommendation of approval.

SITE

The application site comprises a two storey detached property located on the west side of Chiltern Drive, Hale. The property is constructed in brick with a hipped tiled roof and white upvc framed windows. Whilst the principal entrance is off Chiltern Drive, the doorway with porch and chimney breast are the only fenestration on this elevation, with the main windows to the dwelling on the south elevation facing Rivington Road.

The main garden area is also to the side of the property adjacent to Rivington Road. Boundaries are formed with a low wall, hedges and trees with gates to the rear.

The neighbouring properties are residential which differ in their character and design.

PROPOSAL

The application seeks planning permission for the erection of two storey side/rear extension which would projection the full depth of the existing property, alterations to front elevation are also proposed along with minor external alterations.

The proposed two storey side extension would project by 4.8m to the side and have a depth of 11.8m.

The proposed two storey front extension (which infills the extensions in front of the existing entrance) would project by 3.9m with a total width of 5.7m.

Other alterations include the addition of ground and first floor bay windows on the principal elevation.

Value added: Following officer assessment the flat roof extension was removed, the projection of the two storey side reduced and other external alterations proposed. The description of development was updated and neighbours re consulted.

Following neighbour re consultation, revised floor plans removing internal walls and a revised application form were re submitted.

The total additional internal floor space proposed is approximately 59sqm.

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

R2 – Natural Environment

L4 – Sustainable Transport and Accessibility

L7 – Design

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

OTHER LOCAL POLICY DOCUMENTS

SPD3 – Parking and Design

SPD4 – A Guide for Designing House Extensions and Alterations

PROPOSALS MAP NOTATION

None relevant

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The National Planning Practice Guidance was first published in March 2014, and it is regularly updated, with the most recent amendments made in June 2021. The NPPG will be referred to as appropriate in the report.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK)

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted, PfE will be the overarching development plan, setting the policy framework for individual district Local Plans. The PfE was published for Regulation 19 consultation from 9th August 2021 to 3rd October 2021 and submission of the Plan for Examination in Public is expected to be early 2022. PfE is now at an advanced stage of the plan making process and, whilst it is not yet an adopted Plan, some weight should be given to the policies. If PfE 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 previous planning history.

APPLICANT'S SUBMISSION

Bat Survey
Daylight and Sunlight Report

CONSULTATIONS

GMEU: No objection subject to informative.

Tree Officer: No objection to the proposal.

The three trees, T7, T8 and T9, that will need be removed to enable the development are not of particular note and do not contribute significantly to the visual amenity of the area. No requirement for any planting elsewhere.

REPRESENTATIONS

The application was advertised through notification letters sent to immediate neighbours. Eight representations from different addresses have been received, the concerns are summarised below:

A comment of support has been received;

- Lack of windows will mean we are not directly overlooked.

Amenity

- Reasons for purchasing property, external space.
- Neighbours development which is noisy.
- The proposed extension double height against the boundary wall between the properties.

- Block out light from of no.2 Chiltern and no.43 Rivington
- Feel claustrophobic, feeling of being on top of neighbour
- Lose feeling of openness and space from house and garden
- Sympathise with No.2 Chiltern reasoning.
- Inaccuracies in light report, floor plan and W/C
- The existing relationship of three dwellings
- Shadowing to side windows and conservatory
- Impact to outlook, blank facade
- Tunnel effect of driveway of no.2 Chiltern
- Reference to SPD4 and non-compliance
- Excessive, overbearing, inappropriate

Design

- Response to Cllr comments in regards to previous extensions, examples of dwellings with separation/driveway to give feeling of openness.
- Extension sizeable increase of almost 70% of existing property, goes beyond normal extensions and massing of surrounding properties.
- Extension create a terracing effect on driveway of no.2 Chiltern
- Not in keeping with character of the area

Highways

- Parking and safety concerns

Other Matters

- First notification letter not received by no.43 Rivington
- Agent has vested interests in application, reference to sunlight report
- Council to talk to neighbours and understand their point of view

Annex

- Reference to 'new house' by the inclusion of full separate amenities including additional kitchen, living space, bathroom, and separate front and rear door access etc., to operate as a full standalone (partitioned) annex to the original property.
- Adding semi-detached house to property
- Self-contained house/ does not fit description of development
- Set a precedent for new dwellings within garden
- Impact to precedent and average house prices within "B-Street" (Byrom, Bath, Brown, Bold Streets)
- Concentred if the property could be sold separately to the main house
- Reference annex in application form

Officer response: An amended floor plan was submitted removing internal walls to mitigate the above concerns. A revised application form was submitted removing the reference to annex accommodation.

A call in request for approval was received from Cllr Young. In summary:

'I am writing in support of the application. I understand that you are concerned that there will be some loss of spaciousness and overlooking on the neighbouring house, 2, Chiltern drive and that you are considering refusing this application.'

If you are definitely refusing this application I would like to call it in as I feel that this extension will be in keeping with the area, they will be re-using the bricks in a new building and that this extension will sit happily side by side with the other buildings in Chiltern Drive.'

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposal is for extension / alteration works to an existing residential property, within a predominantly residential area which are generally considered acceptable in principle, subject to addressing certain material considerations. The primary material considerations in this application are the design and appearance of the development, its impact on residential amenity, and the level of parking provision. Policy L7 is up to date in NPPF terms and the tilted balance is not engaged.

DESIGN AND APPEARANCE

2. On design paragraph 126 of the NPPF states that:
"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."
3. And in paragraph 130 states that:
"Planning policies and decisions should ensure that developments are.....visually attractive as a result of good architecture, layout and appropriate and effective landscaping.....and are sympathetic to local character and history, including the surrounding built environment and landscape setting."
4. Further to this the NPPF advises in paragraph 134:
"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes."
5. Policy L7: Design from the Core Strategy states that:
L7.1 *"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"*
6. Section 2.2.1 of the SPD4 provides guidance for extensions reflecting the existing character of the property:

It is important that extensions should reflect the character, scale and form of the original dwelling by matching and harmonising with the existing architectural style and detailing. Ill-designed or excessively large extensions can spoil the appearance of your property. Careful consideration should be given to the individual details of the original property in designing any extension to help maintain and reinforce the style of the main dwelling and help an extension to blend in with the street scene.

7. The proposed two storey side extension would retain a 1m separation to the side boundary with no. 2, which would be compliant with SPD4 guidance and would ensure the necessary separation between the plots is retained to maintain the character of the streetscene.
8. The proposed two storey side extension would be over half the width of the original dwelling and would not be set down at the ridge of the original dwelling, which is contrary to SDP4 guidance. However in the context of the application site it is considered the two storey side extension would appear proportionate in the plot and the design would be appropriate within the setting.
9. The proposed two storey side and front extension would be in line with the principal elevation of the dwelling. As such it is considered the proposed front extension is acceptable as it would not detract from the existing building line on Chiltern Drive.
10. The extension would introduce a bay window to balance the appearance of the front extension and brick detailing which would seek to mitigate the tooting of old and new brickwork. The application as extended would have a similar width to that of the adjacent dwelling at no. 2 and therefore is considered of scale that would not detract from the character of the area.
11. Materials proposed would provide a similar appearance to the existing property which would be appropriate. Render would be introduced to the side and rear which would be acceptable and integrate well within the street scene.
12. In summary it is considered the proposed extension would integrate within the character of the existing house and would not be harmful to the street scene in line with the requirements of L7 and the NPPF on good design.

RESIDENTIAL AMENITY

13. This section considers the potential amenity impact of the proposal upon adjacent residential properties.
14. Policy L7; Design also states that:
15. L7.3 - *“In relation to matters of amenity protection, development must:*
 - *Be compatible with the surrounding area; and*
 - *Not prejudice the amenity of the future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing,*

overlooking, visual intrusion, noise and/or disturbance, odour or in any other way”.

16. SPD4 within section 3.4.3 stipulates for two storey rear extensions, normally extensions should not normally project more than 1.5m close to a shared boundary. If the extension is set away from the boundary by more than 15cm, this projection can be increased by an amount equal to the extra distance from the side boundary (e.g, if an extension is 1m from the side boundary, the projection may be increased to 2.5m).
17. Whilst the proposed development is to the side of the property given its full depth projection, extending past the rear elevation of no. 2 it is considered to appropriate to considered SPD4 guidance on rear extensions in the assessment.

Impact upon no. 2 Chiltern Drive

18. The proposed two storey side/rear extension would project past the rear elevation of no. 2 Chiltern Drive by two storeys for a depth of 4.3m. The extension would be positioned between 1m and 2.8m from the boundary and as such would be complaint with SPD4 in regards to the depth of the extension and projection past the rear of no. 2.
19. The extension would sit alongside the existing house and as such is not considered to result in a harmful increase in overshadowing, or loss of light. Given the separation to the boundary it is also considered acceptable in regards to the impact on the rear garden and is not considered to be unduly overbearing.
20. The windows on the side elevation serve non-habitable rooms, on the ground floor a utility and first floor a bathroom which is obscure glazed. To ensure no loss of privacy to no.2 Chiltern a condition is proposed to obscure glaze and fixed shut (up to 1.7m above floor level) the proposed window in the first floor serving a bathroom, it is not considered necessary to obscure the ground floor windows, as they do not benefit from an elevated viewpoint.

Impact upon no. 50 Rivington Road

21. Given the positioning of the proposed extension and separation distance to the adjacent dwelling no.50 it is not considered the proposal would have an additional impact to amenity and would be acceptable.
22. There would be no additional windows introduced facing no.50 Rivington Road.

Impact upon no. 43 Rivington Road (neighbouring property to the rear)

23. Given the orientation of the dwellings and relationship to no.43 Rivington Road, the proposed extension is not considered to have an adverse impact to amenity in terms of overshadowing, loss of light or overbearing.

24. The windows on the ground floor side elevation of no.43 serve habitable rooms for a dining and kitchen area. However due to the doors and conservatory at the rear these rooms benefit from other sources of light to the rear. The first floor and second floor windows serve non-habitable rooms. As such the proposal is considered acceptable in terms of impact to amenity to the side windows at no.43 Rivington.
25. No. 43 benefits from a rear conservatory and outbuilding close to the boundary with no.4 Chiltern. It is considered the proposal would be acceptable in terms of overbearing to the adjacent neighbours given the existing development on site and separation distance to the side wall of no.43 and proposed rear extension.
26. The proposed extension would introduce an additional window on the rear elevation which would directly overlook the garden of no.43. The separation distance would be 4.7m which is less than the recommended 10.5m privacy distance in the SPD4. To alleviate officer concerns, the floor plan shows the additional room as a study which would be a non-habitable room. As such a condition can therefore be proposed to obscure glaze and fixed shut (up to 1.7m above floor level) the proposed window. This would mitigate any loss of impact into the private garden of no.43 Rivington.
27. It is also considered necessary to remove PD rights to add any additional windows on this proposed rear elevation in the future. This would mitigate any additional impact to the privacy of no.43 rear garden.

Impact upon no. 1 to 7 Chiltern Drive (neighbouring properties to front)

28. There would be in excess of 21m to the windows at the front which is compliant with SPD4 policy on directly facing windows and as such it is not considered the extension would result in harm to the amenity on occupiers facing the proposed development.

ECOLOGY

29. As the proposal would involve roof alterations with a loft conversion, a preliminary bat roost assessment has been undertaken. The purpose of this survey was to assess the potential for bats being present within the property which are a protected species.
30. The survey, undertaken in September 2021, found the site was assessed as having negligible potential to support roosting bats and no evidence of roosting bats was recorded. The survey was carried out by an experienced ecologist following best practice guidelines and reasonable survey effort appears to have been used to demonstrate that no bats are currently roosting in the building proposed for extension.
31. GMEU advised that a precautionary informative is recommended to make the applicant aware of the laws which are in place to protect wildlife, such as roosting bats and nesting birds. This would be attached to the decision notice.

32. As such the application is considered acceptable with regard to protecting biodiversity in accordance with Policy R2 – Natural Environment.

PARKING

33. The proposal would increase the number of bedrooms within the property from 4no. to 5no. There would be sufficient space remaining on the existing driveway for 3no. cars. In addition there are no on street parking restrictions on Chiltern Drive and it is considered that a third car could comfortably park on the highway.

34. Taking this into account and the fact that parking standards in SPD3, alongside the requirements of paragraph 111 of the NPPF, the proposal is considered acceptable on highways grounds.

DEVELOPER CONTRIBUTIONS

35. The total additional floor space proposed less than 100sqm is not subject to the Community Infrastructure Levy (CIL).

PLANNING BALANCE AND CONCLUSION

36. The proposed development is considered not to cause harm to the character and appearance of the dwelling and street scene by reason of its design, scale and materials, and therefore it is considered appropriate within its context.

37. Comments from surrounding occupiers have been considered however it is not considered that the proposed development will have no significant impact in terms of any overbearing, overshadowing or overlooking impact and meets the aims of SPD4, the Core Strategy and the NPPF in this respect. Conditions are proposed to obscure glaze proposed windows to ensure the privacy of the adjacent neighbours.

38. 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 requiring good design.

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:

- As amended and submitted 9th December 2021: 002.000 D; 002.011 F; 002.014 B
- As amended and submitted 10th December 2021: 002.015 C
- As amended and submitted 13th January 2022: 002.021 A

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 set out in the Application Form.

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 north side elevation facing 2 Chiltern Drive, and in the first floor on the west/rear elevation facing 43 Rivington Road, shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

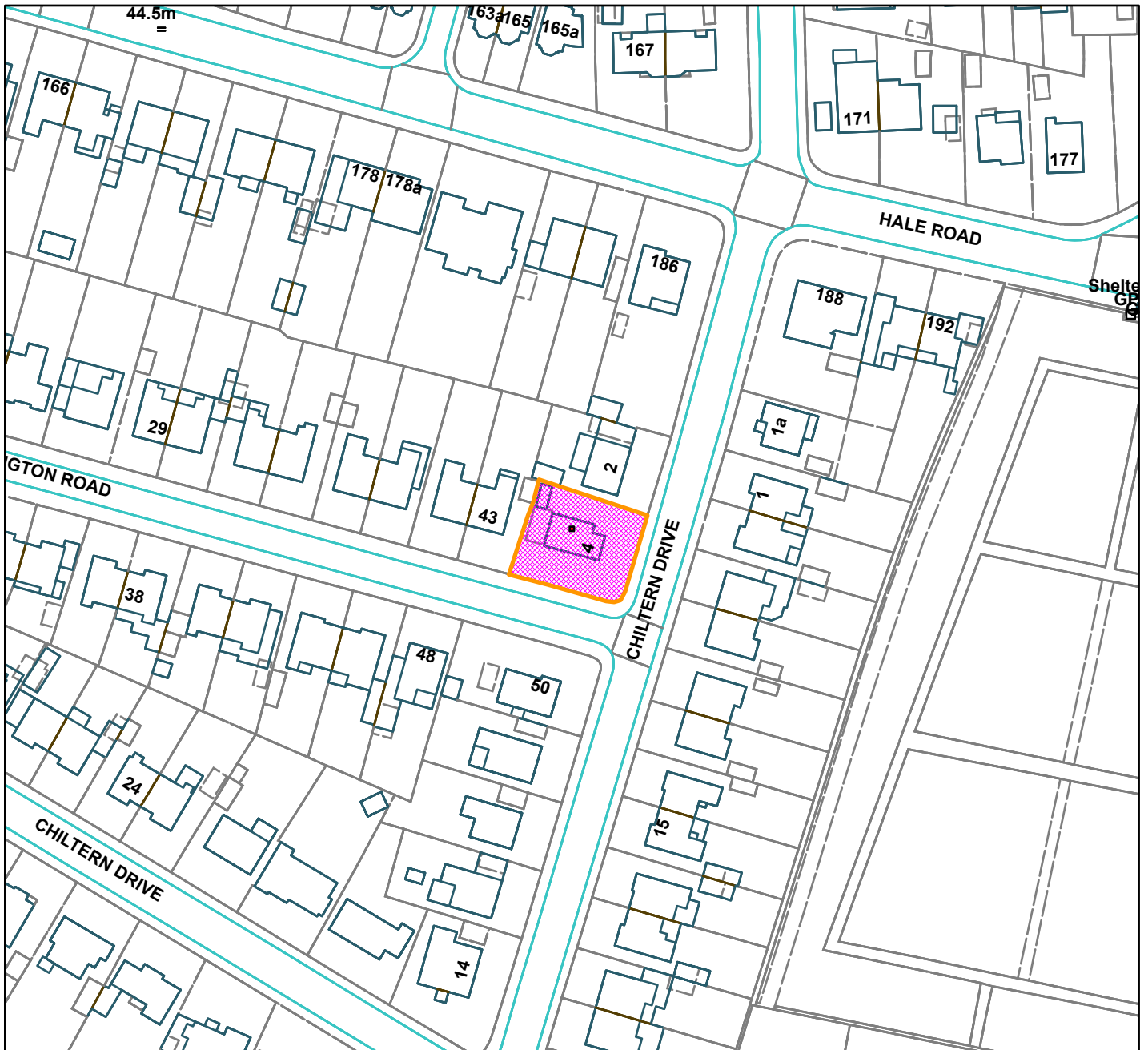
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 1 and 2 (or any equivalent Order following the amendment, re-enactment or revocation thereof)
 - (i) no windows shall be added to west / north elevation within the extension hereby approved, unless planning permission for such development has first been granted by the Local Planning Authority.

Reason. To protect the residential and visual amenities of the area, privacy, and/or public safety, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

KG



4 Chiltern Drive, Hale (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date-10/02/2022
Date	31/01/2022
MSA Number	100023172 (2012)

WARD: Village

106136/HHA/21

DEPARTURE: No

Erection of single storey front extension and part single / part two storey rear extensions.

82 Hempcroft Road, Timperley, WA15 7JF

APPLICANT: Mr T Naqvi

AGENT: Mr David Ormesher

RECOMMENDATION: GRANT

The application is reported to the Planning and Development Management Committee due to a total of six neighbour objections being received.

SITE

The application site relates to a two storey end terrace property, located on Hempcroft Road, Timperley. It is situated in a predominantly residential area; the majority of surrounding properties are detached and semi-detached dwellings.

PROPOSAL

Planning permission is sought for the erection of a single storey front extension alongside a part single, part two storey rear extension.

The front extension would project approximately 1.95m forwards with a width of 1.3m. It proposes a pitched roof that would connect to the existing porch. It would have an eaves height of 2.55m and a ridge height of 3.8m.

The single storey rear extension would project by 3m closest to the adjoining property, before projecting out a further 1m, for a total depth of 4m. It proposes a pitched roof with an eaves height of 3.15m and 3.35m and a ridge height of 4.15m.

The first floor rear extension(s) would project 1.5m and 3.5m to the rear and 8.15m across. They both proposes gable pitched roofs with an eaves height of 5.6m and ridges of 6.8m and 7.7m.

The extension(s) would be constructed with matching materials to that of the host dwelling in relation to brick, roof tiles and fenestration.

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

Value Added

Amended plans have been received upon request in order to remove a splayed elevation and reduce the scale of the rear extensions.

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

SPD3 - Parking Standards and Design

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 20th July 2021. The NPPF will be referred to as appropriate in the report.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The National Planning Practice Guidance was first published in March 2014, and it is regularly updated, with the most recent amendments made in October 2021. The NPPG will be referred to as appropriate in the report.

PLACES FOR EVERYONE (FORMERLY GREATER MANCHESTER SPATIAL FRAMEWORK 2020)

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted, PfE will be the overarching development plan, setting the policy framework for individual district Local Plans. The PfE was published for Regulation 19 consultation from 9th August 2021 to 3rd October 2021 and submission of the Plan for Examination in Public is expected to be early 2022. PfE is now at an advanced stage of the plan making process and, whilst it is not yet an adopted Plan, some weight should be given to the policies. If PfE 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

H12493 | RETENTION OF GARAGE. Approved with Conditions 24 July 1980

APPLICANT'S SUBMISSION

CIL Questions
Tree Method Statement
Amended plans – 2122/20/02 A

CONSULTATIONS

None

REPRESENTATIONS

Six neighbour representations have been received in response to the proposal from properties on Hempcroft Road and no.47 Norwood Drive objecting to the on the following grounds:

- *Damage caused and disruption of construction on site (from the installation of a fence)*
- *Damage and disruption from potential future development of the proposal*
- *Potential impact to nearby wildlife as a result of construction*
- *Overshadowing upon neighbours*
- *Overlooking from the proposed balcony*
- *Increased pressure on parking and highways safety*

The proposal does not include a balcony.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

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.
2. The proposal has been assessed against Core Strategy Policy L7 and guidance contained in SPD4.

DESIGN AND VISUAL AMENITY

3. Paragraph 126 of NPPF states *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*
4. Policy L7 of the Core Strategy states that in considering applications for development within the Borough, the Council will determine whether or not the proposed development meets the standards set in national guidelines and the requirements of Policy L7. The relevant extracts of Policy L7 require that development is appropriate in its context; makes best use of opportunities to improve the character and quality of an area by appropriately addressing scale, density, height, layout, elevation treatment, materials, landscaping; and is compatible with the surrounding area.
5. The front extension would have a modest projection that is considered to be in proportion to the host dwelling and retains a substantial area space at the front of the site. It would match the existing front porch in its proportions and design. Overall it is considered that the front element would be acceptable in terms of its scale and appearance.
6. The rear extension(s), although large would have acceptable projections in proportion to the main dwelling whilst retaining a substantial area of private garden space to the rear. The extension(s) would have complimentary and subservient roof designs. Overall it is considered that the rear extension would be acceptable in terms of its scale.

7. The proposed fenestration is considered to complement the existing dwelling and is considered acceptable. Furthermore the extension would be constructed with matching materials to the host so as to appear in keeping with the character of the surrounding residential area.
8. The proposal is considered to be appropriately positioned, using a design and materials that would appear similar and in keeping with the main dwelling. Additionally its positioning to the very rear of the site limits the potential visual impact upon the street.
9. As such, it is considered that the proposal would have no unacceptable impact in terms of the visual amenity of the street scene and the surrounding area. Subject to conditions, the proposed development is considered acceptable in terms of design and visual amenity and would comply with Policy L7 of the Core Strategy and guidance in the NPPF in this respect.

RESIDENTIAL AMENITY

10. 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.'*

Paragraph 2.17.2 states *'The factors that may be taken into account when assessing a potential loss of light or overbearing impact include:*

 - *The size, position and design of the extension*
 - *Orientation of the property*
 - *Presence of other habitable room windows/sources of light in neighbouring rooms*
 - *Relative position of neighbouring houses and existing relationship*
 - *Size of the garden*
 - *Character of the surrounding area'*
12. Additionally section 3.4.2 states that normally, a single storey rear extension close to the boundary should not project more than 3m from the rear elevation of a semi-

detached property. This projection can be increased by an amount equal to the extra distance from the side boundary.

13. Section 3.4.3 states that for two storey rear extensions, normally extensions should not normally project more than 1.5m close to a shared boundary. If the extension is set away from the boundary by more than 15cm, this projection can be increased by an amount equal to the extra distance from the side boundary

Impact on properties to the front and rear of the site

14. SPD4 states that extensions should maintain a separation distance of 21m to the elevations of neighbouring properties to avoid harmful overlooking. The proposed porch would not project beyond the existing front building line established by the existing front porch. Furthermore the extension would retain a separation distance of approximately 30m regarding neighbours to the front, across the street. As such no harm is considered in this case.
15. Similarly SPD4 states that rear extensions should retain a separation distance of 10.5m to the rear boundary and 21m to the relating neighbour at the rear.
16. A distance of 10.7m would be retained to the rear boundary and a distance of 25m would be retained to the neighbours located to the south. These distances comply with SPD4 guidance and as such no significant harm is considered to occur towards the rear neighbours.
17. It is considered that the proposal would not result in harmful overlooking, or be overbearing to occupiers of properties to the front or rear.

Impact to attached neighbour

18. The proposed single storey rear extension would project 4m in total to the rear. It is however recognised that the proposal would introduce a step in of 1m on the corner, at the 3m point along the boundary with the attached neighbour. As such the projections would comply with SPD4 and is not considered to be significantly harmful towards the attached neighbour.
19. Similarly the first floor rear extension would project 1.5m to the rear along the common boundary with the attached neighbour so to comply with SPD4. The larger 3.5m first floor extension would be set 3m off this side boundary so to comply with SPD4.
20. There is a window proposed in the side elevation at first floor, which would look over the garden of no. 80 and therefore to avoid a loss of privacy this window would be conditioned as fixed shut and obscured glazed up to 1.7m above floor level.

Impact to neighbours on Coniston Walk (east)

21. To the east of the application is a tree line and public footpath, beyond which is Coniston Walk. However given the separation between the application property and the properties on Coniston Walk it is not considered the extensions would have a detrimental impact on amenity.

Conclusion on amenity

22. The comments received from surrounding residents are noted, however given the context of the site and scale of the extensions proposed it is not considered that they would result in harmful levels of overlooking, overshadowing loss or light or be unduly overbearing.
23. It is accepted by Officers that there would be a degree of noise and disturbance from the construction of the extensions. However given the scale of the proposed development and location of the site this is not considered to be at a level above and beyond what is expected with residential extensions and as such is considered acceptable in this regard.

PARKING AND HIGHWAY SAFETY

24. The proposal would introduce one additional bedroom for a total of 4 bedrooms. No existing parking arrangements would be removed as a result of the proposal.
25. Parking space for approximately 3 cars would be retained on site whilst on street parking could provide additional space. The proposal is therefore considered acceptable in regards to parking and highway safety.

DEVELOPER CONTRIBUTIONS

26. 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

27. The application has been assessed against adopted policy and guidance, and comments received from local residents.
28. It is 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 Trafford Core, SPD4 and the NPPF 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: 222/20/02A and the 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.

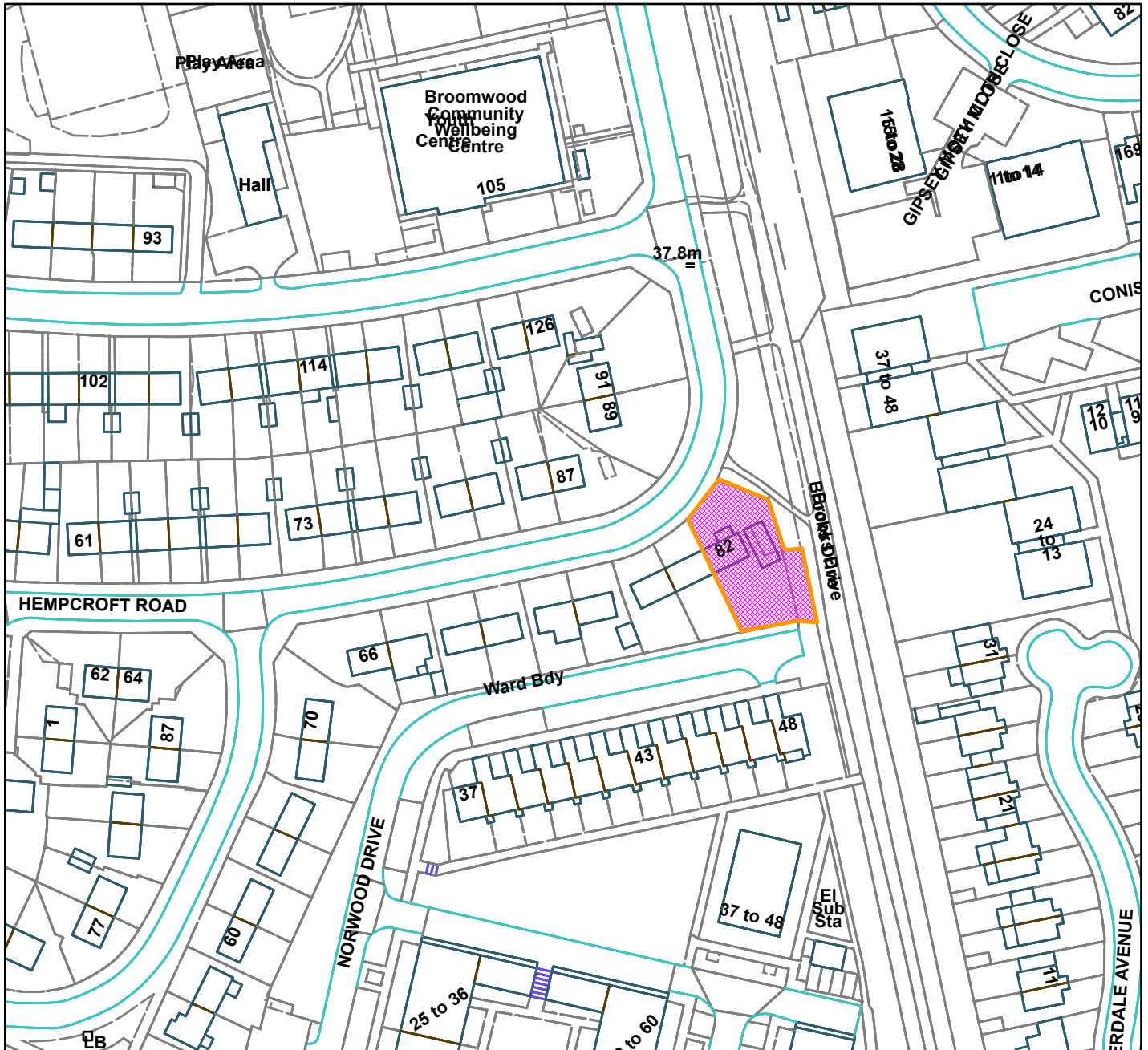
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation the window in the first floor on the west side elevation facing no. 80 Hempcroft Road shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

MT



82 Hempcroft Road, Timperley (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date-10/02/2022
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