

# Northern Planning Committee

## Agenda

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<b>Date:</b>	<b>Wednesday, 29th April, 2009</b>
<b>Time:</b>	<b>2.00 pm</b>
<b>Venue:</b>	<b>The Capesthorne Room - Town Hall, Macclesfield SK10 1DX</b>

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Apologies for Absence**

To receive apologies for absence.

2. **Code of Conduct-Declarations of Interest/Pre-Determination**

To provide an opportunity for Members and Officers to declare any personal and/or prejudicial interests and for Members to declare if they have made a pre-determination in respect of any item on the agenda.

3. **Minutes** (Pages 1 - 4)

To approve as a correct record the minutes of the meeting held on Wednesday 8 April 2009.

4. **Public Speaking**

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For any apologies or requests for further information, or to arrange to speak at the meeting.

**Contact:** Sarah Baxter  
**Tel:** 01270 529786  
**E-Mail:** [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk)

A total period of 5 minutes is allocated for each of the planning applications for Ward Councillors who are not Members of the Planning Committee.

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not Members of the Planning Committee and are not the Ward Member
- The Relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Applicants/Supporters

5. **08/2642P-New Detached Two and a Half Storey Office and Three No Maisonettes, 40-42 Charlotte Street, Macclesfield, Cheshire for Mr R Auty** (Pages 5 - 14)

To consider the above application.

6. **09/0293M-Rear First Floor Bathroom Extension and Refurbishment/Upgrade of Rear Flat Roof/Patio and Elevations, East Cottage, Narrow Lane, Poynton, Macclesfield, Cheshire for Mr M West** (Pages 15 - 20)

To consider the above application.

7. **09/0087P-Demolition of Existing Dwelling and Construction of 3 Dwellings, 41, Bulkeley Road, Handforth, Wilmslow, Cheshire for Mr P Watson** (Pages 21 - 30)

To consider the above application.

8. **09/0037P-Change of Use of 88 Robin Lane from a Private Residence and Bed and Breakfast Accommodation to a Private Residence and House in Multiple Occupation with 5 Bedrooms, Tudor Lodge, 88, Robin Lane, Sutton, Macclesfield, Cheshire for Housemates (Macclesfield) LTD** (Pages 31 - 40)

To consider the above application.

9. **09/0465M-Conservation Area Consent- Demolition of Existing Dwelling, The Hill Cottage, Parkfield Road, Knutsford, Cheshire for Mr J Clarke** (Pages 41 - 48)

To consider the above application.

10. **09/0457M-Replacement Dwelling, The Hill Cottage, Parkfield Road, Knutsford, Cheshire for Mr J Clarke** (Pages 49 - 58)

To consider the above application.

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 8th April, 2009 at The Capesthorpe Room - Town Hall,  
Macclesfield SK10 1DX

### **PRESENT**

Councillor R West (Chairman)  
Councillor M Hardy (Vice-Chairman)

Councillors Miss C Andrew, G Barton, J Crockatt, H Davenport,  
Mrs E Gilliland, Mrs T Jackson, W Livesley, J Narraway, D Neilson,  
Mrs L Smetham, D Stockton, Mrs D Thompson and Mrs C Tomlinson

### **OFFICERS PRESENT:**

Mrs N Folan (Planning Solicitor), Mr D Garratt (Development Control Manager), Mr J Knight (Head of Planning and Policy) and Mr N Turpin (Principal Planning Officer)

### **1 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

### **2 DECLARATIONS OF INTEREST/FETTERING OF DISCRETION**

Councillor D Neilson had pre determined application 09/0032P – Blakelow Road, Macclesfield by virtue of the fact that he had called-in the application and in accordance with the Code of Conduct he spoke in respect of the application but did not take part in the debate nor did he vote upon the application.

Councillor Mrs L Smetham also declared a personal interest in the same application by virtue of the fact that she knew the applicant and on accordance with the Code of Conduct she remained in the meeting during consideration of the application.

Councillors Miss C Andrew, H Davenport, M Hardy, Mrs T Jackson, Mrs L Smetham, D Thompson and R West declared a personal; interest in application 08/2670P – Dale Street Mill, Dale Street, Macclesfield by virtue of the fact that they knew the applicant and in accordance with the Code of Conduct they remained in the meeting during consideration of the application.

Councillor Mrs E Gilliland declared a personal and prejudicial interest in application 08/2670P – Dale Street Mill, Dale Street, Macclesfield by virtue of the fact that she was a close friend of the applicant and in accordance with the Code of Conduct she left the meeting prior to consideration of the application.

Councillor D Neilson declared a personal interest in the same application by virtue of the fact that he knew the neighbour adjacent to the property and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor R Narraway declared a personal interest in applications 09/0096P and 09/0095P – 9 Lord Street, Macclesfield by virtue of the fact that he owned property in the vicinity of the application and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillors J Crockatt, D Thompson and R West declared a personal and prejudicial interest in application 09/0115P – 120 Cumberland Street, Macclesfield by virtue of the fact that they were on the Board of Cheshire Peaks and Plains and in accordance with the Code of Conduct they left the meeting prior to consideration of the application.

Councillor R J Narraway declared a personal and prejudicial interest in the same application by virtue of the fact that he was on the Board of Directors of Cheshire Peaks and Plains and in accordance with the Code of Conduct he left the meeting prior to consideration of the application.

Councillor Mrs E Tomlinson declared a personal interest in the same application by virtue of the fact that she held regular meetings with the tenants of Cheshire Peaks and Plains and in accordance with the Code of Conduct she remained in the meeting during consideration of the application.

Councillor M Hardy declared a personal interest in application 09/0313P – 27 Chelford Road, Macclesfield by virtue of the fact that the applicant was a former constituent and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillors Miss C Andrew, Mrs E Gilliland, Mrs E Tomlinson and R West declared a personal interest in application 09/0226P – The Orchard, 2 Hillcrest Road, Bollington by virtue of the fact that they knew the applicant as he was an employee of Cheshire East Council and in accordance with the Code of Conduct they remained in the meeting during consideration of the application.

### **3 PUBLIC SPEAKING**

The Chairman informed the Committee that the Strategic Planning board had yet to confirm the minutes of the previous meeting when it considered the public speaking arrangements for the Board and the two Planning Committees.

In respect of speaking by Councillors who were not Members of the Board or Committee and were therefore speaking within the public speaking part of the meeting, the arrangements were agreed as follows:

- (i) For Ward Councillors in which a planning application fell, a total of 5 minutes per application was to be shared between Councillors and
- (ii) In all other cases a total of 3 minutes to be allocated per application to be shared as appropriate.

**RESOLVED**

That the public speaking arrangements as outlined above be followed.

### **4 PLANNING APPLICATIONS**

09/0026P

Croft Garage, Newton Hall Lane, Mobberley

Refused for the reasons outlined in the report and additional reasons relating to potential contamination and the site's unsuitable location.

09/0032P

221 Blakelow Road, Macclesfield

(Councillor Mrs Gaddum and the applicant attended the meeting and spoke in respect of the application).

Refused for the reasons outlined in the report.

09/0027P

Heath Cottage, Gaskell Avenue, Knutsford

(The Ward Councillor, Councillor S Wilkinson, an objector and the agent for the applicant attended the meeting and spoke in respect of the application).

Approved subject to the conditions outlined in the report.

09/0028P

Heath Cottage, Gaskell Avenue, Knutsford

Approved subject to the conditions outlined in the report.

08/2670P

Dale Street Mill, Dale Street, Macclesfield

(An objector and the applicant attended the meeting and spoke in respect of the application).

The application was deferred for a site visit in order to assess the impact of the development.

09/0087P

41 Bulkeley Road, Handforth

(The Ward Councillor, Councillor P P Whiteley and the agent for the Objector attended the meeting and spoke in respect of the application).

Deferred for a site visit in order to assess the impact of the development.

(The meeting adjourned at 4.00pm and reconvened at 4.10pm).

09/0096P

9 Lord Street, Macclesfield

Approved subject to the conditions outlined in the report and additional 'conservation' and hours of work conditions.

09/0095P

9 Lord Street, Macclesfield

Approved subject to the conditions outlined in the report.

(Prior to consideration of the following application Councillor R West vacated the Chair and the Vice Chairman, Councillor M Hardy took the Chair for the application).

09/0115P

120 Cumberland Street, Macclesfield

(The applicant attended the meeting and spoke in respect of the application).

Approved subject to the conditions outlined in the report.

09/0133P

Wych Cottage, Wych Lane, Adlington

(The agent for the applicant attended the meeting and spoke in respect of the application).

Approved subject to the conditions outlined in the report and additional conditions relating to the removal of Permitted Development Rights and to require the preparation, agreement and implementation of archaeological investigation and monitoring of the scheme to be undertaken by the developer.

09/0313P

27 Chelford Road, Macclesfield

(The agent for the applicant attended the meeting and spoke in respect of the application).

Approved subject to the conditions outlined in the report and additional conditions relating to ground level and hours of work.

09/0226P

The Orchard, 2 Hillcrest Road, Bollington

Approved subject to the conditions outlined in the report and an additional condition relating to the development being in accordance with the Layout Plan and not the elevation shown on the submitted plan, as it was identified that the elevations shown on the submitted plans were incorrect.

09/0227P

11 Branden Drive, Knutsford

This application was withdrawn prior to the meeting.

09/0281P

Pres Du Douit, Holehouse Lane, Sutton

(The Ward Councillor, Councillor Mrs H Gaddum attended the meeting and spoke in respect of the application).

Approved subject to the conditions outlined in the report and an additional condition requiring the glass to be non reflective.

The meeting commenced at 2.00 pm and concluded at 6.24 pm

Councillor R West (Chairman)

**Application No:** 08/2642P

**Location:** 40- 42, CHARLOTTE STREET, MACCLESFIELD, CHESHIRE

**Proposal:** NEW DETACHED TWO AND A HALF STOREY OFFICE AND THREE No MAISONETTES

**For** MR R AUTY

**Registered** 11-Mar-2009

**Policy Item** No

**Grid Reference** 391904 373443

**Date Report Prepared:** 16<sup>th</sup> April 2009

**SUMMARY RECOMMENDATION:** Approve subject to conditions

**MAIN ISSUES**

- Impact upon the character of the existing street scene
- Impact upon residential amenity
- Impact upon highways safety

**REASON FOR REPORT**

This application was registered prior to Vesting Day on 01.04.09 and therefore has been brought to Committee in line with the former Macclesfield Borough Council's Constitution.

**DETAILS OF PROPOSAL**

This application seeks full planning permission to erect a two and half storey building with Financial and Professional Services (A2 use class) at ground floor and three maisonettes on the first and second floors.

**DESCRIPTION OF SITE AND CONTEXT**

The plot of land in question is a vacant brownfield site measuring approx 190 square metres. The site is positioned between two retail properties and is designated within the Local Plan as a Secondary Shopping Area. The site is currently leased by the applicant for private off-street parking.

The majority of properties around the site are retail. However the site does share a close relationship with 38a Charlotte Street, a residential property, which is sited south of the application site directly behind Number 38 Charlotte Street.

**RELEVANT HISTORY**

No recent planning history

**POLICIES**

**The North West of England Regional Spatial Strategy to 2021:**

DP2, DP3, DP5, DP6, DP7, W5, L2, L4

**Macclesfield Borough Local Plan**

BE1, H1, H2, H5, H6, MTC4, MTC19, DC1- DC6, DC38, DC41, DC63

**CONSULTATIONS**

Highways: Raise no objections subject to conditions relating to the provision of cycle storage, visibility splays and access to be constructed in accordance with the approved plans.

Environmental Health: Do not object but recommend that an hours of construction work condition is imposed in order to minimise noise and disturbance to residents of nearby dwellings.

Environmental Health (Contaminated Land): Raise no objections, but advise a condition requesting a Phase 1 Contaminated Land survey is imposed.

**OTHER REPRESENTATIONS**

Two letter of objection have been received and in brief the following concerns are raised:-

- The impact of the proposal upon a lounge window at 38a Charlotte Street. The window already has very little light due to its courtyard position and the fact it is surrounded by other buildings. The proposal will remove the little light which gets to this window and will have a significant impact upon the tenant's life and enjoyment;
- The proposed building will block light to a first floor side window at 38 Charlotte Street and will block the view of an existing advertisement positioned on the side elevation.
- Concerns have been raised with regard to disruption during the construction stages, impact in terms of noise, traffic congestion and impact upon residential amenity and surrounding business

**APPLICANT'S SUPPORTING INFORMATION**

A Design and Access Statement has been submitted which accompanies the proposed plans. The statement sets out the context of the proposal. A Flood Risk Assessment has also been submitted. Both are available for public view on the Council's online planning system.

**OFFICER APPRAISAL**

**Principal of Development**

The principle of development at this site should be assessed against the following determining factors;

- The principle of an A2 (Financial and Professional Services) and C3 use (Residential Use) within a Secondary Shopping Area
- The impact upon the character of the existing street scene
- Impact upon residential amenity
- Impact upon parking and highways safety

### Policy

As a Brownfield site located within a Secondary Shopping Area, the principle of providing a unit for Financial and Professional Service at ground floor as well as residential accommodation above is considered to be acceptable within this locality. Both uses are encouraged within Policies MTC4 and MTC19 of the Macclesfield Local Plan which seek to ensure the vitality and viability of the Town Centre.

A report on the supply of housing was approved by the Environment Policy Development Committee and the Cabinet of MBC, which effectively replaced the previous SPG on Restricting the Supply of Housing with the new guidance “PPS3 Housing and Saved Policies Advice Note”.

The Advice Note is based on a list of 5 criteria outlined in PPS3 which planning authorities should have regard to when deciding planning applications for new housing and on the Council’s saved policies and other guidance in PPS3. In summary, the Advice Note states that planning applications for new housing should meet the following criteria.

1. Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in the area and does not undermine wider policy objectives *(does the application accord with the housing objectives of the Borough and wider policy objectives e.g. affordable housing and urban regeneration)*
2. Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people *(does the application meet the housing needs of the area and/or provide affordable housing)*
3. The suitability of a site for housing, including its environmental sustainability *(is the site in a suitable and sustainable location, is it previously developed land, what constraints exist)*
4. Using land effectively and efficiently *(is the density at least 30 dwellings per hectare)*
5. Achieving high quality housing *(is the site accessible to public transport and services, is the development well laid out, safe, accessible and user friendly, is there adequate open space and/or access to recreational open space, does the design complement/improve the character of the area, is the car parking well designed and integrated, does the development enhance biodiversity)*

In this case it is considered that the proposal broadly complies with the five listed criteria. The site is considered to be in a suitable and sustainable location. It is a previously developed site, which is within easy walking distance of public transport links and to services. The scheme will achieve high quality housing in a town centre location. In short, it satisfies the relevant locational criteria.

### **Design**

The proposed building's design reflects that of the neighbouring properties. Covering the width of the plot (but not abutting the neighbouring properties), the development will provide an infill to a row of commercial development along Charlotte Street. The building's position within the plot, fenestration and 'rhythm' reflects that of the area. Whilst higher than its immediate neighbours, there is nothing necessarily wrong or harmful with that. There is no definitive character to the properties within this particular area of town and the ridge heights along the street vary with a two-storey building directly to the south of the site and a single-storey building to the north.

The proposed building would be two storey with a third floor in the roof space. It would have an overall height of some 8.8m. In order to accommodate usable floor space at second floor, the eaves of the building are slightly higher than those of the surrounding buildings measuring approx 6.7m. To accommodate the floor in the roof, the building's elevation includes an additional area of facing brickwork above the first floor windows.

On plan, the design is unusual, however the proposed building is similar in design to a property located on the south western corner of the Pickford Street and Sunderland Street junction which currently accommodates William Hill betting shop and is considered to be acceptable in appearance.

The fenestration details on the proposed building have been designed with a cill and lintels. Stone details are also proposed to surround the vehicular access and entrance door on the front elevations.

Towards the rear of the property the applicant proposes a balcony to allow access to the three maisonettes.

The applicant proposes to construct the building using brick and slate. However, limited information has been provided with regard to specifications. In order to ensure the appearance of the proposed building, a condition relating to materials should be imposed.

Taking into consideration the variety of buildings styles with the surrounding area it is considered that the proposed development will not have an adverse impact upon the character of the existing street scene and will be generally in character with the surrounding area.

### **Residential Amenity**

38a Charlotte Street is a residential unit which is located to the south of the site directly behind 38 Charlotte Street. The property is a former retail unit

which was given planning permission in 2001 to be converted into residential accommodation (ref 01/0855P). This use has been implemented.

On the rear elevation of 38a there is primary window at ground floor which provides the only source of light to a lounge. The light to this room is already substandard due to close proximity of 38 Charlotte Street which is positioned only 3m from the rear elevation of 38 Charlotte Street as well as the close proximity of a 2m high boundary wall which runs along the southern boundary. The property is all-but surrounded by properties on all sides and benefits from only a limited level of light to this window through gap on the along the southern boundary of the site.

Neighbours have expressed concerns over the proposal's impact upon this window.

It is accepted that the introduction of a large three storey building on this site will reduce the light to this window. However, as described above, the level of amenity currently enjoyed by this window is very short of what might normally be desirable. Furthermore, Members should consider the dwelling's unusual juxtaposition with town centre commercial buildings. In these circumstances it is not unusual to find dwellings with poor outlooks or amenity levels. Such situations are often a consequence of making the most effective use of the existing building stock. In this circumstance it would be inappropriate to give this factor significant weight.

A further consideration is the potential for overlooking. Initial plans proposed an external stairway on the rear elevation and a balcony which, due to their siting, would allow people coming and going to overlook the lounge window. Revised plans relocating the staircase to the opposite side of the building and reducing the area of balcony have been received. Due to the position of the existing boundary wall it is considered that these amendments are now sufficient to overcome concerns regarding privacy levels.

Further objections have been received regarding the impact of the proposal upon a side window at 38 Charlotte Street. This window serves a commercial property. Given this fact, it is not considered to be a sensitive use and therefore the development is unlikely to have a harmful impact.

### **Highways**

An opening is proposed at ground floor in order allow vehicular access to the rear of the property to service the proposed flat and commercial premises. There is however very limited turning facility and car parking provision.

The applicant states that there will be no formal parking provided on site for either the future occupants of the dwelling or future employees.

The site is, however, located within a town centre location in easy walking distance of local amenities as well as public transport. There is a public car park directly opposite the site and the proposal will not be dissimilar to other properties within the area that are devoid of private parking provision. To

encourage sustainable development the applicant has indicated secure cycle storage at ground floor.

Taking into consideration the individual merits of the site it is considered that the proposed development will not have a harmful impact upon highway safety and therefore complies with Council policies and relevant advice.

### **Flood Risk**

The site is identified by the Environment Agency as within Flood Zone 2 of the River Bollin. However, given the nature of the development, the proposal is identified as 'less vulnerable'. The applicant has submitted a Flood Risk Assessment which is considered to adequately assess the flood risk and surface water management and mitigation. Due to the nature, design and location of the proposal the development is considered to satisfy the Environment Agencies Standard Advice.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

This is an appropriate development for this location. The commercial ground floor uses with residential above are compatible with adopted policy for the area. The building's design and scale are considered to be appropriate and sufficiently respectful of the area in general. Furthermore, the lack of on site parking within the development is not a reason to justify refusal. The site is very well located where occupiers and visitors will have access to a wide variety of transport modes.

The principal concern relates to the development's impact on the amenity enjoyed in the adjacent flat. The amount of light to occupants within this property is however, already substandard. As such it is considered to be commensurate with other residential properties located within the Shopping Area and in some respects is to be expected due to its location.

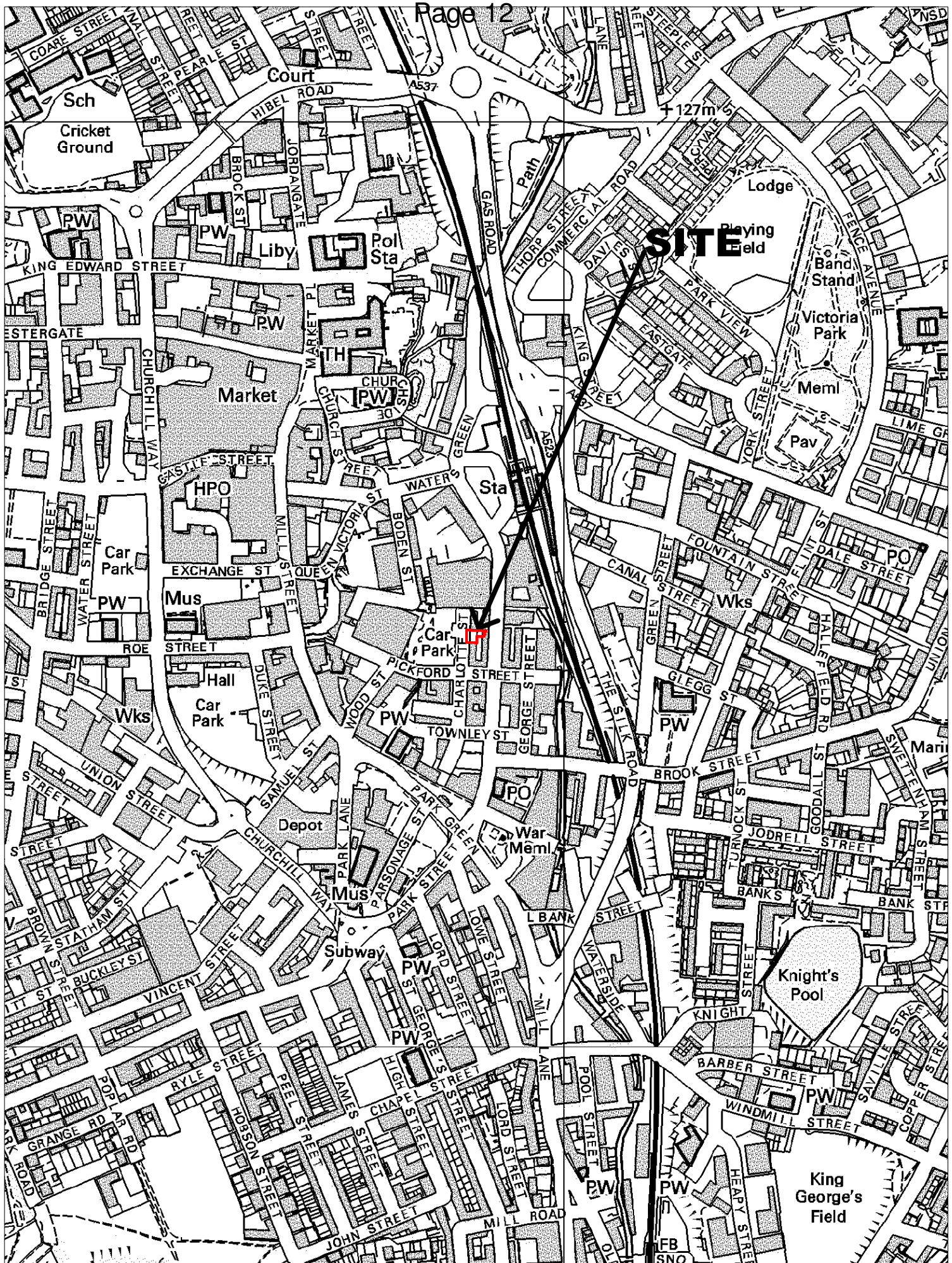
Sited within a sustainable town centre location the redevelopment of the vacant brownfield site it is considered that the proposed development will introduce and acceptable A2 use as well as three residential units to the area.

Designated within a Secondary Shopping Area, planning policies place a strong emphasis on encouraging the vitality and viability of the town centre. Not only will the proposal provide an economic benefit to the existing area but will be a good re-use of a vacant site which will provide a positive contribution to the visual appearance of the surrounding area.

Given the individual merits of the site and the location of the development, it is considered that the wider benefits of the proposal outweigh the harm to residential amenity for the occupants of 38a Charlotte Street.

This application is therefore recommended for approval subject to conditions.





40- 42, CHARLOTTE STREET, MACCLESFIELD, CHESHIRE

NRG: 391,900 : 373,430

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Scale 1:1250

Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A04NC - Details of drainage
2. A13GR - Business hours (including Sundays)
3. A20GR - Hours of deliveries
4. A30HA - Protection of highway from mud and debris
5. A32HA - Submission of construction method statement
6. A03FP - Commencement of development (3 years)
7. A02AP - Detail on plan overridden by condition
8. A02EX - Submission of samples of building materials
9. A22GR - Protection from noise during construction (hours of construction)
10. A02HA - Construction of access
11. A04HP - Provision of cycle parking
12. Contaminated Land
13. Cycle Storage

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**Application No:** 09/0293M

**Location:** EAST COTTAGE, NARROW LANE, POYNTON, MACCLESFIELD, CHESHIRE, SK10 4NZ

**Proposal:** REAR FIRST FLOOR BATHROOM EXTENSION AND REFURBISHMENT/UPGRADE OF REAR FLAT ROOF/PATIO AND ELEVATIONS

**For** MR MATHEW WEST

**Registered** 11-Mar-2009

**Policy Item** No

**Grid Reference** 393199 382359

**Date Report Prepared:** 16<sup>th</sup> April 2009

**SUMMARY RECOMMENDATION:** Approve subject to conditions

**MAIN ISSUES:**

- Impact upon the openness and character of the Green Belt
- Impact upon residential amenity for occupants of neighbouring dwelling

**REASON FOR REPORT**

This application has been brought to the Northern Planning Committee in accordance with paragraph 2(b) of the New Cheshire East Constitution.

The applicant is an immediate family member of Councillor West.

**DESCRIPTION OF SITE AND CONTEXT**

The application site in question is a two storey semi detached dwelling sited within an isolated rural location. The site is designated within the Local Plan as Cheshire Green Belt.

**DETAILS OF PROPOSAL**

This application seeks full planning permission for the small first floor rear extension and alterations to an external rear patio area.

**RELEVANT HISTORY**

08/0503p Pitched roof to replace existing flat roof/balcony to existing rear extension, first floor extension to rear above existing, conservatory to rear. Approved with conditions 24.04.2008

07/0736p Pitched roof to existing flat roof rear extension, second storey rear extension and rear conservatory (resubmission of 06/3096p). Approved with conditions 31.05.2007

06/3096p Pitched roof to existing flat roof rear extension, single/two storey side extension. Refused 02.05.2007

22790PB      Porch & Lounge extension. Approved 22.05.1980

## **POLICIES**

### **Regional Spatial Strategy**

RDF 4 (Green Belts)

DP2 (Promote Sustainable communities)

DP7 (Promote Environmental Quality)

### **Local Plan Policy**

BE1 (Design Guidance),

GC12 (Alteration and Extension to Houses),

DC1, DC2, DC3, DC38 (Standard Design, Amenity and Space)

## **VIEWS OF THE PARISH / TOWN COUNCIL**

Not yet received

## **OTHER REPRESENTATIONS**

None received

## **OFFICER APPRAISAL**

### **Policy**

Policies GC1 and GC12 of the Macclesfield Borough Local Plan state that limited extensions may be granted for up to 30 % of the original dwelling's floor area provided the scale and appearance of the dwelling is not significantly altered.

There are exceptions to this policy for a conservatory or developments located within a group or ribbon of development, where the proposed extension would not be harmful to the character and appearance of the countryside. It is not considered however that these exceptions are relevant in this particular case.

### **Principal of Development**

The property has had a number of extensions in the past, which already exceed the 30% afforded to properties located with Green Belt.

Within the recent past this site has been subject to a number of applications. The most recent of these was application 08/0503P. This permitted the construction of a first floor rear extension, pitched roof to replace existing flat roof/balcony and a conservatory to rear in 2008.

This most recent approval permitted extensions in excess of the normal 30% limit. This decision was taken in recognition of particular site characteristics including improvements to design and the overall beneficial impact on the Green Belt.

The applicant now seeks to minimise the cost of the proposed alterations and is proposing to significantly reduce the proposed development. Specifically, the conservatory, single storey pitched roof and the rear dormer window are to be omitted. The applicant now seeks consent for the following only:

- A first floor rear/side extension
- New stainless steel and glass balustrade around the external patio area at first floor
- A additional patio doors on the rear elevation at ground floor
- Porch roof on the eastern side elevation
- Velux window in the rear elevation
- Stone parapet wall on the eastern side elevation

### **Green Belt Policy**

The proposed first floor extension would provide a small infill development creating approx 4.7m of additional floor space to the dwelling. In order to enhance visual amenity and having regard to similar extensions which have occurred on the adjoining property the principle of the first floor extension has already been established under permission both permission 07/0736P and 08/0503P. The increase in floor space and built form to the dwelling has been significantly reduced and is therefore unlikely to have a harmful impact upon the character and openness of the surrounding Green Belt.

### **Design**

The ridge height of the proposed first floor extension has been designed so as to be set down slightly from the existing so as to be a subservient addition to the existing dwelling. It is considered that the external alterations proposed will upgrade and assist in improving the visual appearance of the dwelling. The applicant proposes to use facing materials to match the existing so as to be sympathetic to the character and appearance of the existing dwelling. The proposal is therefore considered to comply with the Council's design policies

### **Residential amenity**

Given the siting of the first floor extension, the proposal will not impact upon the amenity of the neighbouring property.

Taking into consideration that there is already an existing external patio area the amendments to provide a new balustrade will not affect the existing privacy levels between the application site and the neighbouring property. It is considered that the proposal will have a minimal impact upon residential amenity and therefore complies with policies DC3 and DC38 of the Local plan

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

In light of the above, taking into consideration the individual merits of the site, the proposal is considered to be acceptable development within the Green Belt and is therefore recommended for approval subject to conditions.





EAST COTTAGE, NARROW LANE, POYNTON, MACCLESFIELD, CHESHIRE, SK10 4NZ

NGR : 392,760, 381,870

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Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application

**Application No:** 09/0087P

**Location:** 41, BULKELEY ROAD, HANDFORTH, WILMSLOW, CHESHIRE, SK9 3DS

**Proposal:** DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 3 DWELLINGS

**For** MR PAUL WATSON

**Registered** 19-Feb-2009

**Policy Item** No

**Grid Reference** 385335 383367

**Date Report Prepared:** 26<sup>th</sup> March 2009

**Updated:** 15<sup>th</sup> April 2009

**SUMMARY RECOMMENDATION:** Approve subject to conditions

**MAIN ISSUES:**

- Principle of development
- Impact on ecology
- Impact on residential amenity
- Highway considerations

**REASON FOR REPORT**

The application has been brought to the Northern Committee under the scheme of delegation of Macclesfield Borough Council, which was effective when the application was registered. The application was deferred from the meeting on 8 April 2009 for a committee site visit to take place on 24 April 2009.

**DESCRIPTION OF SITE AND CONTEXT**

The site is a rectangular plot that measure 0.16 hectares and contains an existing dormer bungalow. The site lies in a residential area close to the centre of Handforth and has boundaries that adjoin other residential properties on Bulkeley Road, Clare Avenue, and Valley Drive. The surrounding dwellings are mainly modern detached properties. The property is currently accessed by an unmade section of road that merges with the end of Bulkeley Road. A protected tree exists in the centre of the site, but this has recently died due to waterlogging. The site formerly included a pond, which has been filled in at some point over the last several years.

**DETAILS OF PROPOSAL**

The proposal seeks outline planning permission, with all matters reserved, for the demolition of the existing bungalow and its replacement with three detached two storey dwellings. The site adjoins the end of the cul-de-sac off Clare Avenue and the proposal seeks to take access to the site from there, so in effect the development would form an extension to Clare Avenue. The proposal also includes the creation of a pond in response to nature conservation issues that arose during the course of the previous planning application.

Based on the indicative site layout and scale parameters submitted with the application, the dwellings would have an average footprint of approximately 95 sq m, a ridge height of 7.7 metres and an eaves height of 5.1 metres.

### **RELEVANT HISTORY**

This application follows a previous planning application, reference 08/1336P, which was withdrawn on the 19<sup>th</sup> September 2008. That application sought outline permission for 4No. detached dwellings.

### **POLICIES**

#### **Regional Spatial Strategy**

North West of England plan Regional Spatial Strategy to 2021 policies DP1 (Spatial Principles), DP4 (Make the Best Use of Existing Resources and Infrastructure), DP5 (Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility), DP7 (Promote Environmental Quality), and L4 (Regional Housing Provision) are of relevance to the application.

#### **Local Plan Policy**

Macclesfield Borough Local Plan policies H1, H13, BE1, DC1, DC3, DC6, DC8, DC9, DC35, DC37, DC38 and DC41 are most relevant to this planning application. Policies BE1 and DC1 seek to ensure a high standard of design for new development and that new development is compatible with the character of the immediate locality of the site. Policies H13, DC3, DC38 and DC41 seek to protect the residential amenities of adjoining properties and ensure adequate space, light and privacy between buildings. Between them policies DC6 and DC36 seek to ensure safe and convenient access and road layouts within housing developments. Policy DC8 seeks appropriate landscaping of new development and policy DC9 exists to ensure the long-term welfare of trees of amenity value.

#### **Other Material Considerations**

National planning guidance in the form of PPS1: Delivering Sustainable Development, PPS3: Housing and PPS9: Biodiversity and Geological Conservation are also of relevance to the consideration of this proposal.

## **CONSULTATIONS**

**Highways:** No objection subject to conditions and informatives to ensure the specification of the new access and the relocation of a street lighting column.

**Environmental Health:** The application area is located on a suspected former pond that may have been in-filled and therefore the land may be contaminated. As such a condition for a contaminated land report is required.

## **OTHER REPRESENTATIONS:**

15 letters of objection have been received, including a letter from Singleton Clamp consultant highway engineers on behalf of the residents of Clare Avenue. The key concerns are:

- The site is too small for the development.
- Harm to wildlife, including Great Crested Newts and breeding birds.
- Has there been a recent review of bats at the site?
- Disruption and increased traffic to Bulkeley Road and Clare Avenue.
- Clare Avenue is quite narrow and cannot support the extra traffic (possibly up to an extra 12 vehicles). The proposed houses appear to have limited parking and very little additional areas to park and even less space to accommodate larger vehicles.
- The proposed access is inappropriate to generate more traffic onto such a narrow road. HGVs and refuse vehicles already have difficulty in manoeuvring and have to reverse for 150 yards creating a road safety hazard. Access should be taken from Bulkeley Road.
- There have been recent collisions on a blind bend on Clare Avenue and increased traffic would increase the danger
- Bulkeley Road is not suitable for HGVs and will potentially lead to pedestrian / vehicular accidents. Increased congestion.
- The development will change the character of the surroundings.
- Trees have been cleared which formed a natural screen at the end of the avenue.

- The infilling of the pond has been detrimental to the area and resulted in localised flooding
- Loss of residential amenity, particularly due to an overbearing impact, noise pollution and loss of privacy
- Landscaping plan cannot be implemented due to the fact that the land is not all within the applicants control
- Newt mitigation scheme is flawed
- The proposed pond is in the wrong place and should be returned to its original position or the southern end of the garden
- The application is contrary to policy DC41 and would cause overlooking to existing private gardens.

### **APPLICANT'S SUPPORTING INFORMATION:**

The design and access statement is summarised as follows:

The proposal is to seek outline planning consent for three detached dwellings. The site is located to the south side of Bulkeley Road approximately 0.5 km west of Handforth Village. The existing property is to be demolished is a detached dormer bungalow with boundary access to Bulkeley Road and Clare Avenue. The existing property is currently unoccupied and has been for some time. It is proposed that the new properties could be two storey house in line with the other surrounding properties and the submitted drawing shows minimum space separation can be achieved in relation to the surrounding properties.

An arboricultural statement is submitted with this application and this includes proposed and existing features in relation to the proposal. A Great Crested Newt Mitigation plan is also submitted which includes details of a proposed new pond within the site.

The current property has pedestrian and vehicular access from Bulkeley Road with the addition of boundary access onto Clare Avenue, an adjoining cul-de-sac. It is proposed that the Bulkeley Road access will be closed and access to serve the new properties would be provided from Clare Avenue.

PPS1 and PPS3 promote urban regeneration to improve the well being of communities. The current property and the site are in a rundown condition and the proposal would therefore result in a regeneration of the site.

PPS1 also promotes development that reduces the need to travel and good accessibility to public transport. The site being within 500m of Handforth Town Centre is close to good public transport facilities and there is safe pedestrian access to services provided.

### **OFFICER APPRAISAL**

## **Principle of Development**

Lying within a residential area, close to Handforth District Centre, the site is a brownfield site in a sustainable location for new housing development. The redevelopment of the site for housing is therefore in accordance with objectives of policies within PPS3, the Regional Spatial Strategy and Local Plan. The principle of the development is therefore considered acceptable, subject to site planning constraints.

The development would have a density of 19 dwellings per hectare, which is below the 30 dwellings per hectare normally required by PPS3. However, in this instance, due to the requirement to allocate space for ecological mitigation and taking into account the housing density of the surrounding area, there is no policy objection in this respect.

## **Highways**

Local residents have raised objections in respect of the new access from Clare Avenue. The highway authority raised no objection to the previous application, which had the same indicative access arrangements. The access from Clare Avenue is preferential to the poorer quality access to Bulkeley Road and sufficient parking could be accommodated within the site. The development of 3 houses on the site will have minimal impact on the highway network and no objection is raised in this respect. The highway engineer has confirmed that he has no objections to this outline planning application and that the issues raised by the local residents and Singleton Clamp are not of a substantial nature that would warrant a refusal of the application. He comments that there are no recorded highway problems on the cul-de-sac and that this is a small scale proposal that would have a minimal impact. Precise details of the access specification onto Clare Avenue can be dealt with at the reserved matters stage. Parking provision required would also depend on the number of bedrooms within each dwelling. Standards would require a maximum of 3 parking spaces for a 4 bedroom dwelling. This could be achieved, but given the sustainable location of the site it may not be necessary to insist on the maximum standard.

## **Amenity**

The indicative layout of the development would follow the line of detached dwellings along Clare Avenue. A detached bungalow exists to the west side of the site and the rear boundary of the site is shared with properties on Valley Drive. The indicative layout would comply with distance standards of local plan policy DC38 with 25 metres between the rear of the proposed dwellings and the dwellings of 32 and 34 Valley Drive. Similarly, the relationship with other adjoining properties would comply with adopted standards. It is not considered

that there would be any undue levels of overlooking to adjoining properties or gardens. Relatively good boundary screening exists at the rear and this would need to be bolstered in a landscaping plan along the side boundary.

It is not considered that the adjoining properties enjoy such an existing high level of privacy that would warrant a protection beyond the normal standard guidelines set out in policy DC38 of the Local Plan or that the existing gardens of properties on Valley Drive enjoy a level of privacy that would warrant special protection beyond what may reasonably be expected in an established residential area. As such it is not considered that the proposal conflicts with the objectives of policy DC41 of the Local Plan and there would not be any significant injury to residential amenity

The indicative dwelling on Plot 2 would extend forward of No. 12 Clare Avenue, but this respects a 45-degree line from the front window and this element of the building is indicated to be single storey which would reduce the impact to an acceptable level. There is not considered to be any harmful loss of light to the surrounding dwellings.

The scale of the dwelling is indicated to have an eaves height of 5.1 metres and ridge height of 7.7 metres. This is comparable to properties on Clare Avenue and is acceptable in principle subject to ground level detail. The relationship with the adjoining bungalow on Bulkeley Road is considered to be acceptable and not over-dominant in scale.

## **Ecology**

### Great Crested Newts

A large pond was formally present in the garden to the rear of number 41 Bulkeley Road. Great Crested Newts, a European protected species have been recorded at this site and it is suspected that the former pond was used by this species for breeding.

A method statement detailing how Great Crested newts will be protected during the development and proposing a replacement pond and a small area of terrestrial habitat has been submitted with the application. These proposals are acceptable and should be secured by means of condition. Such a condition would require revised mitigation proposals if the proposed layout at reserved matters stage is altered. The submitted protection measures did not take account of the demolition of the building. A revised methodology has been submitted to deal with this issue and is considered acceptable.

It should be noted that since a European protected species has been recorded on site and is likely to be adversely affected by the proposed development, the planning authority must consider two of the three

tests in respect of the Habitat Regulations, i.e. (i) that there is no satisfactory alternative and (ii) that the development is of overriding public interest. Evidence of how the LPA has considered these issues will be required by Natural England, prior to them issuing a protected species license once permission has been granted.

In this particular case, it is considered that the development offers the opportunity to mitigate the damage caused from the pond infilling and that there would be no satisfactory alternative to achieve this.

#### Bats and Breeding Birds

An acceptable bat and breeding bird survey has been submitted with this application. Bats were recorded as being active in the area, but there was no evidence of a roost being present at the property.

There was some evidence of breeding birds being present. To comply with guidance in PPS9, conditions are required to protect breeding birds and also to ensure that the site retains some potential for roosting bats.

#### Management Plan

A 10 year management plan is required to secure the long term viability of the proposed habitat creation works. The plan should include proposals for how issues relating to invasive non-native species and the introduction of fish will be resolved. This can be achieved by condition.

#### Trees

The site includes a protected Ash Tree, which has unfortunately died due to waterlogging arising from the pond which was infilled. As a protected tree there is a duty to replace it. Any planning approval should require an appropriate replacement within the site, along with a scheme for the landscaping of the site. A revised indicative layout has been submitted reducing the footprint of plot 2, this demonstrates that the planting of an adequate replacement tree could be achieved and allow for future growth.

#### Drainage

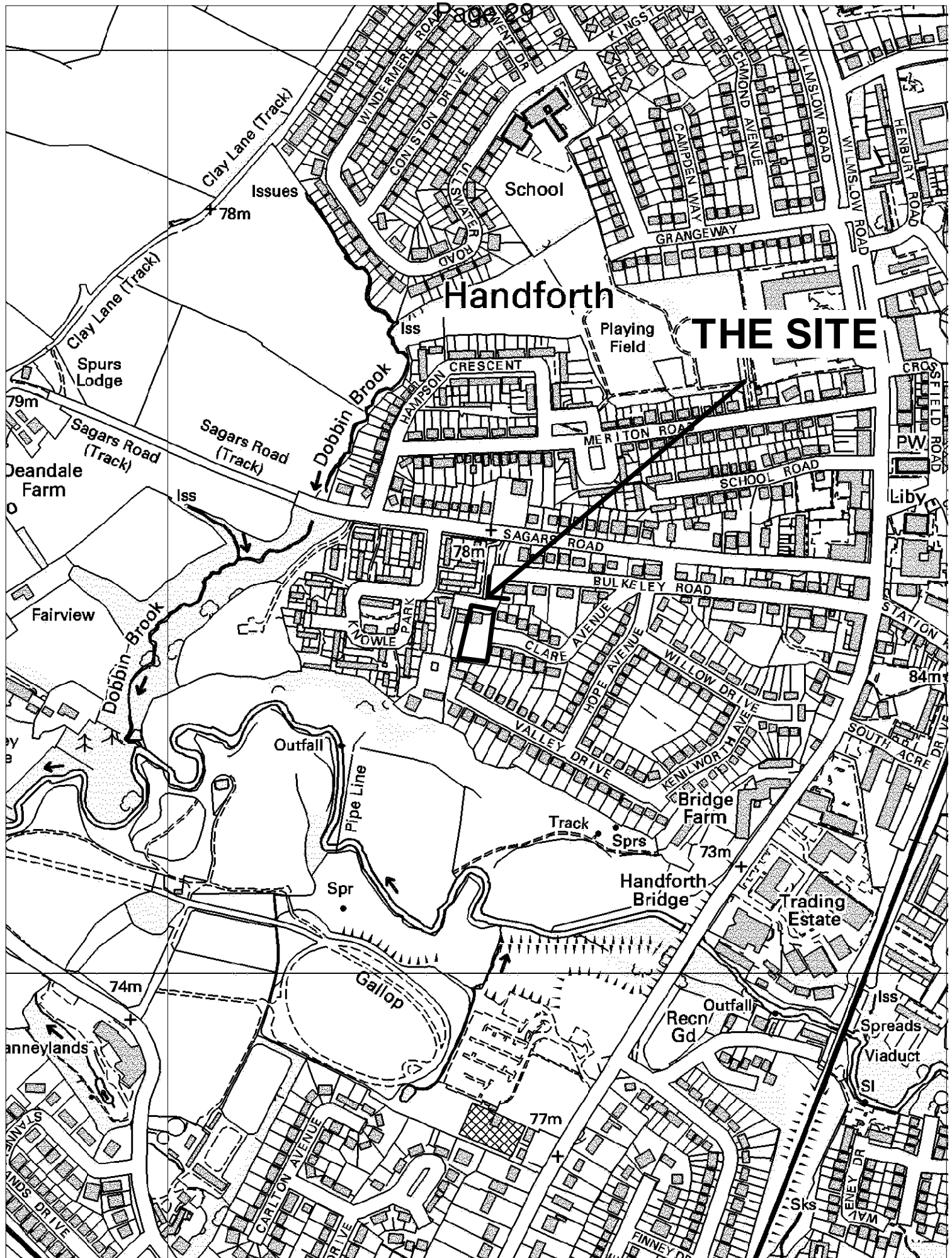
In the light of concerns of local residents regarding localised flooding it is also considered that a condition requiring a scheme of drainage to be approved prior to commencement of development is required.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The application seeks outline consent for 3 detached dwellings on the site. The site lies in a sustainable location within an established

residential area and will contribute to the supply of housing required by policy L4 of the Regional Spatial Strategy. The submitted site plan and scale parameters demonstrate that the site can accommodate the dwellings whilst maintaining acceptable distance standards to adjoining properties in line with Local Plan policies DC38, DC41 and DC3. Subject to conditions, the development can accommodate the requirements to protect and enhance nature conservation interests, including European Protected Species, in line with national planning guidance PPS9 and Local Plan policy NE11. There would be no adverse highway implications resulting from the development.

As such the development complies with the relevant policies of the Development plan and there are not considered to be material considerations that would outweigh a decision other than in accordance with the Plan. The application is therefore recommended for approval subject to conditions.



09/0087P - 41 BULKELEY ROAD HANDFORTH WILMSLOW

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##  
Scale 1:10000

Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03OP - Time limit for submission of reserved matters
2. A06OP - Commencement of development
3. A01OP - Submission of reserved matters
4. A02OP - Implementation of reserved matters
5. A02HA - Construction of access
6. A06HA - Pedestrian visibility at access in accordance plans to be approved
7. A07HA - No gates - new access
8. A26HA - Prevention of surface water flowing onto highways
9. A30HA - Protection of highway from mud and debris
10. A32HA - Submission of construction method statement
11. A10OP - Details to be submitted
12. A06NC - Protection for breeding birds
13. A08OP - Ground levels to be submitted with reserved matters application
14. A17MC - Decontamination of land
15. A04NC - Details of drainage
16. Newt protection and mitigation strategy
17. No fish in pond
18. Bat enhancement
19. Replacement tree
20. 10 year management plan for habitat works

**Application No:** 09/0037P

**Location:** TUDOR LODGE, 88, ROBIN LANE, SUTTON, MACCLESFIELD, CHESHIRE, SK11 0LF

**Proposal:** CHANGE OF USE OF 88 ROBIN LANE FROM A PRIVATE RESIDENCE AND BED AND BREAKFAST ACCOMODATION TO A PRIVATE RESIDENCE AND HOUSE IN MULTIPLE OCCUPATION WITH 5 BEDROOMS.

**For** HOUSEMATES (MACCLESFIELD) LTD

**Registered** 04-Mar-2009

**Policy Item** No

**Grid Reference** 391962 370916

**Date Report Prepared:** 17 April 2009

<b>SUMMARY RECOMMENDATION:</b>	<b>APPROVE, SUBJECT TO CONDITIONS</b>
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#### **MAIN ISSUES**

- Impact on the character and appearance of the area
- Impact on residential amenity
- Highways safety
- Housing provision
- Impact on Protected Trees

#### **REASON FOR REPORT**

The application was 'called in' to committee in accordance with MBC's Constitution by the former ward Councillor, Cllr Puddicombe.

#### **DESCRIPTION OF SITE AND CONTEXT**

The property to which the application relates is a detached property that has been extended to include a two-storey extension often referred to as the 'west section' of the building.

There is a large parking/tuning area on the western side of the property and gardens to the east and rear.

The property is located on the edge of a group of dwellings, within a Predominantly Residential Area of Lyme Green. The area is washed over with Green Belt. The land to the east and south of the application site is predominantly open countryside and the site lies within an Area of Special County Value.

The property is located in a sustainable location with access to all relevant amenities and services and public transport routes (buses).

## **DETAILS OF PROPOSAL**

The proposal seeks full planning permission to change the use of the property from being a private residence and bed & breakfast accommodation to a private residence and house in multiple occupation. The house in multiple occupation has 5 No. bedrooms, with 2 No. bathrooms a lounge and a kitchen for communal use.

## **RELEVANT HISTORY**

- 06/1515P Full planning. CHANGE OF USE OF PART OF TWO-STOREY BUILDING TO RESIDENTIAL USE. Approved with conditions, 20060810
- 04/1502P Full planning. CHANGE OF USE FROM DWELLING WITH B & B TO 2 NO. DWELLINGS. Refused, 20040703.  
APPEALED: APP/CO630/A/04/1160765 – Dismissed, 20051007
- 03/2895P Full Planning. CHANGE OF USE FROM PRIVATE RESIDENCE AND B&B ACCOMMODATION TO PRIVATE RESIDENCE AND HOUSE IN MULTIPLE OCCUPATION. ADDITION OF 12 NO. CAR PARKING SPACES. Withdrawn 20031216
- 00/2415P Full Planning. CHANGE OF USE FROM REST HOME TO PRIVATE RESIDENCE WITH B&B ACCOMMODATION, PORCH EXTENSION & DETACHED TRIPLE GARAGE AND ALTERATIONS TO GROUND LEVELS. Approved with conditions 20001213
- 39288P Full Planning. CHANGE OF USE TO RESIDENTIAL HOME FOR 9 ELDERLEY PERSONS. Approved 19841119

## **POLICIES**

### **Regional Spatial Strategy**

- DP1 – Spatial Principles  
DP2 – Promote Sustainable Communities  
DP4 – Make the Best Use of Existing Resources and Infrastructure  
DP5 – Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility  
L4 – Regional Housing Provision  
RDF4 – Green Belts

### **Local Plan Policy**

- NE1 – Landscape Protection & Environment (Area of Special County Value)
- BE1 – Design Guidance
- H1 – Phasing Policy (Housing)
- H2 – Environmental Quality in Housing Developments
- H5 – Windfall Housing Sites
- H13 – Protecting Residential Areas
- DC3 – Amenity
- DC9 – Tree Protection
- DC37 – Landscaping
- DC38 – Space, Light and Privacy
- DC42 – Subdivision of property for Residential Purposes

### **Other Material Considerations**

- Planning policy Statement 1 –
- Planning Policy Statement 3 – Housing
- PPS3 Housing Self Assessment Checklist
- Planning Policy Guidance Note 2 – Green Belts
- Planning Policy Guidance Note 13 – Transport

### **CONSIDERATIONS (External to Planning)**

#### **Highways:**

No objections, subject to conditions

#### **(Internal to Planning)**

#### **Housing Strategy:**

No objection

#### **Environmental Health:**

No objection

#### **ESU Landscape:**

No objection

### **VIEWS OF THE PARISH / TOWN COUNCIL**

#### **Sutton Parish Council:**

Object, and recommend refusal, for the following planning reasons (which are similar to the concerns as expressed in respect of a previous application - 03/2895P):

- Overintensified use of the dwelling - 5 bedrooms served by only 2 bathrooms
- Increased use of vehicular traffic on to a busy 30 m.p.h. highway
- Unsuitable use of the property in relation to the semi-rural location
- Considered unneighbourly

The following concern expressed is a non-planning issue:

- Not stated what type of residents would be accommodated in the units, which might cause concern to the neighbouring properties

## **OTHER REPRESENTATIONS**

1 No. representation has been received from the occupant of a neighbouring property objecting to the application and 7 No. representations have been received from occupants of neighbouring properties expressing support for the application.

### **Points raised in objection:**

The author refers to some of the planning history of the site - application 03/2895P, which was to change to the use from a private residence and B & B accommodation to a house in multiple occupation, and application 04/1502P, which sought to change the use to 2 No. dwellings. Application 03/2895 was withdrawn. Application 04/1502 was refused by the Council and later dismissed at appeal. The reason for refusal and dismissal was that the change to 2 No. dwellings was contrary to the restrictive housing policy that was in place at the time. The author notes that the Inspector had indicated that no evidence had been submitted with this application to demonstrate a need for 'special needs' housing in the area (an exception to the restrictive housing policy). The author contends that there is no shortage of such accommodation present day.

Other planning concerns expressed relate to the impact of the proposed on traffic levels/highways safety and the increased noise from additional traffic.

A non planning issue is raised in respect of impact on property values.

### **Points raised in support:**

The comments offered in support of the application are summarised as follows:

- The property is ideal to develop and offers much needed accommodation of the type proposed (shared accommodation for young professionals)
- The owner has extended and maintained the site in a way that has prevented it in previous years from becoming derelict
- The access provides appropriate visibility and adequate parking is provided
- Provides a good use of the existing property

- Would not result in any interference to the neighbourhood
- The property has been let in the past and no disturbance was encountered and no increase in traffic was noticeable

### **APPLICANT'S SUPPORTING INFORMATION**

The application is accompanied with a Planning Statement and a completed PPS3 Housing Self-Assessment Checklist. The points raised/claims made within the documents are summarised as follows:

#### **PPS3 Housing Self-Assessment Checklist**

- Proposed would provide accommodation of a type that would meet a housing need in the area, i.e. shared accommodation at an affordable rent to those not able to get on the property ladder
- Site is located 3km from Macclesfield Town Centre, 3.5km from the Train Station, there is a bus service serving Lyme Green and the Town Centre is within cycling distance
- The proposed makes efficient use of the site
- The provision for car parking is appropriate
- Adequate open/amenity space is provided via a subdivision of the existing garden

#### **Planning Statement**

- There is an extant planning permission for the building to be used as a private residence and B & B accommodation (para. 2.02)
- It is considered that the lawful use of the building is a private residence with B & B accommodation (para. 3.08)
- The planning history states that planning permission was granted in 1984 to use the property as a care home for the elderly (with 9 bedrooms) and this use ceased in April 2001
- Planning permission was granted in 2000 for use of the property as a private residence and B & B accommodation (the B & B accommodation was to be in the 'west section'), though the B & B use has not been implemented (para 3.02)
- The application to use the 'west section' for a house in multiple occupation (8 bedrooms) (03/2895P) was withdrawn
- The refusal to convert the building to 2 No. dwellings (04/1502P) was refused and dismissed for one reason only – the restrictive housing policy that was in operation at the time
- The present access was approved in 2007 under application 07/0107P
- The application that gave approval to use the 'west section' for ancillary residential use (06/1515P) has not been implemented
- The proposed seeks to use the property as a private residence and a house in multiple occupation with 5 No. bedrooms
- There would be 280sqm of garden space for the HMO

- Vehicular access would be shared between the private residence and the HMO and there would be 11 No. parking spaces
- The HMO would be run by a company specialising in such rented accommodation for young professionals ('Housemates')
- The proposed meets all Local, Regional and National Planning Policy objectives
- The proposed would not affect the openness of the Green Belt
- Use of the property in the proposed manner would make efficient use of the land
- The proposed would be in line with the housing objectives of the Borough
- The development would be sustainable
- The planning history shows that the site has consents for more intensive uses of the site (care home for the elderly – with up to 15 bedrooms; B & B accommodation)
- The site can accommodate a more intensive development than that of a single residence, without detriment to the character and appearance of the area, residential amenity or highways safety

## **OFFICER APPRAISAL**

### **Principle of Development**

The principle of changing the use as proposed is potentially acceptable, subject to: a) being in accordance with all relevant policy; b) contributing to the housing needs of the Borough; c) not having a detrimental impact on the character of the area or residential amenity; d) not generating any highways safety issues and e) not affecting the Protected Trees on site.

### **Policy**

Policy DC42 of the MBLP allows for the subdivision of property for residential purposes, providing a) a satisfactory level of amenities is provided for occupiers, b) the amenities of neighbouring properties are not materially affected, c) the character of the area is not materially affected and d) appropriate car parking is provided.

### **Housing provision**

The Officer for Private Sector Liaison (Housing Strategy) has confirmed that there is a great shortage in the area for accommodation for single people, particularly under 25 year olds, to whom the proposed accommodation is targeted. Accommodation of the type proposed is affordable and meets the housing needs of young single people who cannot afford to buy or rent larger properties.

### **Highways**

A revised site layout has been received which now shows 9 No. parking spaces in total, rather than the 11 originally shown. 2 No. will be retained for use by the private residence and 7 No. will be used for the HMO. For

communal parking such as this the maximum standards are 1.5 spaces per unit. Current government policy indicates that Local Authorities should not request from developers more spaces than they wish to provide, unless material considerations dictate otherwise. Given that the location of the site is served by public transport and a condition for cycle storage will also be recommended, the level of parking proposed is considered to be acceptable, as it is considered that there are no material considerations in this location which would justify a higher parking level.

To ensure the level of highways safety required is achieved and maintained appropriate conditions could be attached to any approval.

### **Character and appearance of the area**

It is considered that the proposed will not have a detrimental impact on the character and appearance of the area. Some of the key factors that have been borne in mind in arriving at this view are: 1) the building already exists in the present location; 2) the previous use as a care home for the elderly (with up to 15 bedrooms) and the approved use as B & B accommodation were considered by the Inspector (appeal of application 04/1502P) not to be incompatible with the Lyme Green residential area; 3) such uses also intensified, or had the potential to intensify, the use of the site; 4) the Inspector also noted that the application to change the use to 2 No. dwellings would not generate a material increase in traffic nor would any more traffic be generated than that associated with the care home or B & B uses; 5) the proposed uses are residential uses and the area is a residential area; 6) the access already exists and the area of land to be used for the parking and turning of vehicles already exists; 7) outdoor amenity space is to be provided and 8) the type of resident that may use such accommodation and the issue of property values are not planning issues.

### **Residential Amenity**

The nearest properties to the application site are 22-23m away. Given the relationship between the property to which the application relates and others within the vicinity of the site it is considered that the proposed would not have a detrimental impact on the amenity of neighbouring properties in respect of eg. noise, light and privacy.

### **Landscaping/Tree Protection**

The Arboricultural Officer noted that the original site plan was not accurate. A revised site plan has been received and the Arboricultural Officer is satisfied that the Protected Trees within the site, particularly the Ash located at the front of the property (adjacent to Robin Lane) will not be threatened by the layout for the parking/turning of vehicles.

The revised site plan also shows the proposed outdoor amenity space to be less than indicated on the original site plan.

Details of any landscaping and boundary treatment could be requested as a condition.

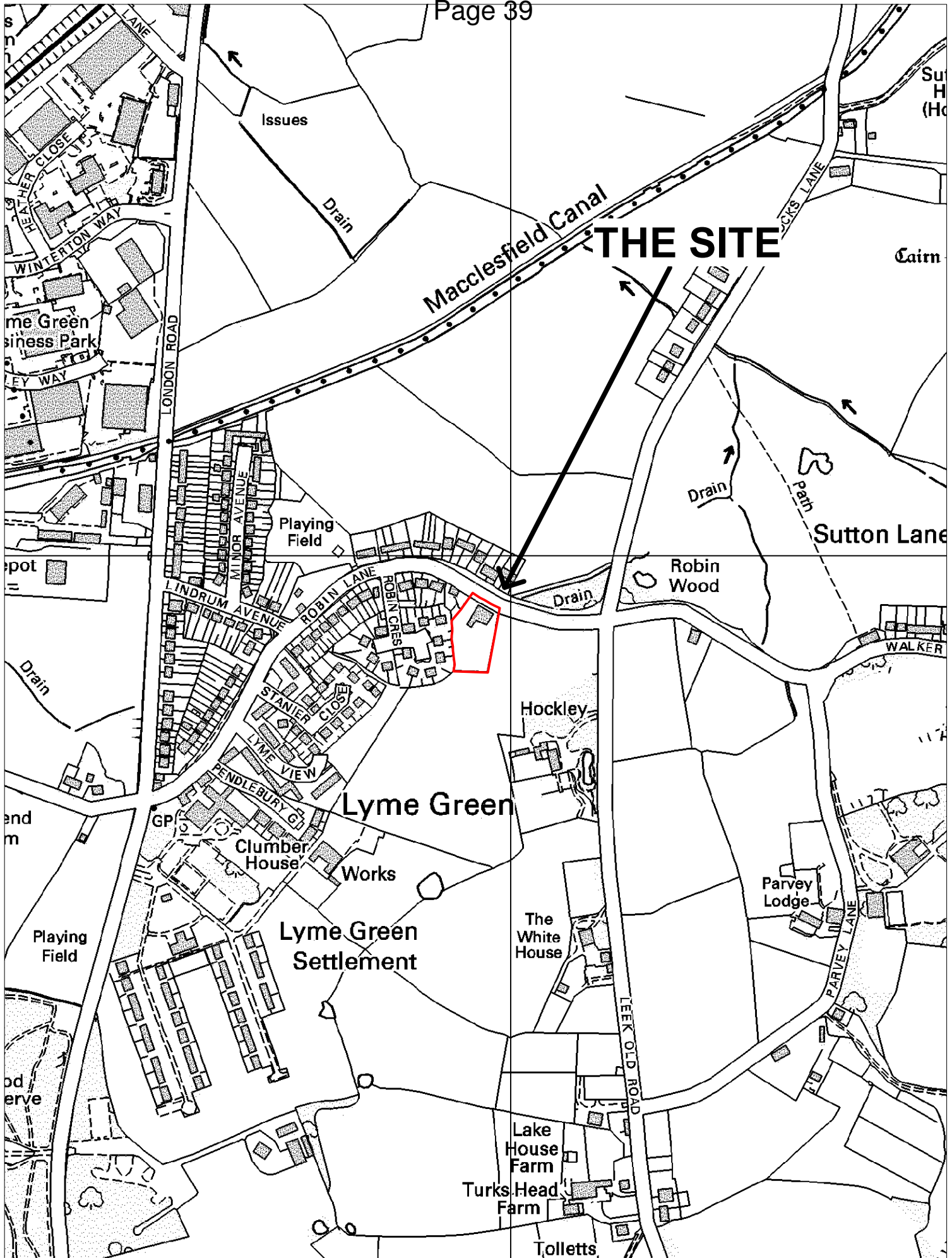
### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

It is noted that, although the additional information submitted with the application states that the B & B accommodation use has never been implemented, it appears that the private residence use associated with the approval has been implemented. The main issue regarding the B & B and previous care home uses relates to the intensified use of the site and how such uses compare with the proposed house in multiple occupation with 5 No. bedrooms. It is considered that a HMO with 5 No. bedrooms differs very little than the previous care home and approved B & B uses in respect of the intensification of use.

It is considered that the proposed does not have a detrimental impact on either a) the character or appearance of the area or b) residential amenity. It is also considered that the proposed does not create any highways safety issues, that the Protected Trees within the site are not threatened by the proposal and that the proposed makes a positive contribution to the housing needs of the area.

Finally, it is considered that the proposed accords with all relevant Local, Regional and National Planning Policies.

For the above reasons it is recommended that the application be approved, subject to conditions.



09/0037P - TUDOR LODGE, 88, ROBIN LANE, SUTTON, MACCLESFIELD

N.G.R. - 391,960 - 370,910

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Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02HA - Construction of access
4. A03HA - Vehicular visibility at access (dimensions)
5. A07HA - No gates - new access
6. A01HP - Provision of car parking
7. A04HP - Provision of cycle parking
8. A26HA - Prevention of surface water flowing onto highways
9. A07HP - Drainage and surfacing of hardstanding areas
- 10.A10HP - Driveway surfacing - single access drive
- 11.A12LS - Landscaping to include details of boundary treatment
- 12.A11EX - Details to be approved
- 13.Provision/retension of turning facility
- 14.Restriction on bedroom numbers

**Application No: 09/0465M**

**Location: THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD, CHESHIRE, WA16 8NP**

**Proposal: CONSERVATION AREA CONSENT- DEMOLITION OF EXISTING DWELLING**

**For MR JAMES CLARKE**

**Registered 09-Mar-2009**

**Policy Item No**

**Grid Reference 375870 377611**

**Date Report Prepared: 17 April 2009**

**SUMMARY RECOMMENDATION:** Approve subject to conditions

#### **MAIN ISSUES**

- Whether the existing building is of any historic or architectural merit and whether it makes a positive contribution to the character and appearance of the Conservation Area
- Whether a suitable scheme for the re-development of the site has been submitted

#### **REASON FOR REPORT**

Councillor Fairhurst, the former Ward Member, has requested that this item be dealt with by Committee due to concerns regarding the impact of the proposal on the Conservation Area.

#### **DESCRIPTION OF SITE AND CONTEXT**

The application site lies to the south of Parkfield Road within a low density housing area. The site currently contains a 1½ storey detached residential property which fronts towards an existing block of residential flats (The Hill) located to the west of the site. Vehicular access to the property is shared with the flats with the access located between the two sites. A vacant strip of land is located to the east, with a detached residential property (Bay Tree House) located beyond that. Planning permission has recently been granted for the erection of a detached dwelling on land to the rear of Bay Tree House with vehicular access along the vacant strip of land. The existing property has a garden area to the front, adjacent to Parkfield Road, and an area of hardstanding to the side giving access to a garage. The site contains a number of trees and areas of planting meaning that views of the existing property are fairly limited, particularly during the summer months.

## **DETAILS OF PROPOSAL**

Conservation Area Consent is being sought for the demolition of an existing building located within the Legh Road Conservation Area. A parallel application for the re-development of the site is located elsewhere on this agenda (09/0457M). Evidence suggests that the building dates back to the late 19<sup>th</sup> Century and that it was originally ancillary to The Hill, an adjacent larger building that was demolished in the 1980's and replaced by flats. It is believed that the building may have originally been used as a lodge/coach house and that it was converted to residential use in the 1930's.

## **RELEVANT HISTORY**

Numerous applications have been made for a replacement dwelling on the site and are detailed below. The current applications are the fifth recent attempt to secure planning permission for the replacement of the existing dwelling on the site. The most recent applications were;

08/2659P

Conservation Area Consent

DEMOLITION OF EXISTING DWELLING (CONSERVATION AREA CONSENT)

THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD, CHESHIRE, WA16 8NP

refused 20090218

08/2658P

Full Planning

REPLACEMENT DWELLING

THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD, CHESHIRE, WA16 8NP

refused 20090218

These were refused by Committee following concerns regarding the scale of the proposed development and its impact on the Conservation Area.

## **POLICIES**

### **Regional Spatial Strategy**

EM1 – Integrated Enhancement and Protection of the Region's Environmental Assets

DP7 – Promote Environmental Quality

### **Local Plan Policy**

BE2 – Historic Fabric

BE3 – Conservation Areas

BE4 – Conservation Area Consent

BE13 – Legh Road Conservation Area

## **Other Material Considerations**

PPG15: Planning and the Historic Environment  
Lekh Road Conservation Area Appraisal

## **CONSULTATIONS (External to Planning)**

None.

## **VIEWS OF THE PARISH / TOWN COUNCIL**

**Knutsford Town Council:** recommends refusal as demolition, particularly in the absence of an acceptable replacement scheme, would detract from the character and appearance of the Conservation Area and would be contrary to Policy BE4.

## **OTHER REPRESENTATIONS**

None.

## **APPLICANT'S SUPPORTING INFORMATION**

A Conservation Area Assessment, a Design & Access Statement and a Planning & Historical Assessment have been submitted in support of the application. Full copies of these documents can be viewed on the application file.

In summary the Planning & Historical Assessment concludes that the proposed demolition and the redevelopment of the site have been fully appraised against PPG15. From the analysis and previous assessments of Hill Cottage there appears to be no historical reason to retain the building. It has also been shown that the building is not in character with or an enhancement to the Conservation Area. The existing building sits uncomfortably in its surroundings and its main outlook is onto the adjacent apartment block. The proposed redevelopment significantly betters the orientation of the dwelling which betters the relationship with the apartment block. The relocation of the access to the site from Parkfield Road is more in keeping with the area together with having the principal elevation fronting Parkfield Road. The Visual Impact Assessment shows that the proposed dwelling will have minimal impact on the streetscene and the size, scale and massing is more in keeping with Parkfield Road. The choice of materials and detailing are sympathetic to the area and the building will make a positive contribution to the Conservation Area. Hill Cottage due to the numerous alterations from its original design, has had its form, function and character completely changed. These alterations have created an unattractive out of date dwelling that has little or no redeeming features. This is an opportunity to

improve the area and create a dwelling that will provide high quality family accommodation that will preserve and enhance the character of the Conservation Area.

## **OFFICER APPRAISAL**

### **Principal of Development**

Advice contained within PPG15 and Local Plan Policy BE4 allow for the demolition of unlisted buildings within Conservation Areas provided that the building to be demolished does not make a positive contribution to the Conservation Area. PPG15 states that the general presumption should be in favour of retaining buildings which make a positive contribution.

### **Policy**

Local Plan policies BE2 to BE4 deal with historic fabric and Conservation Areas and reflects the advice contained within PPG15. Policy BE2 states that the Council will seek to preserve, enhance and interpret the historic fabric of the environment and will not normally permit development which would adversely affect it. Policy BE3 states that within a Conservation Area development will only be permitted which preserves or enhances the character and appearance of the Conservation Area. Policy BE4 relates to Conservation Area Consent and states that such consent will not be granted for the demolition of buildings which make a positive contribution to the character or appearance of the area.

Paragraphs 4.25 – 4.29 of PPG15 deal with conservation area control over demolition and state that account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole. The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Where a building is considered to make a positive contribution then proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. Where a building makes little or no such contribution, the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment.

In this case the building in question is of some historical interest given that it dates back to the late 19<sup>th</sup> Century and given its previous use and connection with The Hill (now demolished). In terms of its architectural interest, this is more limited due to the significant amount of alterations that have been carried out in the past. It is considered that these alterations have undermined the architectural merit of the building and this probably explains why the building is not listed as a building of townscape merit in the Conservation Area Appraisal. With regard to the contribution that the building makes to the

character and appearance of the Conservation Area, it is located on a narrow plot with the building being perpendicular to Parkfield Road. Substantial landscaping exists along the front of the site meaning that views of the building are fairly limited from wider public vantage points. However, glimpses are obtained of parts of the building, particularly of the north elevation and the ventilation turret on the roof. The applicant's state that the conversion/refurbishment of the existing building would not be feasible due to its poor condition and impractical layout and that the amount of alterations required would result in very little of the original building being retained. Officers are however not convinced that the existing building could not be suitably altered and in any event, even if this were the case then a suitable replacement scheme would need to be submitted.

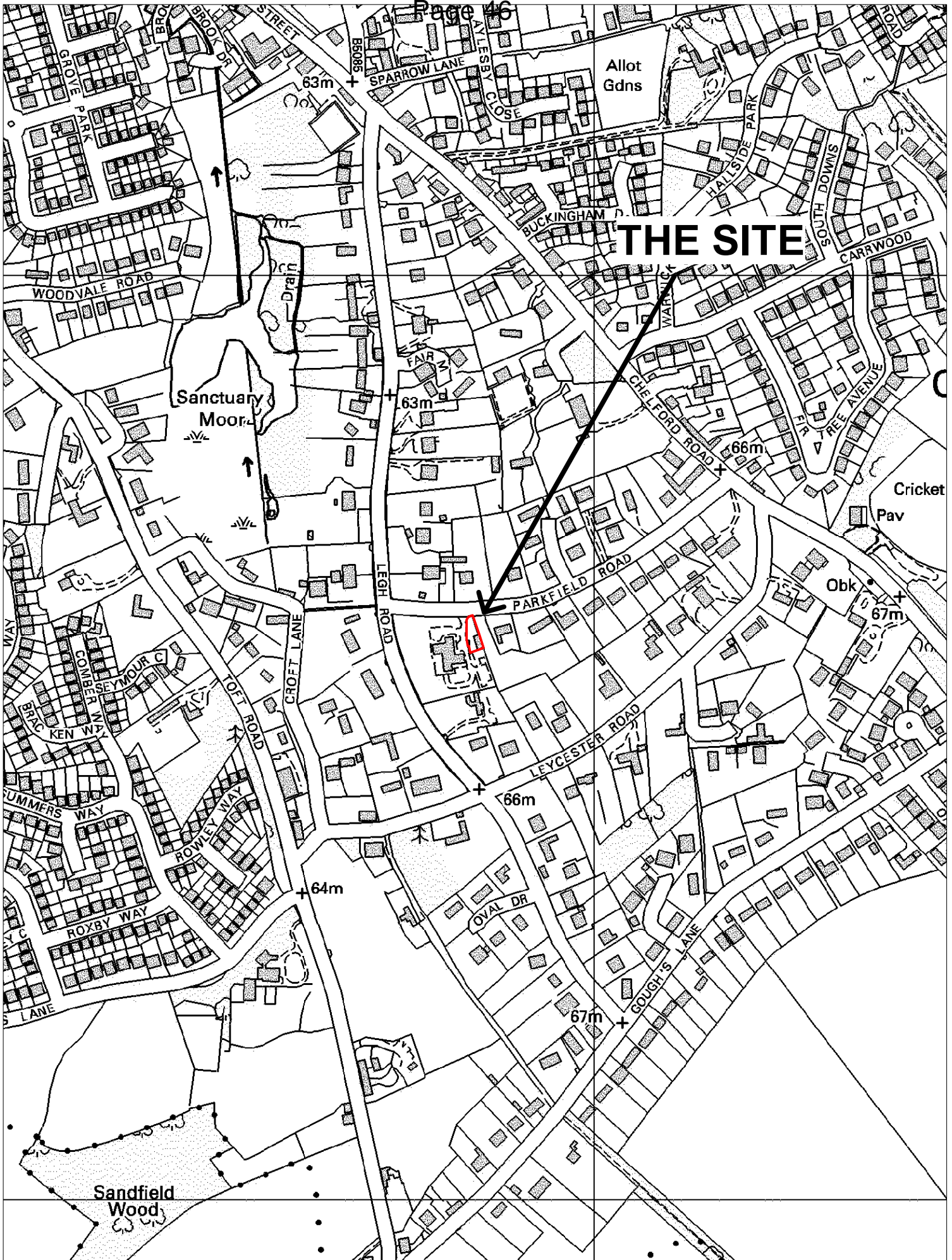
Whilst it is considered that the existing building makes a contribution to the character and appearance of the Conservation Area, this is considered limited given the buildings position within the site and given existing landscaping. An acceptable replacement dwelling scheme has now been submitted and therefore no objections are raised to the demolition of the existing building. Whilst the formal views of the Conservation Officer are awaited, no objections were raised to the previous application to demolish the existing building as the Conservation Officer considered that the fact that it has been heavily altered in the past and is not identified as a building of townscape merit in the Conservation Area Appraisal means that attempts to retain it would probably prove to be unsuccessful.

## **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The existing building makes a limited contribution to the character and appearance of the Conservation Area and an acceptable scheme for the redevelopment of the site has now been received. No objections are therefore raised to the proposed demolition.

## **SUBJECT TO**

The views of outstanding consultees, the expiry of the publicity period on 13 May 2009 and the receipt of any further representations.



09/0465M - THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD

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Application for **Conservation Area Consent**

**RECOMMENDATION : Approve subject to following conditions**

1. A03CA - Standard Time Limit
2. A02CA - Demolition as precursor of redevelopment

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**Application No: 09/0457M**

**Location: THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD, CHESHIRE, WA16 8NP**

**Proposal: REPLACEMENT DWELLING**

**For MR JAMES CLARKE**

**Registered 09-Mar-2009**

**Policy Item No**

**Grid Reference 375870 377611**

**Date Report Prepared: 17 April 2009**

**SUMMARY RECOMMENDATION:** Approve subject to conditions

#### **MAIN ISSUES**

- The design and appearance of the proposed dwelling and its impact on the character and appearance of the Conservation Area
- The impact of the proposal on the residential amenity of nearby residents
- The impact of the proposal on trees within the site

#### **REASON FOR REPORT**

Councillor Fairhurst, the former Ward Member, has requested that this item be dealt with by Committee due to concerns regarding the impact of the proposal on the Conservation Area.

#### **DESCRIPTION OF SITE AND CONTEXT**

The application site lies to the south of Parkfield Road within a low density housing area. The site currently contains a 1½ storey detached residential property which fronts towards an existing block of residential flats (The Hill) located to the west of the site. Vehicular access to the property is shared with the flats with the access located between the two sites. A vacant strip of land is located to the east, with a detached residential property (Bay Tree House) located beyond that. Planning permission has recently been granted for the erection of a detached dwelling on land to the rear of Bay Tree House with vehicular access along the vacant strip of land. The existing property has a garden area to the front, adjacent to Parkfield Road, and an area of hardstanding to the side giving access to a garage. The site contains a number of trees and areas of planting meaning that views of the existing property are fairly limited, particularly during the summer months.

#### **DETAILS OF PROPOSAL**

Planning permission is being sought for the demolition and replacement of an existing dwelling. A parallel application for Conservation Area Consent is dealt with elsewhere on this agenda (09/0465M). It is proposed to replace the existing 1½ storey building with a larger dwelling with attached garage. The replacement dwelling would be set back a similar distance from Parkfield Road, but would have a larger footprint, with the two storey element of the proposed dwelling being closer to The Hill than the existing dwelling. A small area of land to the rear of the site is to be used to extend the garden area of the property. This land previously formed part of the land around the adjacent block of flats. Vehicular access to the site is to be altered, with access being taken off an existing track located to the east of the site.

## **RELEVANT HISTORY**

Numerous applications have been made for a replacement dwelling on the site and are detailed below. The current applications are the fifth recent attempt to secure planning permission for the replacement of the existing dwelling on the site. The most recent applications were;

08/2659P

Conservation Area Consent

DEMOLITION OF EXISTING DWELLING (CONSERVATION AREA CONSENT)

THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD, CHESHIRE, WA16 8NP

refused 20090218

08/2658P

Full Planning

REPLACEMENT DWELLING

THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD, CHESHIRE, WA16 8NP

refused 20090218

These were refused by Committee following concerns regarding the scale of the proposed development and its impact on the Conservation Area.

## **POLICIES**

### **Regional Spatial Strategy**

EM1 – Integrated Enhancement and Protection of the Region's Environmental Assets

EM5 – Integrated Water Management

EM18 – Decentralised Energy Supply

DP1 – Spatial Principles

DP5 – Manage Travel Demand: Reduce the Need to Travel, and Increase Accessibility

DP7 – Promote Environmental Quality

## **Local Plan Policy**

NE11 – Nature Conservation  
BE1 – Design Guidance  
BE2 – Preservation of Historic Fabric  
BE3 – Conservation Areas  
BE13 – Legh Road Conservation Area  
H12 – Low Density Housing Areas  
H13 – Protecting Residential Areas  
DC1 – New Build  
DC3 – Amenity  
DC6 – Circulation and Access  
DC8 – Landscape Scheme  
DC9 – Tree Protection  
DC38 – Space, Light and Privacy

## **Other Material Considerations**

PPG1: Delivering Sustainable Development  
PPG15: Planning and the Historic Environment  
Legh Road Conservation Area Appraisal

## **CONSULTATIONS (External to Planning)**

**Highways:** note that this is a similar application to the previous submission under reference 08/2658P. If the layout and access arrangements are as per the previous application, then no objections subject to conditions.

## **VIEWS OF THE PARISH / TOWN COUNCIL**

**Knutsford Town Council:** recommends refusal. Concern regarding the size, siting, design and loss of existing landscaping and the unacceptable impact on the Conservation Area. Also consider that would be cramped and intrusive form of development.

## **OTHER REPRESENTATIONS**

None received to date.

## **APPLICANT'S SUPPORTING INFORMATION**

A Design & Access Statement, a Planning & Historical Assessment, a Visual Impact Assessment, a Conservation Area Assessment and a Bat Report have been submitted in support of this application. Full copies of these documents are available on the application file.

In summary the Planning & Historical Assessment concludes that the proposed demolition and the redevelopment of the site have been fully appraised against PPG15. From the analysis and previous assessments of Hill Cottage there appears to be no historical reason to retain the building. It

has also been shown that the building is not in character with or an enhancement to the Conservation Area. The existing building sits uncomfortably in its surroundings and its main outlook is onto the adjacent apartment block. The proposed redevelopment significantly betters the orientation of the dwelling which betters the relationship with the apartment block. The relocation of the access to the site from Parkfield Road is more in keeping with the area together with having the principal elevation fronting Parkfield Road. The Visual Impact Assessment shows that the proposed dwelling will have minimal impact on the streetscene and the size, scale and massing is more in keeping with Parkfield Road. The choice of materials and detailing are sympathetic to the area and the building will make a positive contribution to the Conservation Area. Hill Cottage due to the numerous alterations from its original design, has had its form, function and character completely changed. These alterations have created an unattractive out of date dwelling that has little or no redeeming features. This is an opportunity to improve the area and create a dwelling that will provide high quality family accommodation that will preserve and enhance the character of the Conservation Area.

## **OFFICER APPRAISAL**

### **Principle of Development**

The site lies within a low density housing area, within the Legh Road Conservation Area. The principle of the demolition of the existing dwelling is dealt with in the report on the parallel application for Conservation Area Consent (09/0465M). Subject to the demolition of the existing dwelling being considered acceptable, the principle of a replacement dwelling in this location is also acceptable subject to compliance with development plan policies.

### **Design & Impact on the Conservation Area**

Local Plan Policy BE3 states that development will only be permitted in or adjoining a Conservation Area which preserves or enhances the character or appearance of the Conservation Area. Special attention will be paid to matters of bulk, height, materials, colour and design. Policies BE1 and DC1 deal with matters of general design and state that the Council will promote high standards of design.

The application site is a narrow plot that adjoins Parkfield Road. Evidence suggests that the existing building dates back to the late 19<sup>th</sup> Century and that it was originally ancillary to The Hill, an adjacent larger building that was demolished in the 1980's and replaced by flats. It is believed that the building may have originally been used as a lodge/coach house and that it was converted to residential use in the 1930's. The existing building is 1½ storeys, with the higher part of the building closest to Parkfield Road. It is constructed

from brick under a concrete tiled roof. Substantial landscaping exists along the front of the site meaning that views of the building are fairly limited from wider public vantage points. However, glimpses are obtained of parts of the building, particularly of the north elevation and the ventilation turret on the roof.

It is proposed to replace the existing building with a larger, taller building with a bigger footprint. The proposed dwelling has a T-shaped footprint with an attached single storey flat roofed garage proposed to the east of the main building. It has been designed to front onto Parkfield Road and to provide a replacement dwelling of architectural interest and character. At a maximum height of 8.6m, the proposed dwelling would be 1.4m higher than the highest part of the existing dwelling. Additionally, it would be bulkier due to its increased height combined with its increased footprint. A slight extension to the eastern boundary of the site means that a gap of 1m to the boundary would be provided, with a gap of between 3.4m and 4m being provided to the western boundary.

In terms of character and design, it is considered that the proposed dwelling offers a significant improvement above the earlier proposals for a replacement dwelling on the site. In response to previous concerns regarding the scale and massing of the proposed dwelling, it has been reduced in size. In summary the principal changes are as follows.

- Overall width reduced by 0.67m
- Overall length reduced by 1.16m
- Main ridge height reduced by 0.23m
- Front gable height reduced by 0.8m
- Front gable width reduced by 0.97m

Additionally, the proposed landscape scheme has been reviewed and now includes off-site planting on other land in the applicant's control.

It is now considered that, on balance, the amendments that have been made to the scheme adequately overcome the previous reasons for refusal. The combination of reduction in scale together with the additional landscaping results in a scheme that is considered to preserve the character and appearance of the Conservation Area. Whilst the formal views of the Conservation Officer are awaited, no objections were raised to the previous scheme and therefore none are anticipated in relation to this application.

## **Highways**

Existing access to the site is via a shared access with The Hill, with vehicular access to the proposed dwelling to be taken from an existing driveway to the east of the site. The Highways Authority raises no objections to the application subject to appropriate conditions and note that the site can accommodate three vehicles, two on the hardstanding area and one in the garage.

## **Amenity**

Local Plan policy DC3 states that development should not significantly injure the amenities of adjoining or nearby residential property due to, amongst other things, loss of privacy, overbearing effect, loss of sunlight and daylight or traffic generation, access and parking. Policy DC38 sets out space, light and privacy guidelines.

A number of local residents objected to the previous applications due to the impact of the proposal on the amenity enjoyed by residents of the adjacent flats. As stated, the proposed building will be larger and higher than the existing building. However, unlike the existing dwelling, the front elevation would face Parkfield Road with the side elevation facing towards the flats. This elevation would not contain any principal windows to habitable rooms but would contain a large window serving the main staircase.

Policy DC38 advises that there should be a minimum distance of 14m between habitable windows and non-habitable windows or blank walls (1 or 2 storeys) and of 16.5m for 3 storeys. The gap between the existing building and the flats is between 22m and 26m, with the minimum gap between the proposed dwelling and the flats exceeding 14m. The relationship between the proposed dwelling and the existing flats meets the guidelines outlined in Policy DC38 and whilst the increase in height and bulk of the proposed building will have some impact on the outlook of residents in the flats it is not considered that the proposal would significantly injure their amenities. Additionally as the application site lies to the east of the flats it is not considered that there would be significant issues of overshadowing or loss of sunlight.

### **Landscaping and Tree Implications**

The proposal will result in the loss of a number of trees within the site and whilst the views of the Council's Forestry Officer are awaited, no objections were raised to the previous applications.

### **Ecology**

A Bat Survey has been submitted as part of the application. Whilst the views of the Council's Nature Conservation Officer are currently awaited, no objections were raised to the previous application, subject to appropriate conditions.

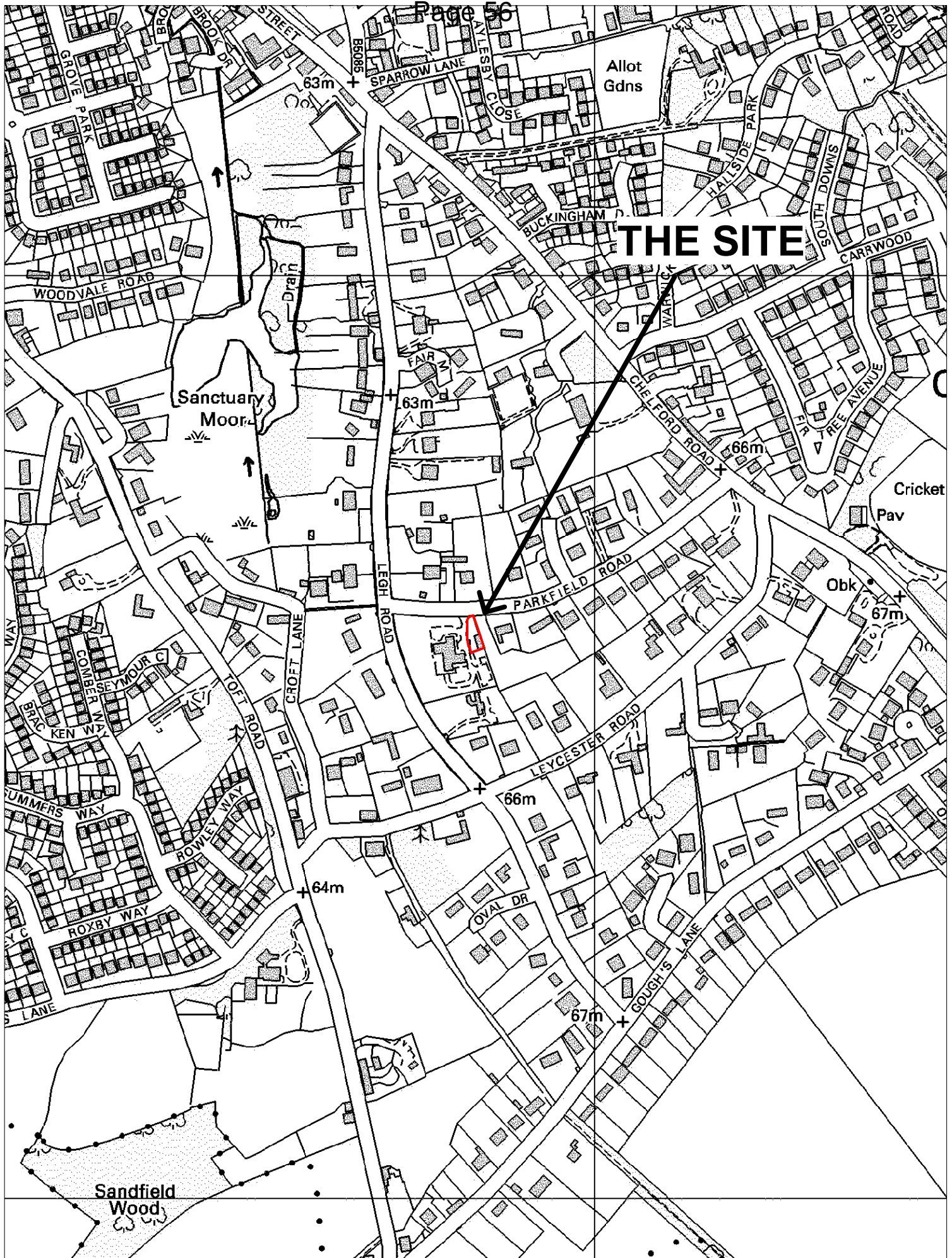
### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

It is considered that the proposed replacement dwelling would preserve the character and appearance of the Conservation Area and that the application adequately overcomes the previous reasons for refusal. The proposal will not

result in a significant adverse impact on the amenity of nearby residents. Whilst a number of existing trees and landscape features would be removed as part of this proposal, none are considered worthy of retention and any loss is considered to be mitigated by the proposed landscape scheme. The proposal does not raise any issues in terms of highway safety or nature conservation.

**SUBJECT TO**

The views of outstanding consultees, the expiry of the publicity period on 13 May 2009 and the receipt of any further representations.



09/0457M - THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD

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Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A10EX - Rainwater goods
5. A13EX - Specification of bonding of brickwork
6. A17EX - Specification of window design / style
7. A19EX - Garage doors
8. A20EX - Submission of details of windows
9. A22EX - Roofing material
- 10.A01GR - Removal of permitted development rights
- 11.A22GR - Protection from noise during construction (hours of construction)
- 12.A02HA - Construction of access
- 13.A03HA - Vehicular visibility at access (dimensions)
- 14.A26HA - Prevention of surface water flowing onto highways
- 15.A30HA - Protection of highway from mud and debris
- 16.A32HA - Submission of construction method statement
- 17.A01HP - Provision of car parking
- 18.A06HP - Use of garage / carport
- 19.A01LS - Landscaping - submission of details
- 20.A04LS - Landscaping (implementation)
- 21.A01TR - Tree retention
- 22.A02TR - Tree protection
- 23.Details of treatments for external woodwork
- 24.Turning facility
- 25.Bat Activity Survey
- 26.Supervision of removal of features by qualified bat worker

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