

WARD: Bowdon

111172/OUT/23

DEPARTURE: No

Outline planning application for the erection of a pair of new semi-detached dwellings with new vehicular entrances onto Stanhope Road including demolition of the existing dwelling. Consent is sought for access, appearance, scale and layout with landscaping reserved.

9 Bow Green Road, Bowdon, WA14 3LX.

APPLICANT: Dr M. Khan.

AGENT: Dr Alvi.

RECOMMENDATION: MINDED TO REFUSE OUTLINE PLANNING PERMISSION (IN CONTESTING THE APPEAL).

The applicant (now appellant) has lodged an appeal against the Council's non-determination of the planning application (notwithstanding the fact that, at the time of the appeal submission, Officers were still awaiting a response from the applicant in relation to requests for amendments / further information). Whilst the submission of this type of appeal has removed the ability of this Council to determine the application, the Committee still needs to consider how it would have determined the application had it been able to do so in order to define the Council's position on the appeal. This application is reported to the Planning and Development Management Committee because it has received letters of support from eight individuals contrary to the Officer recommendation of Minded to Refuse.

SITE

The application site comprises of an 'L' shaped plot of land comprising of a detached dwelling and ancillary outbuildings to the north and an overgrown vegetated area to the south, both of these elements fronting Bow Green Road to the west, and the southern element also fronting Stanhope Road to the south. The site is on the side of Bowdon Hill such that the ground levels fall moving north to south along Bow Green Road. Boundaries are marked by stone walls topped by vegetation to the west and north, whilst the remainder of the plot is open sided. The northern part of the plot, which accommodates the dwelling house, is denoted as Plots 1 and 2 on previous planning applications for its demolition and replacement with a pair of semi-detached dwellings. The part of the plot to the south-west, on the corner of the two road is noted as Plot 3, whilst the applicant owns a further plot to the east, Plot 4. The applicant formerly owned Plot 5 to the east of Plot 4, however this land has subsequently been sold.

The site is bound by large residential properties set in spacious plots to all sides.

PROPOSAL

Outline planning consent is sought for the demolition of the current building and the erection of a pair of 2.5 storey over basement level three/four bedroom semi-detached dwellings on Plot 3.

Consent is sought for appearance, scale, layout and access with landscaping reserved.

Appearance

The dwellings would have a contemporary design with a mono-pitched roof set around a central flat roof, together with front, rear and side (west) facing dual pitch roofed gables and front and rear facing dormers. The side (east) facing mono-pitch roof slope would have three roof lights.

The elevations would include large amounts of glazing. Materials would comprise of buff brick, stone facing, timber/aluminium windows, aluminium rainwater goods and grey slate roofs.

Layout

At basement level the internal layout would comprise of a gym, sauna and other health spa type rooms plus store within the left hand dwelling whilst the right hand dwelling would have a reduced spa type provision without a gym, together with a home cinema, store room and a computer room/library.

The ground floor layout would comprise of a reception room and an open plan kitchen-diner-great room.

The first floor layout would comprise of three bedrooms (one en-suite) a bathroom, store and laundry rooms and office within the left hand dwelling and two bedrooms and a gym (all en-suite), store and laundry rooms and an office within the right hand dwelling.

The loft level layout would comprise of a bedroom, that in the right hand dwelling being en-suite.

Scale

The dwellings would have a roof ridge height of 11.5m and an eaves height of 7.57m. They would each be 18.3m long and would combined have a total width of 14m.

Access

Access would be taken from two new gated vehicle entrances on Stanhope Road to the south.

Whilst landscaping is a reserved matter the wider site plan indicates this would comprise of a parking area to the front (south) and gardens to the side (west) and rear together with rear patio.

Submitted Plans

On receipt of the application assessing Officers noted the following issues and requested that these should be resolved prior to a decision being made:

- Despite the applicant's comment in the submitted Design and Access Statement that the application was "*intended to allow for an extension of time of the previously approved full application*" i.e. the previous permission, 96397/FUL/18, which was allowed at appeal in September 2020, the current proposal is not a resubmission of this scheme, with the application site being wider and the proposed dwellings also being wider and positioned closer to the Bow Green Road frontage.
- The plans are inconsistent with the development previously allowed at appeal on this plot (96397/FUL/18), for example the application site's (Plot 3) width has been increased compared to the scheme previously allowed at appeal, increasing by approximately 0.3m in width when measured on a line running through the centre of the proposed dwellings (and by a greater amount at the front boundary).
- The width of the pair of semi-detached dwellings has increased by 1m in total, with the proposed left hand dwelling positioned between approximately 6m-6.5m from the angled side boundary with Bow Green Road to the west compared to between approximately 6.3m-6.8m for the previously approved scheme. The latest proposed right hand dwelling would be positioned approximately 1.1m from the newly positioned eastern plot boundary compared to approximately 1.5m from the previously approved eastern plot boundary – notwithstanding the fact that the eastern plot boundary has also been moved to the east through the current proposal compared to the approved scheme.
- The proposed site plan does not include the northern part of the plot where the current dwelling is located and the submitted location plan does not incorporate the whole footprint of that dwelling notwithstanding the fact that the application description refers to the demolition of the existing dwelling.

The applicant was advised of these issues and requested to address them by planning officers in email correspondence forwarded in September, October and December 2023, and January 2024, however they have not been addressed. Neither has any explanation been provided by the applicant in relation to these issues.

The applicant has also been requested to provide the required accommodation schedule to allow for a correct appraisal of the proposal's compliance with the NDSS, as well as forwarded the Arboriculturist's request for additional information, however these have also not been addressed.

The applicant forwarded an amended set of plans in August 2023, however these also included multiple discrepancies with assessing Officers repeatedly chasing the applicant's response to issues raised with reference to these, however no response has been received. These plans were therefore not accepted as an amendment to the application.

Notwithstanding the fact that the LPA was still awaiting a response from the applicant on these matters, the applicant has now submitted an appeal to the Planning Inspectorate against non-determination of the application.

DEVELOPMENT PLAN

For the Purposes of this Development the Development Plan in Trafford Comprises:

- The Places for Everyone Plan (PfE), adopted 21 March 2024, is a Joint Development Plan of nine Greater Manchester authorities: Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. PfE partially replaces policies within the Trafford Core Strategy (and therefore the Revised Trafford Unitary Development Plan), see Appendix A of the Places for Everyone Plan for details on which policies have been replaced.
- The Trafford Core Strategy, adopted 25 January 2012; the Trafford Core Strategy partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The Revised Trafford Unitary Development Plan (UDP), adopted 19 June 2006; A number 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 the new Trafford Local Plan.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L1 - Land for New Houses;
L2 - Meeting Housing Needs;
L4 - Sustainable Transport and Accessibility;
L5 - Climate Change;
L7 - Design;
L8 - Planning Obligations;
R2 - Natural Environment;
R3 - Green Infrastructure.

PRINCIPAL RELEVANT PFE POLICIES

JP-P1 – Sustainable Places
JP-H1 – Scale, Distribution and Phasing of New Housing Development
JP-H2 – Affordability of New Housing
JP-H3 – Type, Size and Design of New Housing
JP-H4 – Density of New Housing
JP-G7 – Trees and Woodland
JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
JP-C8 – Transport Requirements of New Development
JP-S1 – Sustainable Development
JP-S2 – Carbon and Energy

OTHER LOCAL POLICY DOCUMENTS

Revised SPD1 - Planning Obligations;
SPD3 - Parking Standards & Design;
PG1 - New Residential Development;
SPG24 - Crime and Security.

PROPOSALS MAP NOTATION

Critical Drainage Area.

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The MHCLG published the revised National Planning Policy Framework (NPPF) in December 2023. 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 February 2024. The NPPG will be referred to as appropriate in the report.

NATIONAL DESIGN GUIDE

The National Design Guide was first published in 2019 and was updated in January 2021. This document set a national framework for the delivery of high quality design in new development across the country. The National Design Guide will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

The application site, together with the wider original application site which also includes land to the south-east, has been the subject of multiple planning applications for residential development since 2010, almost all of which have been submitted by the applicant, and one of these applications currently pending.

112659/OUT/24: Outline planning permission for erection of a pair of new semi-detached dwellings with new vehicular entrances onto Stanhope Road including demolition of the existing dwelling. Approval sought for access, appearance, scale and layout with landscaping reserved. Approved subject to conditions 22 April 2024.

108641/FUL/22: Erection of a pair of new semi-detached dwellings, together with retaining the existing detached dwelling and remodelling of first floor rear elevation windows. Application withdrawn 18 September 2023 after refused at Committee but before the LPA could issue decision.

104768/FUL/21: Erection of dwelling with accommodation over three floors above ground level with landscaping and vehicular access from Stanhope Road. Approved 29 April 2022. This relates to a separate plot to the south east which is no longer owned by the applicant.

103057/OUT/20: Outline planning application for the erection of a pair of new semi-detached dwellings with new vehicular entrances onto Bow Green Road following demolition of the existing dwelling. Consent is sought for access, appearance, scale and layout with landscaping reserved. Approved 10 September 2021.

102428/OUT/20: Outline planning application for the erection of a pair of new semi-detached dwellings with new vehicular entrances onto Stanhope Road together with

hard and soft landscaping following demolition of the existing dwelling. Consent is sought for access, appearance, scale and layout with landscaping reserved. Disposed of 12 April 2023.

99642/FUL/19: Erection of a pair of new semi-detached dwellings with new vehicle entrances onto Stanhope Road together with hard and soft landscaping and demolition of the existing dwelling. Disposed of 12 April 2023.

99487/FUL/19: Erection of a new pair of semi-detached house and demolition of the existing dwelling. Approved 12 July 2021.

97076/RES/19: Application for approval of reserved matters for the landscaping for plot 3 approved under outline planning permission 86978/OUT/15. Approved 22 January 2020.

96461/OUT/18: Outline application for the erection of one house following the demolition of the existing house (consent for access, appearance, layout and scale with all other matter reserved). Approved 21 August 2019.

96397/FUL/18: The erection of a pair of new semi-detached dwellings with new vehicle entrances onto Stanhope Road together with hard and soft landscaping and demolition of the existing dwelling. Refused 11 October 2019. Appeal allowed 25 September 2020.

94928/FUL/18: Erection of a pair of semi-detached houses. Approved 14 June 2019.

93111/FUL/17: Erection of a pair of new semi-detached dwellings following the demolition of the existing dwelling. Approved 16 March 2018.

90644/FUL/17: The erection of a pair of new semi-detached dwellings and the demolition of the existing dwelling. Approved 11 April 2017.

87549/FUL/16: Erection of a dwelling with accommodation over three floors above ground level. Approved 18 May 2016.

86978/OUT/15: Outline planning permission for the erection of 2 semidetached houses and 3 detached houses following demolition of existing house (consent sought for access, appearance, layout and scale with all other matters reserved). Approved 8 March 2016.

85402/RES/15: Application for approval of reserved matters for the appearance and landscaping of 3 detached dwellings approved under outline planning permission 75480/O/2010. Approved 11 June 2015.

75480/O/2010: Outline application (including details of access, layout and scale) for demolition of existing dwelling and erection of three detached dwellings. Approved 23 April 2012.

APPLICANT'S SUBMISSION

Design and Access and Planning Statements.

The Design and Access Statement makes the following comments: -

- *The application is intended to allow for an extension of time of the previously approved full application (96397/FUL/18 - appeal upheld by the Planning Inspectorate 25 September 2020).*
- *However, in this case, the owner intends to construct two highly sustainable link-detached eco houses. The project has a strong focus on pushing the boundaries of sustainable design. The proposed homes will be constructed with excellent insulation and airtightness, aiming to achieve a high energy performance.*
- *Modifications are also being sought for the extant scheme to include a dedicated lower ground floor for a health suite and the intention is to ensure that the development is fully accessible and in accordance with the Public Sector Equality Duty. Additionally, changes to the layout of the first floor plan are being proposed to both dwellings. The gym to the left-hand side dwelling will be relocated to the lower ground floor, allowing for a more suitable and functional arrangement. Furthermore, a bedroom will be provided in the left-hand side dwelling instead, improving the liveability and versatility of the living space.*
- *Other modifications include changes to the second floor roof lights and the removal of a singular chimney, which contribute to the overall functionality and appeal of the development.*

The applicant has also put forward the following arguments in support of the application:

- *The appeal decision (APP/Q4245/W/20/3250863) (96397/FUL/18) is a material consideration in assessing the current similar proposal and has very significant weight.*
- *The Council's lack of a five year housing land supply and ongoing failure to comply with the Housing Delivery Test carries significant weight.*
- *The proposal should therefore be approved with reference to the NPPF's tilted balance test as set down in paragraph 11 d) ii).*
- *The proposal would provide market affordable housing.*
- *It would have a sustainable design.*

It is noted by officers that, notwithstanding the fact that this current application proposes a significantly different development compared with that previously allowed at appeal, it is not possible to extend the time limit on an application – there is no procedure within planning law that allows this.

In respect of the previous appeal decision, relating to application 96397/FUL/18, whilst significant weight would normally be attached to a planning appeal decision, it is noted that there have been important material changes in circumstances since that appeal decision with the publication of the updated NPPF which puts greater emphasis on the importance of good design and local design codes, the publication of the draft Trafford Design Code, and the adoption of PfE, which changes the Council's housing land supply position. The appeal decision in relation to application 96397/FUL/18 concluded that *"The scale, height, massing and siting of the appeal proposal would be unduly prominent in the streetscene along Bow Green Road and would detract from the character and appearance of the area. It would therefore conflict with Policy L7 (Design) of the Trafford Local Plan - Core Strategy 2012 (TLPCS), and with the National Planning Policy Framework 2019 (the Framework), in this regard."* The appeal was allowed on the basis that, in applying the "tilted balance" in NPPF paragraph 11 d) ii), the identified adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits of the development when assessed against the policies of the NPPF taken as a whole. These benefits included the fact that the scheme would contribute a net increase of one dwelling to the Borough's housing supply (which was referred to as 2.5 years at that time) and would also promote healthy and safe communities, and support the effective use of land and economic growth. Whilst the tilted balance would still apply in the consideration of a residential development on this site, given that there have now been significant changes in relation to a number of these factors including the NPPF policies and the Council's housing land supply position, it cannot be concluded that a Planning Inspector applying the "tilted balance" in the current circumstances would necessarily come to the same conclusion in respect of the same proposal.

CONSULTATIONS

LHA: No objection subject to conditions.

GMEU: No objection subject to condition.

Arboriculturist: Further information required.

LLFA: No objection subject to condition.

UU: Comment received.

Environmental Health (Nuisance): No objection subject to conditions.

Environmental Health (Land Contamination): No comment.

REPRESENTATIONS

Letters of objection have been received from three properties, which raise the following issues:

Design/Visual Impact

- The proposal, due to its height, scale, massing and proximity to plot boundaries would result in an over dominant and incongruous form of development on a prominent corner plot. This would be out of character with the local context.
- An adjacent plot has been developed at a lower density.
- The proposed semi-detached dwellings would be out of character with the surrounding detached properties.

Amenity

- The proposal would result in an unacceptable privacy impact.

Highways/Parking

- The proposal would result in an unacceptable highways/road safety impact. There is insufficient turning within the plot meaning cars will have to reverse onto the road.
- The proposal would include insufficient off-street parking.

Other

- The applicant is misleading in claiming the proposal would be limited to a pair of new dwellings following demolition of the current property. Their intention is for the redevelopment of the wider plot to accommodate eight dwellings.
- The applicant's claim that these £1,000,000 properties will be affordable is disingenuous.
- The submitted plans show that the dwellings would be able to accommodate additional bedrooms at first and second floor levels.
- The submitted site plan does not include the trees along the western boundary.

Letters of support have been received from eight named individuals, which state the following:

- The proposal is for the renewal of a scheme approved at appeal, a fact not appreciated by several of the objectors.
- The proposal would be well designed, as was confirmed by the Planning Inspector when approving the scheme approved at appeal.
- It would not result in an overdevelopment of the plot.
- It would not unacceptably undermine a building line with the site also screened by vegetation.

- The proposal is for much needed affordable market housing.
- It would be sustainable.
- The proposal is separate from other proposals on the wider plot and should be considered on its own merits.
- The applicant has not attempted to mislead regarding the proposed extent of development.
- The proposal complies with the NDSS.

OBSERVATIONS

BACKGROUND

1. The application is the subject of a current appeal against non-determination, notwithstanding that this was submitted when the LPA was still awaiting a response from the applicant following requests for alterations to the plans / clarification in relation to a number of issues as set out in the Proposal section above.
2. It is noted that there has been a previous grant of planning permission for two semi-detached dwellings on the application site, reference 96397/FUL/18, following the applicant's successful appeal against the refusal of that application (appeal allowed September 2020). Notwithstanding this, the site boundary is not the same as in that previous proposal, with the site now including additional land to the east, which was originally within the adjacent plot (Plot 4). The proposed dwellings are also wider (1m wider in total, 0.5m in respect of each dwelling) and closer to the side boundaries of the plot (approximately 0.3m closer to the Bow Green Road boundary and approximately 0.4m closer to the eastern boundary with Plot 4) notwithstanding the increased size of the plot.
3. Notwithstanding the fact that the current proposed side boundary shared with Plot 4 to the east has been amended through being moved to the east compared to the side boundary approved through the previous scheme allowed at appeal, it is noted that the LPA has previously approved two (still extant) planning applications, references 99487/FUL/19, approved 12 July 2021, and 112659/OUT/24, approved 22 April 2024, relating to the adjacent Plot 4, which include the amended common boundary at this point.
4. The time period for the commencement of the previous allowed appeal permission, 96397/FUL/18, expired on 25 September 2023. The applicant has submitted documentation indicating that work took place on the site prior to that date with the intention of making a lawful commencement of the permission and it is recognised that the pre-commencement conditions were discharged prior to that date. However, it has not been established at present that the work that was carried out on site was sufficient to represent a lawful commencement of development. In any case, it is considered that this is of limited relevance to the assessment of the current proposal, given that the current application proposes a significantly different

form of development with a wider site and wider dwellings that are closer to both side boundaries of the plot. Therefore, even if the previous permission, 96397/FUL/18, were considered to be extant, this would not represent a fallback position in relation to the current scheme, which would have a significantly greater impact on the visual appearance and character of the street scene and the surrounding area, as discussed below.

PRINCIPLE OF DEVELOPMENT

5. S38(6) of the Planning and Compensation Act 1991 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF at paragraphs 2 and 47 reinforces this requirement.
6. The NPPF, at paragraph 11, explains how the “presumption in favour” should be applied in the decision-taking process. It means approving development proposals that accord with an up-to-date development plan without delay and where there are no development plan policies or the policies which are most important for determining the applications are out of date, granting planning permission 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.
7. The Places for Everyone Plan was adopted on 21 March 2024. In accordance with Paragraph 76 of the NPPF, and for the first five years of the plan’s adoption, Trafford is now no longer required to identify a five year housing land supply. In effect, for decision making purposes, it should be assumed that the Local Planning Authority has a five year supply of specific, deliverable housing sites. The Council’s housing land supply position therefore no longer triggers the tilted balance.
8. However, for the first year of the plan the 2023 Housing Delivery Test (HDT) still applies. Trafford’s HDT figure for 2023 is 65%, i.e. the Council delivered an average of 65% of its housing requirement over the three years to March 2023. Paragraph 79 of the NPPF states that where the HDT falls under 75% then the presumption in favour of sustainable development applies. The tilted balance is therefore triggered by the HDT.
9. As policies in Places for Everyone are very recently adopted they are up to date and should be given full weight in decision making. Although the tilted balance in the NPPF is a primary material consideration, the development plan remains the starting point for decision making.

Housing Land

10. Policy JP-H3 of PfE states that residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies, and having regard to masterplans, guidance and relevant local evidence.
11. The wider plot accommodates a house, hard standing and garage, together with a garden, the latter including a large expanse of land to the south which is overgrown and which includes Plot 3, the location of the proposed development. Therefore the site which would accommodate the proposal is considered to be greenfield land, as identified by the NPPF. Notwithstanding this, the site would be in a relatively sustainable location close to public transport and services.
12. As concluded in the design and amenity section of the report below, it is considered that the proposal would result in an unacceptable design/visual and amenity impact amounting to an unacceptable overdevelopment of the plot with the dwellings being built too close to the Bow Green Road boundary and too close to the dwelling recently permitted on the adjacent plot to the east (112659/OUT/24).
13. It is noted that PfE Policy JP-H4 requires housing development to be at appropriate densities, although the policy does also state that lower densities may be acceptable where they can be clearly justified by site specific issues such as the design context. Applying PfE Policy JP-H4 the application site is in within the 'all other locations' area which requires a minimum net residential density of 35 dwellings per hectare. Plot 3 is 0.08ha which translates to 2.8 dwellings. Given the scale of the dwellings in this case, it is considered that the development would be broadly in accordance with this policy.
14. The proposal would make a minor contribution towards the Council's ability to meet its overall housing land target through the provision of an additional dwelling net of clearance. However this would be the same as the scheme which was previously allowed at appeal (96397/FUL/18) with this previous permission having a less detrimental visual impact in the street scene as it would be set further from the Bow Green Road boundary and further from the approved dwelling on the adjacent plot (Plot 4).
15. The proposal would also likely result in a small economic benefit during its construction phase.
16. Whilst it is accepted the development site is in a sustainable location and that the proposal would provide family homes, Policy L2.2 states that "*all new development will be required to be: (a) On a site of sufficient size to accommodate adequately the proposed use and all necessary ancillary facilities for prospective residents;... (c) Not harmful to the character or amenity of the immediately surrounding area; and (d) To be in accordance with L7 and other relevant policies within the Development Plan for Trafford.*"
17. For reasons set out in the design section below, it is considered that the proposal would not comply with the above criteria. It is therefore considered that the current proposal would be unacceptable in terms of housing policies with particular reference to Core Strategy Policy L2.

DESIGN AND IMPACT ON THE STREET SCENE

18. Paragraph 131 of the 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.
19. NPPF paragraph 135 states: Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
20. Paragraph 139 states: 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.
21. The National Design Guide states at C1, Understand and relate well to the site, its local and wider context, well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones.
22. This document states at B1, Compact form of development, well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context.
23. PfE Policy JP-P1 states: We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with: 1. Distinctive, with a clear identity that: A. Responds to Conserves and enhances the natural environment, landscape features, historic environment and local history and culture; B. Enables a clear understanding of how the place has developed; and C. Respects and acknowledges the character and identity identify of the locality in terms of design, siting, size, scale and materials used.
24. Paragraph 2.4 of PG1, New Residential Development, acknowledges the role of infill development in providing a valuable contribution towards the supply of new housing, however this document reiterates that the resulting plot sizes and frontages should be sympathetic to the character of the area and satisfactorily relatable to neighbouring properties.

25. Paragraph 2.4 states: Development of small vacant sites or the retention of buildings and construction of new dwellings within their garden areas are all possible forms of development. Whilst the Council acknowledges that the development of smaller urban sites with small scale housing or flat developments makes a valuable contribution towards the supply of new housing in the Borough, the way in which the new buildings relate to the existing will be of paramount importance. This type of development will not be accepted at the expense of the amenity of the surrounding properties or the character of the surrounding area. The resulting plot sizes and frontages should, therefore, be sympathetic to the character of the area as well as being satisfactorily related to each other and the street scene. Both the new property and the retained dwelling should comply with the standards set out in these guidelines.
26. The draft Trafford Design Code states: The type, form and profile of a building has a dramatic effect on how it sits within its setting, and should seek to be complementary to the surroundings, particularly in historic environments. The rhythm and repetition of a group of houses on a street or around an open space can create a striking visual identity. Form is also important for the functionality of a building, with projecting elements in the facade or roof creating additional spaces or maximising light into a property.
27. As noted above, the current proposal is not a resubmission of the scheme previously allowed at appeal (96397/FUL/18), with the proposed dwellings being wider and positioned closer to the Bow Green Road frontage and also closer to the dwelling approved on the adjacent plot under the recent planning permission 112659/OUT/24. The width of the plot has also increased in comparison with the scheme allowed at appeal. The width of the pair of semi-detached dwellings has increased by 1m in total, with the proposed left hand dwelling positioned approximately 6-6.5m from the angled side boundary to the west compared to approximately 6.3-6.8m for the previously approved scheme. The latest proposed right hand dwelling would be positioned approximately 1.1m from the newly positioned eastern plot boundary compared to approximately 1.5m from the previously approved eastern plot boundary – notwithstanding the fact that the eastern plot boundary has also been moved to the east by approximately 0.3m through the current proposal compared to the scheme allowed at appeal.
28. The dwellings in the vicinity of the application site are mid-20th Century and contemporary dwellings of varied designs albeit all of the properties in the local area are detached houses on relatively spacious and well screened plots. It is also noted that, whilst there is not a strong building line along this part of Bow Breen Road (due to the fact that the dwellings are set apart from each other in large plots), nearby dwellings on this side of Bow Green Road are set back significantly from the road, creating a feeling of spaciousness. Where there are elements that project closer to the road on the opposite side of Bow Green Road, these are single storey in scale.

Siting and Footprint

29. The location of the proposed dwellings would be highly prominent within the street scene being on a corner plot with the ground level noticeably falling in height

moving south-west along Bow Green Road. It is also noted that the applicant has removed a large number of trees and vegetation from the plot. All of these factors would ensure that the proposed dwellings would be especially prominent.

30. It is noted that the Planning Inspectorate allowed the planning appeal relating to planning application reference 96397/FUL/18 for a pair of semi-detached dwellings on Plot 3, following refusal of the same by the LPA due to its unacceptable design impacts. At the time the LPA considered the then proposal was too close to the Bow Green Road and Stanhope Road boundaries, as well as having a bulk, scale, massing and height which was larger than the previously approved scheme for one dwelling (96461/OUT/18). As noted above, notwithstanding the fact that the appeal was allowed on the basis of the “tilted balance”, the Planning Inspector agreed with the Planning Authority’s assessment that there would be harm to visual amenity, stating that *“The scale, height, massing and siting of the appeal proposal would be unduly prominent in the streetscene along Bow Green Road and would detract from the character and appearance of the area. It would therefore conflict with Policy L7 (Design) of the Trafford Local Plan - Core Strategy 2012 (TLPCS), and with the National Planning Policy Framework 2019 (the Framework), in this regard.”*
31. The scheme allowed at appeal was between 6.3m-6.8m from the Bow Green Road boundary, whereas the current proposal, due to its wider footprint and repositioning within the plot would be set closer to the Bow Green Road boundary at between approximately 6m-6.5m. In addition the current proposal would be approximately 1.1m from the east boundary as opposed to approximately 1.5m from this boundary through the proposal allowed at appeal notwithstanding that the eastern boundary of the plot has also moved further east compared with the previous appeal site. This would result in the currently proposed dwellings also being 400mm closer to the dwellings on the adjacent plot to the east as approved under the recent permission 112659/OUT/24 (with a 2.6m gap between the dwellings as opposed to the 3m gap previously approved).
32. The applicant’s submitted drawing, “ALVI#23-Z14 - Wider Site Plan (approved)” also shows that the proposed dwellings would have significantly less space to the eastern boundary of the site than the approved dwellings on Plots 4 and 5, notwithstanding that the dwellings on the current application site would also be higher than the dwellings on Plots 4 and 5.
33. Having regard to the fact that both the LPA and the Inspector at the time of the previous appeal decision agreed that the dwellings would be over-dominant in the street scene and that the current proposal would now result in them being even larger and even closer to Bow Green Road than the allowed appeal scheme as well as reducing the gap to the approved dwellings on the other side of the development, it is considered that the development would have an unacceptable impact in this respect.
34. The reduction of the gap between the dwellings on the current site and those on the adjacent plot to a total of 2.6m is considered to have an unacceptable impact on spaciousness in the context of the surrounding area which is characterised by large dwellings set in spacious plots, having regard also to the fact that this would be significantly less than the gap between the approved dwellings on Plots 4 and

5 further to the east and the scale and height of the proposed two and a half storey dwellings.

35. It is therefore considered that the increase in the width of the dwellings and the consequent reduction of the gap to both Bow Green Road and to the pair of dwellings to the east would result in an over-dominant, incongruous and cramped form of development that would be out of character with the spaciousness of the surrounding area. The proposed development would therefore be at odds with its immediate context thereby resulting in an unacceptable visual impact in the street scene. It is considered that the proximity of the dwellings to those on the adjacent plot would appear particularly incongruous given the general level of spaciousness of the surrounding area.

Bulk, Scale, Massing and Height

36. The proposed dwellings would have the same eaves and ridge heights as the previous scheme allowed at appeal. However their position closer to the side boundaries would result in an over-dominant impact on this prominent corner site and, as such, would result in an unacceptable visual impact in terms of the bulk, scale, massing and height of the development with reference to the size of the plot and the surrounding context.

External Appearance/Materials

37. The dwellings would have a contemporary design with dual pitched roofs, gable elements, large amounts of glazing, large front and rear facing dormers, and the western unit having a side (west) facing balcony. Concerns were raised in the officer's report on application 96397/FUL/18 that the proposal's west facing balcony and large dormer windows would be incongruous, poorly designed features which would result in an unacceptable visual impact in the street scene, that the dormer fronting Stanhope Road would also be large and over-dominant, and the overall elevational design would not be of the quality that would be required on this prominent site.

38. However it is noted that essentially the same design with some minor variations was approved through the appeal decision. Each dwelling in the current scheme would be 0.5m wider than the appeal proposal (including wider gables with more glazing) but it is considered that, if there were adequate space to the side boundaries, this would not necessarily be unacceptable in terms of the elevational design. It is noted that, at the time of the appeal, the Inspector stated that *"The assorted features, such as projecting gables, balcony and large dormer windows that would be found on the proposed dwellings can also be found on other dwellings built or approved in the area. Whilst this does not necessarily make them acceptable here, in my view these features would be consistent with newly built, contemporary dwellings such as are proposed. Furthermore, there would be an acceptable level of elevational articulation in terms of materials and depth; the proposal would also address both Stanhope Road and Bow Green Road appropriately in terms of its design."*

39. It is recognised that there have been significant changes to the local and national policy context in relation to design since the previous appeal decision. However, having regard to the Inspector's comments, the fact that the elevational design is not significantly different from that proposed in the previous appeal scheme and the fact that there are a variety of dwelling types within the immediate context, it is considered, on balance, that the proposed development would be acceptable in this respect.

Conclusion

40. Notwithstanding this, having regard to the increase in scale of the development and reduction in space to both the eastern and western side boundaries of the plot, it is considered that the proposal would appear as a cramped, over-dominant and incongruous form of development that would be out of keeping with the spaciousness and character of its surroundings. As such, the proposed development would have a detrimental impact on the character and visual appearance of the street scene and the surrounding area. In terms of Policy JP-P1 of the Places for Everyone Plan, it is considered that the development fails to respect and acknowledge the character and identity of the locality. In relation to paragraph 135 of the NPPF, the development would not add to the overall quality of the area, would not be sympathetic to local character, including the surrounding built environment, and would not maintain a strong sense of place.

41. As discussed above, even if it were to be accepted that there has been a lawful commencement of the appeal scheme, 96397/FUL/18, there is no fallback argument in this case, given that the current proposal is a different scheme which would have a significantly greater impact on the character and visual appearance of the street scene and the surrounding area.

42. The development would therefore be unacceptable in design terms and would have a detrimental impact on the character and visual appearance of the street scene and the surrounding area. As such, the proposal would be contrary to Policy JP-P1 of the Places for Everyone Plan, the New Residential Development SPG; the National Design Guide and policies in the National Planning Policy Framework.

IMPACT ON RESIDENTIAL AMENITY

43. NPPF paragraph 135 states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

44. JP-P1 of the PfE plan states development should be: Comfortable and inviting, with indoor and outdoor environments: A. Offering a high level of amenity that minimises exposure to pollution; and B. Addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter. Policy JP-P1 also states that development should be: Socially inclusive: A. Responding to the needs of all parts of society; Enabling everyone to participate equally and independently...Incorporating inclusive design within all spaces...easy to move around for those of all mobility levels.

45. Furthermore, PfE Policy JP-H3 states that all new dwellings must: Comply with the nationally described space standards; and be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impractical.
46. Policy L7 of the Core Strategy states: In matters of amenity protection, development must be compatible with the surrounding area and not prejudice the amenity of the future occupiers and/or occupants of adjacent properties by reason of overbearing, overshadowing, visual intrusion, noise and/or disturbance, odour or in any other way.
47. The New Residential Development SPG requires new residential developments to result in acceptable amenity privacy, overshadowing and overbearing impacts on neighbouring properties, in addition to the provision of acceptable amenity standards for the future occupants of the proposed development.

Privacy and Overlooking

48. The development would introduce front, side and rear facing ground floor windows however views from these to the front, side (west) and rear would be acceptably screened by intervening boundary treatments, with the reserved matters (landscaping) providing scope for a 1.8m high solid boundary fence separating the plot from the remainder of the site to the north.
49. The eastern dwelling would introduce ground floor habitable room windows including a sole dining room window which would be approximately 1.1m from the common boundary with the adjacent plot to the east, however again the LPA could require this boundary to be marked by a new 1.8m high wooden fence at this point through a subsequent reserved matters application dealing with landscaping, which would provide for acceptable privacy screening.
50. The western dwelling would introduce west facing first floor and loft level habitable room windows/balconies which would face the front of the property on the opposite side of Bow Green Road. These windows/outlooks would face this neighbouring property's windows at a distance of approximately 34.5m, which would comply with the Council's New Residential Development guidelines and would not result in unacceptable overlooking or loss of privacy, the overlooked area comprising of a hard standing/front garden, the intervening boundaries partly screened by vegetation including trees.
51. The development would introduce south facing first floor bedroom windows and balconies, together with potentially loft level bedroom/habitable room windows (although it is noted that the loft level windows at this point are marked as a roof void the applicant could convert these rooms into habitable rooms without the need for planning permission). The proposed first floor windows would face windows in the front elevations of the property on the opposite side of Stanhope Road at a distance of approximately 26.8m, which would comply with the Council's New Residential Development guidelines and would not result in unacceptable overlooking or loss of privacy, the overlooked area comprising of a hard standing and front garden.

52. The development would introduce north facing first floor bedroom windows and balconies together with potentially loft level bedroom/habitable room windows (although it is noted that the loft level windows at this point are marked as a roof void the applicant could convert these rooms into habitable rooms without the need for planning permission) which would be approximately 12.5m from the new common boundary with the proposed adjacent dwellings to the north. The Council's New Residential Development guidelines state that distances of 10.5m and 13.5m are normally required to a common boundary from a first storey window and second storey window respectively. These windows would overlook the hard and soft landscaping to the front (west) of both the existing dwelling and the approved pair of semi-detached dwellings as per extant planning permission reference 103057/OUT/21. The overlooked area comprises of front gardens and driveways and is not considered by the LPA to be a sensitive private external amenity space.
53. The proposed north facing ground and especially first floor and loft level windows would have the potential to afford angled views towards windows in the side elevation of the applicant's current property; however should planning permission be granted this would be subject to a condition requiring the demolition of the existing building prior to first occupation of the new dwellings.
54. The eastern dwelling would introduce two side (east) facing first floor gym and bathroom windows which would be 1.1m from the common boundary shared with the adjacent plot to the east. Should the approved extant scheme to the east (112659/OUT/24) be built out the proposed windows would face gym and WC windows at a distance of approximately 2.6m. If permission were to be granted, a condition would need to be attached requiring that these windows must be obscurely glazed to ensure an acceptable privacy impact on the neighbouring plot.
55. The proposed privacy/overlooking impacts are considered to be acceptable.

Overbearing/Overshadowing

56. The proposed dwelling would be approximately 12.5m from the boundary with the existing dwelling to the north and the approved pair of semi-detached dwellings as per extant planning permission reference 103057/OUT/21 and therefore, whilst it is recognised they would be directly to the south of this plot, it is considered that there would be no undue overbearing or overshadowing impact on these properties.
57. The proposed dwellings are also considered to be set a sufficient distance to the south of both the existing and the proposed dwellings to the north to ensure they would not result in an unacceptable overbearing impact on their front (west) facing windows.
58. It is noted that the plot immediately to the east has received planning permission for a pair of semi-detached dwellings through extant planning permission reference 112659/OUT/24. Whilst there is no guarantee that these dwellings will be constructed it is noted that should they be built they would result in a large two storey gable elevation which would be directly faced by Plot 2's side facing ground

floor windows at a distance of approximately 2.6m; however this would be acceptable considering the impacted windows would not be sole habitable room outlooks, the dining room forming part of a wider open plan kitchen-diner-living room. The adjacent development would also introduce ground and first floor windows which would directly face Plot 2's two storey side elevation at a distance of approximately 2.6m; however this would be acceptable because none of the impacted neighbouring windows would be sole habitable room outlooks and it is recommended that the proposed windows are conditioned to be obscure glazed.

Future Occupant Amenity

59. The proposed basement level would not have any outlooks however the proposed use of this level would not require these. The layout of the proposed loft level bedroom at Plot 2 would not be ideal in that its sole outlook would be a roof light, this is nevertheless acceptable considering it is a secondary bedroom.
60. Officers have requested the applicant to provide relevant figures to assess whether the proposal complies with the NDSS, however these have not been provided. However the size of the dwellings is such that it is very unlikely that they would fail to meet NDSS standards.
61. The application does not confirm that the proposed dwellings would be built to the "accessible and adaptable" standard in Part M4(2) of the Building Regulations, as required by Policy JP-H3 of PfE. As such, it is recommended that a reason for refusal is attached on these grounds. Notwithstanding this, it is considered that, if the applicant were to engage with the Planning Authority and confirm that the dwellings would be built to comply with this requirement, then this reason for refusal could be overcome on the basis that, if the proposals were considered to be acceptable in other respects, a condition could be attached requiring this.
62. Were the application considered to be acceptable it would be reasonable to include a condition removing future occupant permitted development rights to install side extensions, dormer windows and roof lights, with reference to the fact the site would be tightly bound by other residential properties.
63. The application fails to demonstrate that the proposed dwellings would be built to the "accessible and adaptable" standard in Part M4(2) of the Building Regulations and would therefore fail to comply with Policies JP-H3 and JP-P1 of PfE, and policies in the NPPF. In other respects, the development would have a suitable impact on residential amenity with reference to Core Strategy Policy L7, PG1 New Residential Development, Policy JP-P1 of the Places for Everyone Plan and the NPPF.

HIGHWAYS, PARKING AND SERVICING

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

65. Core Strategy Policy L7 states: *In relation to matters of functionality, development must incorporate vehicular access and egress which is satisfactorily located and laid out having regard to the need for highway safety; and provide sufficient off-street car and cycle parking, manoeuvring and operational space.*
66. The Parking SPD's objectives include ensuring that planning applications include an appropriate level of parking; to guide developers regarding the design and layout of car parking areas; to ensure that parking facilities cater for all users and to promote sustainable developments. The Council's parking standards indicate that the provision of three off road car parking spaces is appropriate for four bedroom dwellings and two parking spaces are appropriate for three bedroom dwellings at in this location.
67. The new dwellings would be accessed by new separate vehicle entrances onto Stanhope Road and would each have an area of hard standing capable of accommodating three car parking spaces for Plot 1 and two spaces for Plot 2. In addition it is noted that the LHA has not objected to the proposed parking and access arrangements subject to conditions ensuring the new accesses and parking areas are installed prior to first occupation, and requiring the submission of a CMS and bin and cycle information.
68. There would be sufficient space within each plot to ensure that bins would be stored to the rear of each dwelling and therefore out of public view.
69. The development would have an acceptable highway, parking and servicing impact with reference to Core Strategy Policies L4 and L7, the Parking Standards and Design SPD, the New Residential Development SPG and the NPPF.

TREES AND ECOLOGY

70. The LPA's Arboriculturist has requested updated information showing the full extent of trees on site, however this has not been provided by the applicant.
71. The GMEU consultee has confirmed no objection to the demolition of the current property and site clearance provided permission is subject to a condition requiring the submission of a precautionary, updated bat survey prior to demolition of the current dwelling.
72. Landscaping would be considered at reserved matters stage and would include details of satisfactory replacement planting as well as the planting of additional trees with the possibilities for specific green infrastructure such as green roofs, porous hardstanding and habitat creation also being considered.
73. However assessing Officers are unable to confirm the proposal's tree impacts would be acceptable with reference to Core Strategy Policy R2 due to the applicant's non-provision of the requested tree details.

EQUALITIES STATEMENT

74. Policy JP-P1 of PfE states that development should be: Socially inclusive: A. Responding to the needs of all parts of society; Enabling everyone to participate equally and independently...Incorporating inclusive design within all spaces...easy to move around for those of all mobility levels. Policy JP-H3 states that all new dwellings must be built to the “accessible and adaptable” standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. Paragraph 127 of the NPPF reinforces this requirement by requiring planning decisions to ensure that developments create places that are safe, inclusive and accessible.
75. Under the provisions of the Equality Act 2010, specifically Section 149 Public Sector Equality Duty (PSED), all public bodies are required in exercising their functions to eliminate discrimination, advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and to foster good relations. Having due regard for advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these are different from the needs of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low. The relevant protected characteristics of the PSED include age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex and sexual orientation. The PSED applies to Local Planning Authorities in exercising their decision making duties with regards to planning applications.
76. The applicant has submitted information that raises issues relating to equalities and as such, in making an assessment of the application proposals, it is necessary to have regard to the Public Sector Equality Duty. If it is known that a decision could have an impact on persons with (a) protected characteristic(s), then this cannot be disregarded, whether or not that is material to the planning merits of the case.
77. Officers have had regard to this in making an assessment of the impacts of the proposed development.
78. In terms of the design of the proposed dwellings, the submitted plans appear to indicate that the front and rear accesses would be level, however the applicant has not confirmed whether the proposed dwellings would comply with Part M4(2) of the Building Regulations.
79. Policy JP-H3 of the emerging Places for Everyone Plan states that all new dwellings must be built to the “accessible and adaptable” standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. The application fails to demonstrate that the development would comply with this standard.
80. Whilst it is noted that the proposal does not include accessible parking spaces, there is no express requirement under the Parking SPD to provide these for this type of proposal, and it is also noted that the LHA has not objected with reference to this issue.

81. No other benefits or dis-benefits have been identified to persons with any other protected characteristic.

DEVELOPER CONTRIBUTIONS

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

83. 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 (a minimum of six net of clearance) as part of the reserved landscaping proposals.

PLANNING BALANCE AND CONCLUSION

84. As set out above, the "tilted balance" in NPPF paragraph 11 d) ii) would apply in this case because the Council's Housing Delivery Test figure for 2023 is under the 75% NPPF threshold and there are no areas or assets of particular importance that would result in a clear reason for refusal of permission in terms of NPPF paragraph 11 d i).

85. In terms of benefits, the proposed development would provide an additional dwelling net of clearance. This would make a small contribution towards the Borough's housing land supply. Whilst significant weight would normally be attached to this, it is also recognised that a previous development proposal, which was allowed at appeal, would have provided the same benefit, however the latter would have resulted in a less detrimental visual impact than the current proposal being set further from the plot's side boundaries.

86. In addition, the proposed development would generate a small amount of economic activity in connection with the construction process. The application also states that the development would provide "eco houses" with a strong focus on sustainable design. However, no specific details have been provided in relation to this and this is therefore given very limited weight.

87. The applicant has also submitted information that raises issues relating to equalities in providing further justification of the proposals. Officers have also had regard to this in making an assessment of the benefits of the proposed development.

88. However, in terms of adverse impacts, due to the significantly increased scale of the development when compared with previous schemes and the consequent reduction in space to the side boundaries with Bow Green Road to the west and the approved dwellings on the adjacent plot to the east, it is considered that the proposal would result in a cramped, over-dominant and incongruous form of development that would harm the spacious character of the area. This harm to the street scene would be significant and long lasting and very significant weight is

given to this. The proposed development would therefore fail to comply with Policy JP-P1 of PfE, the Council's "New Residential Development SPG, the National Design Guide and policies in the NPPF.

89. In addition, the application fails to demonstrate that the proposed dwellings would be built to the "accessible and adaptable" standard in Part M4(2) of the Building Regulations and therefore that the development would provide accommodation that is accessible to all sections of the community. The proposal would therefore be contrary to Policies JP-H3 and JP-P1 of the Places for Everyone Joint Development Plan and policies in the National Planning Policy Framework.

90. As discussed above, even if it were to be accepted that there has been a lawful commencement of the previous appeal scheme, 96397/FUL/18, there is no fallback argument in this case, given that the current proposal is a different scheme which would have a significantly greater impact on the character and visual appearance of the street scene and the surrounding area. The development plan and housing land supply context is also very different from that at the time of the previous appeal decision with significant changes in the local and national planning policy context (particularly in relation to design and housing policies which have had the effect of the Council's housing land supply position) as well as the significantly greater impact of the current proposal on the visual amenity and character of the area, which is sufficient to alter the planning balance.

91. Applying the test in paragraph 11 d) ii), it is considered that the adverse impacts identified above would significantly and demonstrably outweigh the benefits of granting permission, when assessed against the policies in the Framework taken as a whole. The proposal also fails to comply with the development plan when taken as a whole. As such, it is considered that the proposal would not represent sustainable development as it would not be well designed or contribute to the quality of the area.

92. It is therefore recommended that Members resolve that, had they had an opportunity to determine the application, they would have been Minded to Refuse the application for the reasons set out below.

RECOMMENDATION

That Members would have been Minded to Refuse for the following reasons:-

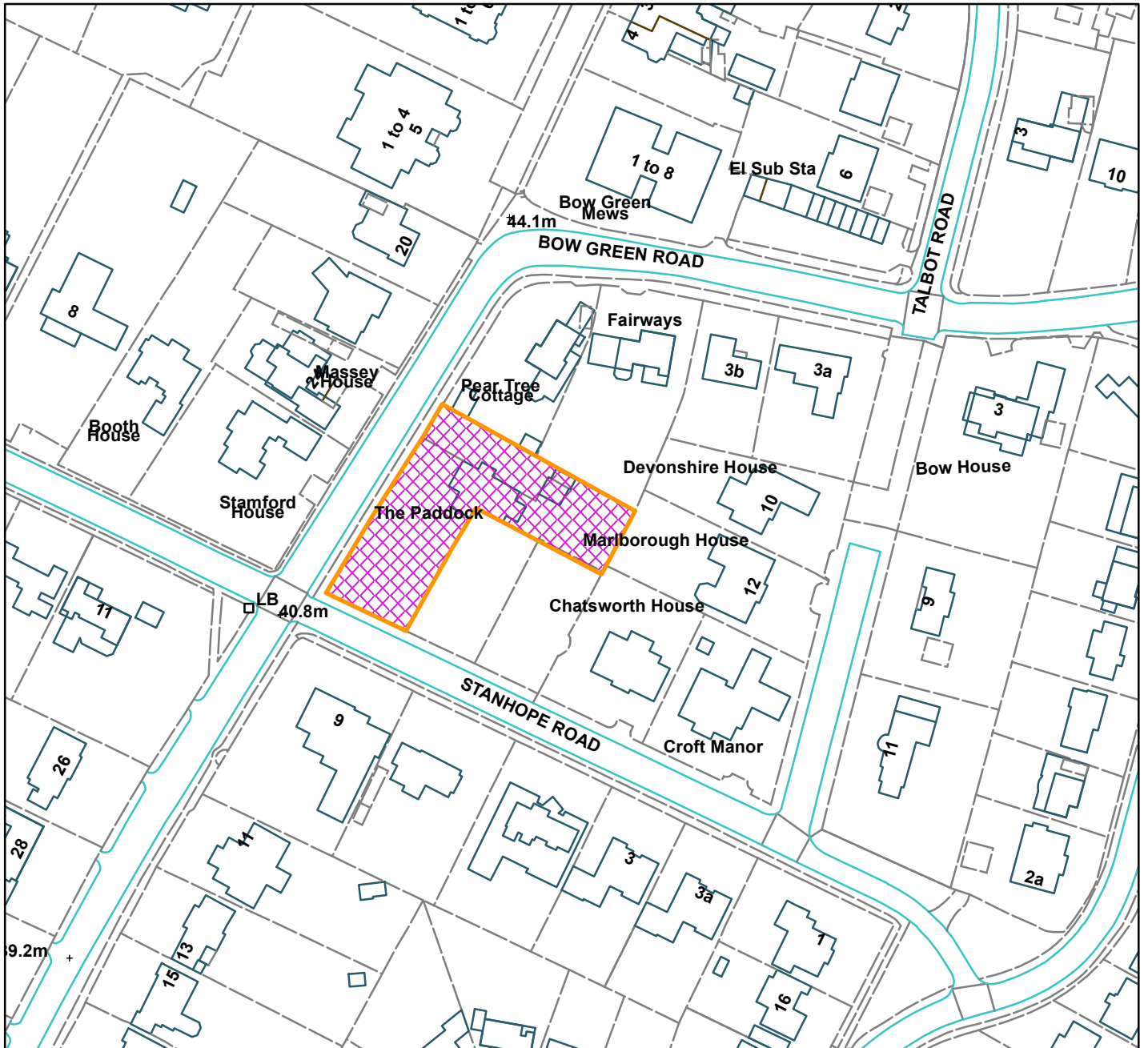
1. The proposed development, by reason of its height, scale, massing, siting, design and proximity to the plot boundaries, would appear as a cramped, over-dominant and incongruous form of development that would be out of keeping with the spaciousness and character of the surrounding area. As such, the proposed development would have a detrimental impact on the character and visual appearance of the street scene and the surrounding area. The proposed development would therefore be contrary to Policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted SPG: New Residential Development, the National Design Code, and policies in the National Planning Policy Framework.

2. The application fails to demonstrate that the proposed dwellings would meet the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations and therefore that the development would provide accommodation that is accessible to all sections of the community. The proposal would therefore be contrary to Policies JP-H3 and JP-P1 of the Places for Everyone Joint Development Plan and policies in the National Planning Policy Framework.
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TP



9 Bow Green Road, Bowdon (site hatched on plan)



Scale: 1:1,500

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 09.05.2024
Date	30/04/2024
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