

# Northern Planning Committee

## Agenda

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<b>Date:</b>	<b>Wednesday, 1st December, 2010</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.

**Please note that members of the public are requested to check the Council's website the week the Planning/Board meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.**

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

**1. Apologies for Absence**

To receive any apologies for absence.

**2. 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 pre-determined any item on the agenda.

**3. Minutes of the Meeting (Pages 1 - 4)**

To approve the Minutes of the meeting held on 10 November 2010 as a correct record.

**4. Public Speaking**

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

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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
- Supporters
- Applicants

5. **10/3666M-Demolition of Existing Dwelling House and Construction of Replacement Dwelling House- Resubmission of 10/0053M, Kamiros, Macclesfield Road, Alderley Edge for Mr & Mrs J Banks** (Pages 5 - 16)

To consider the above application.

6. **10/3672M-Proposed Demolition of Dwelling (Conservation Area Consent)- Resubmission of 10/0051M, Kamiros, Macclesfield Road, Alderley Edge for Mr & Mrs J Banks** (Pages 17 - 22)

To consider the above application.

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 10th November, 2010 at The Capesthorne Room - Town  
Hall, Macclesfield SK10 1DX

### **PRESENT**

Councillor B Moran (Chairman)

Councillors C Andrew, J Crockatt, H Gaddum, M Hardy, O Hunter, T Jackson,  
J Narraway, D Neilson, L Smetham, D Stockton, D Thompson and  
C Tomlinson

### **OFFICERS PRESENT**

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager) and  
Mrs E Tutton (Principal Planning Officer)

### **64 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor R E West.

### **65 DECLARATIONS OF INTEREST/PRE-DETERMINATION**

Councillors R J Narraway and D Thompson declared a personal and prejudicial interest in application 10/2589M-Residential Development of 30 No. Units in total (14 No. 3 Beds/5 Person Duplex Houses, 14no. 2 Bed/4 Person Apartments, 2no. 1 Bed/2 person Apartments) Including 38 No. Parking Spaces & Associated Landscape & Fencing, Vernon Lodge, Copperfield Road, Poynton for Mr Nigel Bennett, Cheshire Peaks & Plains Housing Trust by virtue of the fact that they were board Members of Cheshire Peaks and Plains housing Trust who were the applicant and in accordance with the Code of Conduct they left the meeting prior to consideration of the application.

In respect of the same application, Councillors Miss C M Andrew, J Crockatt and Mrs O Hunter requested it be noted that they used to be former Board Members of Cheshire Peaks and Plains Housing Trust.

### **66 MINUTES OF THE MEETING**

#### **RESOLVED**

That the minutes be approved as a correct record and signed by the Chairman subject to the inclusion of Andrew Ramshall (Conservation Officer) in the list of those Officers present.

### **67 PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

- 68 **10/2589M-RESIDENTIAL DEVELOPMENT OF 30 NO. UNITS IN TOTAL (14 NO. 3 BEDS/5 PERSON DUPLEX HOUSES, 14NO. 2 BED/4 PERSON APARTMENTS, 2NO. 1 BED/2 PERSON APARTMENTS) INCLUDING 38 NO. PARKING SPACES & ASSOCIATED LANDSCAPE & FENCING, VERNON LODGE, COPPERFIELD ROAD, POYNTON FOR MR NIGEL BENNETT, CHESHIRE PEAKS & PLAINS HOUSING TRUST**

Consideration was given to the above application.

(Councillor L Clarke, Poynton Town Council, Patricia Parnell, representing Poynton Tenants Association and Mr P Jeffrey, the Architect for the agent).

RESOLVED

That the application be refused for the following reason:-

The proposed development failed to achieve an adequate quality of design to justify approval of planning permission. Particular concerns were raised in respect of the overdevelopment of the site, the layout of the site (lack of space around the building), the back to back design of units and the overall appearance of the building. In reaching this conclusion regard was had to Planning Policy Statement 1- Delivering Sustainable Development, and policies BE1 & DC1- Design from the Macclesfield Borough Local Plan 2004. It was therefore concluded that the proposal would detract from the character and appearance of the area, within which the site is located and be contrary to development plan and national planning policies which seek to promote high quality and inclusive design.

(This decision was contrary to the Officers recommendation of approval).

(Prior to consideration of the following application Councillor Miss C M Andrew left the meeting and returned once consideration of the application had begun, as a result she did not take part in the debate or vote on the application).

- 69 **10/3091M-DEMOLITION OF EXISTING BUNGALOW, ERECTION OF 3 TWO STOREY HOUSES AND FORMATION OF ACCESS FROM CLARE AVENUE, 41, BULKELEY ROAD, HANDFORTH FOR DRUMMONDS CONSTRUCTION**

Consideration was given to the above application.

(Councillor P P Whiteley, the Ward Councillor and Mr Bishop, an objector attended the meeting and spoke in respect of the application.

RESOLVED

That the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A02HA - Construction of access
4. A06HA - Pedestrian visibility at access in accordance plans to be approved
5. A07HA - No gates - new access
6. A26HA - Prevention of surface water flowing onto highways
7. A30HA - Protection of highway from mud and debris
8. A32HA - Submission of construction method statement
9. A08OP - Ground levels to be submitted
10. A17MC - Decontamination of land
11. A01LS - Landscaping - submission of details to include boundary treatment and requirement for hedge/fence on Southern boundary
12. A04LS - Landscaping (implementation)
13. A02TR - Tree protection
14. A04NC - Details of drainage
15. A06HP - Use of garage / carport
16. A23GR - Pile Driving
17. A20GR - Hours of deliveries (to include hours of construction)
18. A01AP - Development in accord with approved plans
19. No fish in pond
20. Bat enhancement
21. Development to be undertaken in accordance with Great Crested Newt Mitigation Strategy
22. Retention of pond
23. Implementation of monitoring/management plan in respect of the pond
24. No vehicle movements to and from site more than 30 mins outside the working hours
25. Removal of Permitted Development Rights Class A
26. Curtilage of all plots to be defined on the plans
27. Approval of design of access to Plot 3

**70 10/1841M-RESIDENTIAL DEVELOPMENT CONSISTING OF A TOTAL OF 24 DWELLINGS INCLUDING 9 APARTMENTS AND 15 HOUSES AND ANCILLARY CARPARKING AND LANDSCAPING, PEACOCK FARM, 194, WILMSLOW ROAD, HANDFORTH, WILMSLOW FOR PENSYCOR LTD**

(During consideration of the application Councillor Mrs H m Gaddum left the meeting and did not return).

Consideration was given to the above application.

(Mr Denks, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. R01PL - Contrary to national policies concerning affordable housing
2. R02RD - Loss of privacy
3. R02TR - Threat to protected trees
4. R04LP - Contrary to Green Belt / Open Countryside policies
5. R04TR - Relationship to protected trees
6. R10MS - Design of substandard quality

#### **71 APPEAL SUMMARIES**

Consideration was given to the Appeal Summaries.

RESOLVED

That the Appeal Summaries be noted.

The meeting commenced at 2.00 pm and concluded at 4.25 pm

Councillor B Moran (Chairman)

**Application No: 10/3666M**

**Location: KAMIROS, MACCLESFIELD ROAD, ALDERLEY EDGE, SK9 7BN**  
**Proposal: DEMOLITION OF EXISTING DWELLING HOUSE AND**  
**CONSTRUCTION OF REPLACEMENT DWELLING HOUSE-**  
**RESUBMISSION OF 10/0053M**

**For MR & MRS J BANKS**

**Registered 16-Sep-2010**  
**Policy Item No**  
**Grid Reference 385325 377918**

**Date Report Prepared: 19<sup>th</sup> November 2010**

### **SUMMARY RECOMMENDATION**

Approve subject to conditions

### **MAIN ISSUES**

The key issues to be considered are the visual impact of the development and impact on the Conservation Area, the impact on trees of amenity value, nature conservation implications, highway safety considerations and the impact on residential amenity.

### **REASON FOR REPORT**

This application has been brought to Committee at the discretion of the Head of Planning and Housing. The associated Conservation Area Consent is also on the agenda due to the applications being intrinsically connected.

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

The site consists of a 1960's brick built 'L shaped' detached house which is considered to be of little architectural merit. It is single storey at the front and two storeys at the rear, due to the fall in the land levels.

The property is situated off Macclesfield Road which descends steeply towards the village of Alderley Edge. Hence 'Edgecroft' (the dwelling situated to the east of the application site) is situated at a higher level than the application site; similarly, 'The Skerries' to the west is situated on a significantly lower ground level than 'Kamiros' (the application site).

The site lies within the Alderley Edge Conservation Area, characterised by large detached dwellings set in spacious plots that are set back from the road frontage and are largely screened by mature trees/vegetation. All the trees on site are protected by virtue of their siting within a Conservation Area.

## **DETAILS OF PROPOSAL**

The proposed replacement four bed dwelling would be split level (as per the existing scenario) appearing as two storeys to the front and three to the rear to utilise the topography of the site, with an increased ridge line to accommodate the additional floor of accommodation. The dwelling would provide accommodation over three floors including the provision of an attached triple garage with games room, located at 90 degrees to the front elevation of the dwelling.

The proposal would be centralised within the plot and would occupy a smaller footprint than the existing scenario.

An application for Conservation Area Consent accompanied the application, reference: 10/3672M.

## **RELEVANT HISTORY**

10/0051M - Proposed demolition of dwelling (Conservation Area Consent) - Withdrawn 19-Mar-2010

10/0053M - Demolition of existing dwelling house and construction of replacement dwelling house - Withdrawn 19-Mar-2010

23716PB Conversion of basement to additional accommodation - Approved with conditions 27.08.1980

## **POLICIES**

### **Regional Spatial Strategy**

DP1, DP7 & EM1

### **Local Plan Policy**

NE11, BE1, BE3, BE4, BE12, H12, DC1, DC3, DC6, DC8, DC9, DC38 & DC41

### **Other Material Considerations**

Planning Policy Statement 5: Planning for the Historic Environment

Planning Policy Statement 9: Biodiversity and Geological Conservation

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

Highways: No highway objections are raised



ESU Landscape: formal comments awaited

ESU Nature Conservation Officer: no objection subject to conditions

Conservation Officer: formal comments awaited

Forestry: formal comments awaited

Environmental Health: no objections subject to conditions

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

Alderley Edge Parish Council: recommend refusal because of the unacceptable impact this development will have on the neighbouring property (The Skerries). The scale and mass of the proposal and in particular the shadow created by its height will have an unneighbourly impact.

### **OTHER REPRESENTATIONS**

An Objection has been received from the occupants of the adjoining property – 'The Skerries'. The main points raised in objection are as follows: -

- The owners of 'Kamiro's' have not made any significant alteration to their original plans. The house and height remain exactly the same as the previous scheme - previous objections are repeated.
- The planning committee should visit the site and view the full impact this new rebuild would have on 'The Skerries'.
- no attempt has been made for the development to fall in sympathy with the land, i.e. roof height sloping down in conjunction with the level of the slope of the hill.
- The visual impact on 'The Skerries' still remains the same and visual amenity will be substantially reduced. Previously enjoyed unobstructed right to light and air.
- the proposed development is totally out of character with the rest of the immediate environment and would visually impact on all the surrounding area at the top of the hill.
- no montage or drawing of the West elevation showing the relationship between 'Kamiro's' and 'The Skerries' has been provided.
- Other points raised are considered not to be material planning considerations

The Wilmslow Trust supported the previous application stating that it was "a very refreshing design to be encouraged – definitely no objection".

## **APPLICANT'S SUPPORTING INFORMATION**

The application was accompanied by a Design and Access Statement, PPS3 North West Sustainability Checklist, a landscape report and tree survey, streetscene elevations, photo montages & photos, structural comments and a bat survey, the full details can be viewed on the application file/online.

Further details have been submitted during the application period due to the LPA's prevailing concerns about accurately assessing the impact on the neighbouring property (The Skerries).

## **OFFICER APPRAISAL**

### **Policy & Principle of Development**

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 DC3, DC38 and DC41 seek to protect the residential amenities of adjoining properties and ensure adequate space, light and privacy between buildings.

Policy DC8 seeks appropriate landscaping of new development and policy DC9 ensures the long-term welfare of trees of amenity value. Policies BE3 and BE12 seek to ensure that development preserves or enhances the character or appearance of the Alderley Edge Conservation Area.

Policy H12 seeks to ensure that new housing developments should be sympathetic to the character of, and should be commensurate with, the established residential area in terms of plot size, layout and amenity. Existing tree and ground cover of public amenity value should be retained.

### **Highways**

It is proposed that the existing vehicular access to the site will remain unchanged other than to replace, in the same location, the existing hinged gates with a single sliding gate.

Previously, it was noted that the proposed gate was not set back sufficiently to allow a family car to pull up to the gate when it is closed without it over hanging the running carriageway of Macclesfield Road.

The Strategic Highways Manager has assessed this revised application and notes there is adequate turning and parking facilities within the curtilage of the site.

There are no changes proposed to the existing access to the property and the driveway position will not be changed. As such no highway objections are

raised subject to a condition ensuring the gates are constructed in accordance with the submitted plan.

### **Design and visual impact on the conservation area**

The site lies within the Alderley Edge Conservation Area and as such policy BE3 applies. This policy states that within a Conservation Area, development will only be permitted which preserves or enhances the character and appearance of the Conservation Area.

The existing house is an undistinguished property and following verbal discussions with the Borough Council's Conservation Officer no objection is raised to its demolition, subject to an appropriate replacement.

The proposed dwelling would consist of 3 steeply pitched tile and zinc roofs, with a combination of masonry and timbered gables, with timber doors and aluminium framed fenestration. It is considered that there are a variety of house types/designs along Macclesfield Road and as such the proposed dwelling, would generally respect the characteristics of the Conservation Area. The most dominant viewpoint would be from Macclesfield Road.

Due to the set back from Macclesfield Road and the enormity and variety of different architectural styles within the immediate area it is understood from verbal discussions that the Conservation Officer does not consider that the proposed replacement building will cause any further harm to the character and appearance of the Conservation Area. Once formal comments have been received Members will be updated, it is likely, that the comments will include recommended conditions in terms of appropriate materials.

### **Amenity**

The proposal would occupy a smaller footprint, within an increased ridge height and would be situated more centrally within the plot. It is acknowledged that the eastern elevation (with 'The Skerries') would be set in from the existing boundary by 6m.

Currently, the side elevation of 'Kamiro's' is located circa 1.2m from the shared boundary with 'The Skerries' and spans a depth of approx 7.7m and incorporates two windows and a door; the side elevation of the garage is set back approx 1.8m from this elevation and has a depth of around 4.4m. A raised deck lies between the side elevation of the dwelling and the shared boundary.

The same side elevation as proposed would have a depth of approx 9.4m (excluding timber detailing) and would incorporate tall narrow windows, although the dwelling would be 3.4m higher at the ridge line than the existing scenario, this elevation would be set 6m back from the boundary line and the roof would pitch away from 'The Skerries'.

The proposed lower ground floor will be screened in the majority by the existing boundary treatment (fence and planting) as such the fenestration arrangements in the proposed North West elevation are not considered to raise significant amenity concerns.

Following concerns about the impact on 'The Skerries' given the topography of the area further information has been submitted, including: a solar plan - illustrating the shadowing from the property as it currently stands and as it would occur from the new proposal, a perspective from 'The Skerries' of the new proposal, (with the existing house superimposed) and a section (existing and proposed) through 'The Skerries' and 'Kamiro's', ultimately these details show an improvement in terms of amenity in comparison to the current situation.

'The Skerries' has windows facing the application site, which serve a habitable kitchen/diner (as defined by DC38) and obscure glazed windows to other habitable rooms. Part of the amenity area of 'The Skerries' lies between these windows and the shared boundary.

Conditions preventing any further insertion of windows are recommended, as is an obscure glazing condition for the side facing windows to the ground and first floor of the main dwelling house (not including the games room, given these windows would be located in excess of 17m from the shared boundary). It is also recommended that the small first floor side facing window in the games room facing towards 'Edgecroft' is obscurely glazed noting the existing side facing windows at the neighbouring property.

No significant amenity concerns are raised in terms of 'Edgecroft' given the existing situation and the boundary treatment.

Whilst the concerns of the neighbour are noted, it is considered in light of the supplementary information that no significant amenity issues are raised.

The Environmental Health Department recommend conditions controlling the hours of working during construction and a method statement as there is the potential for the need to remove bedrock using quarrying methods to achieve the desired design.

### **Landscaping and tree implications**

The preservation of trees and landscaping of the site are crucial to the setting of the building within the Conservation Area. A tree survey and landscaping proposal have been submitted. The scheme would include the removal of two existing silver birch trees. The trees on site are protected by virtue of their siting within a Conservation Area.

The Council's Arboricultural Officer has requested further information regarding how the large Beech on Macclesfield Road will be protected from potential root disturbance during the construction of the proposed dwelling. Further information was received prior to the preparation of this report and

has been forwarded to the Arboricultural Officer for comment. Members will be updated once formal comments have been received.

The recently received information also relates to revised landscaping detailing and Members will again be updated once the formal response from the Landscape Officer has been received.

## **Ecology**

The EC Habitats Directive 1992 requires the UK to maintain a system of strict protection for protected species and their habitats. The Directive only allows disturbance, or deterioration or destruction of breeding sites or resting places, if there is:

- no satisfactory alternative
- no detriment to the maintenance of the species population at favourable conservation status in their natural range
- a specified reason such as imperative, overriding public interest.

The UK implemented the EC Directive in The Conservation (Natural Habitats etc) Regulations 1994 which contain two layers of protection:

- a licensing system administered by Natural England which repeats the above tests
- a requirement on Local Planning Authorities ("LPAs") to have regard to the Directive's requirements.

Circular 6/2005 advises LPAs to give due weight to the presence of a European protected species on a development site to reflect.. [EC] ...requirements ... and this may potentially justify a refusal of planning permission."

In PPS9 (2005) the Government explains that LPAs "should adhere to the following key principles to ensure that the potential impacts of planning decisions on biodiversity are fully considered..... In taking decisions, [LPAs] should ensure that appropriate weight is attached to .... protected species... ... Where granting planning permission would result in significant harm .... [LPAs] will need to be satisfied that the development cannot reasonably be located on any alternative site that would result in less or no harm..... If that significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused."

With particular regard to protected species, PPS9 encourages the use of planning conditions or obligations where appropriate and advises, "[LPAs] should refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh that harm."

The converse of this advice is that if issues of species detriment, development alternatives and public interest seem likely to be satisfied, no impediment to planning permission arises under the Directive and Regulations.

A bat survey was submitted with the application, it identified evidence of a bat roost. No further evidence of bats was recorded during the latest survey. Based on the survey effort undertaken at this site it is likely that the building supports a small number of bats of a common bat species. In the absence of mitigation the loss of this roost would have a minor impact upon the species of bat concerned. The demolition would however pose a significant risk of killing or injuring any bats present when the works were undertaken.

The submitted report recommends the installation of features suitable for roosting bats on the replacement building as a means of compensating for the loss of the roost and also recommends the timing and supervision of the works to reduce the risk posed to any bats that may be present.

Having regard to the above it is considered that the proposed replacement roosting facilities is an appropriate form of mitigation and is likely to reduce the potential adverse impacts of the development to a low level. It is considered that that the mitigation/compensation put forward is a material consideration which if implemented would conserve and enhance the existing protected species in line with LP Policy NE11 and is therefore, on balance considered to be acceptable.

The Councils Ecologist has been consulted on this application and raises no objections subject to conditions ensuring the work is carried out in accordance with the submitted details.

The alternative to a replacement dwelling would be of course to retain the existing dwelling, it is likely that at some point in time this property could be subject to major renovation works (especially given the submitted structural assessment) and possible additional extension work in the future which could be carried out under permitted development rights, this of which, would and could have an equally significant impact upon any present bats.

In the absence of mitigation the proposed development is likely to result in a significant impact on the small number of bats present and a minor impact upon the conservation status of the species as a whole. Impacts would result through both the loss of the roost site and also through the risk of bats being killed or injured during the construction phase.

The mitigation proposes bat tubes and boxes which are to be incorporated within the new outbuilding and existing trees will provide a new roost for the bats which will be adjacent to existing fairly mature trees which offers a high foraging value. The proposed mitigation will provide a new habitat which will allow the future protection of the bats in perpetuity.

The proposed scheme to demolish the existing dwelling could have a substantial impact upon the presence of bats however, in this particular case the number of bats on site is considered to be low.

It is very difficult to argue that this particular development is in the overriding public interest and that there are no alternatives. For example the existing building could be underpinned and renovated (although noting this would have financial implications for the applicant). However, it could be argued that for such developments where they comply with Local Plan policy and that ensure an appropriate safeguard to nature conservation interests, to withhold planning permission in these situations would not be in the public interest.

It is considered that due to the low presence of bats at this property the impact of the replacement dwelling on any existing habitat would be minimal and any harm would be sufficiently outweighed by the mitigation put forward by the applicant. The view is taken that the mitigation put forward is a material consideration which if implemented will further conserve and enhance the existing protected species in line with Local Plan policy NE11 and is therefore on balance, considered to be acceptable.

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

The proposed replacement dwelling is considered to be a high quality residential development that respects the wider character of the Alderley Edge Conservation Area. It is considered that the proposal will enhance the Conservation Area, especially compared to the existing scenario, thereby meeting the objectives of Local Plan policies BE3 & BE12 and national planning policy guidance PPS5. Despite the objections received, it is also considered that the impact on the living standards of adjoining residential properties would be acceptable. Therefore, an initial recommendation of approval subject to conditions is made, pending formal consultee responses.

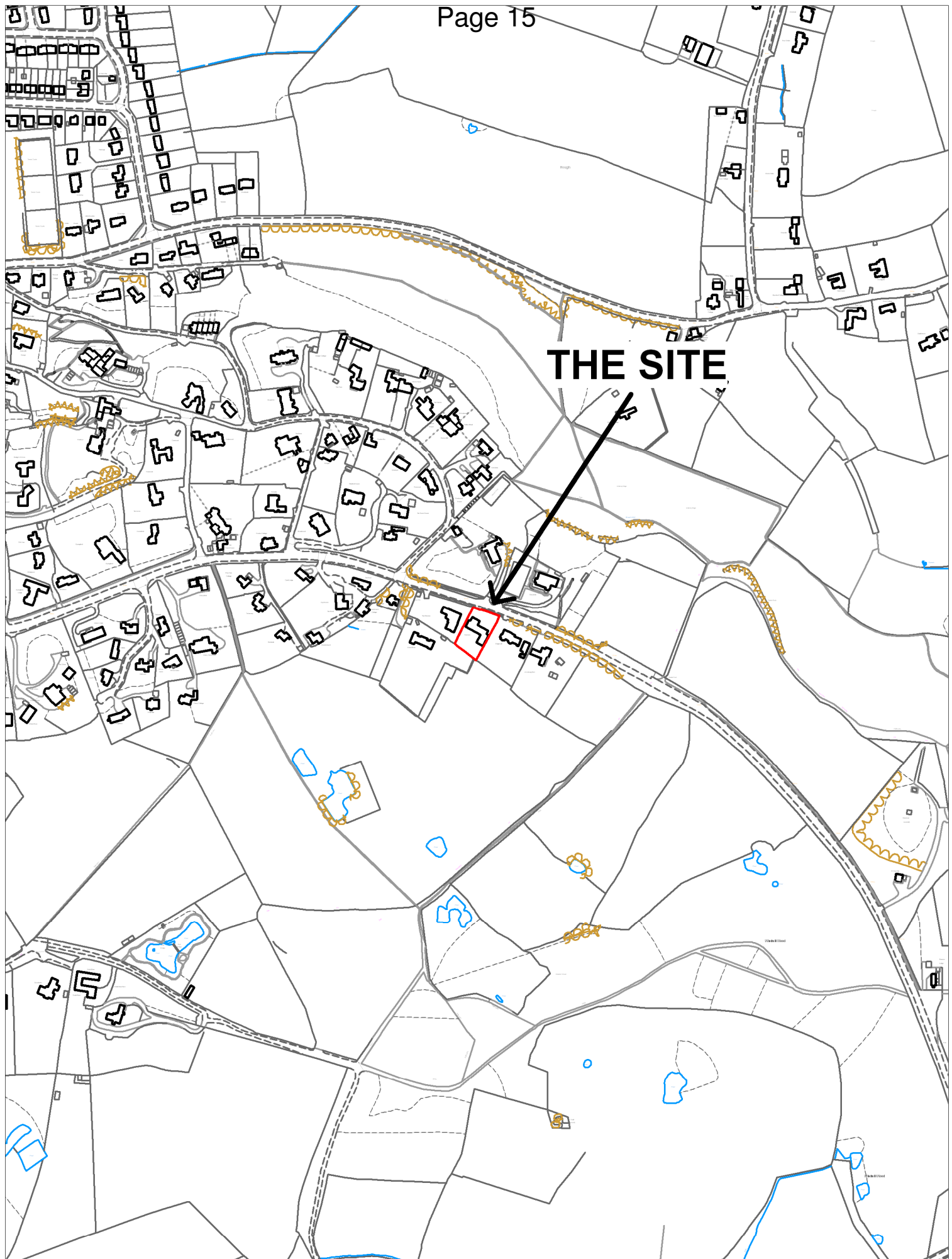
Application for **Full Planning**

### **RECOMMENDATION : Approve Subject to Conditions**

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A06GR - No windows to be inserted
4. A25GR - Obscure glazing requirement
5. A04AP - Development in accord with revised plans (numbered)
6. A22GR - Protection from noise during construction (hours of construction)

7. Gates - To be in accordance with submitted plans
8. Bats - To comply with the mitigation proposals
9. Method Statement - for building construction works in relation to potential extraction of bedrock





**THE SITE**

10/3666M KAMIROS, MACCLESFIELD ROAD, ALDERLEY EDGE, SK9 7BN

NGR- 385,320:377,920

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**NORTH**  
1:5000



**Application No: 10/3672M**

**Location: KAMIROS, MACCLESFIELD ROAD, ALDERLEY EDGE, SK9 7BN**

**Proposal: Proposed Demolition of Dwelling (Conservation Area Consent)-  
Resubmission of 10/0051M**

**For Mr & Mrs Banks**

**Registered 16-Sep-2010**

**Policy Item No**

**Grid Reference 385325 377918**

**Date Report Prepared: 19<sup>th</sup> November 2010**

#### **SUMMARY RECOMMENDATION**

Approve subject to conditions

#### **MAIN ISSUES**

Impact on the Alderley Edge Conservation Area

#### **REASON FOR REPORT**

Application 10/3666M has been brought to Committee at the discretion of the Head of Planning and Housing. Should that application be refused, there would be no acceptable application to replace the building, contrary to MBLP Policy BE4 and to this extent the two applications are directly linked.

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

The site consists of a 1960's brick built 'L shaped' detached house which is of little architectural merit. It is single storey at the front and two storeys at the rear due to the fall in the land levels.

The property is situated off Macclesfield Road which descends steeply towards the village of Alderley Edge. Hence 'Edgecroft' (the dwelling situated to the east of the application site) is situated at a higher level than the application site; similarly 'The Skerries' to the west is situated on a significantly lower ground level than 'Kamiro's'.

The site lies within the Alderley Edge Conservation Area, characterised by large detached dwellings set in spacious plots that are set back from the road frontage and are largely screened by mature trees/vegetation. The trees on site are protected by virtue of their siting within a Conservation Area.

#### **DETAILS OF PROPOSAL**

This application seeks Conservation Area Consent for the demolition of the existing dwelling. An accompanying full planning application for a replacement dwelling (10/3666M) has also been submitted.

## **RELEVANT HISTORY**

10/0051M - Proposed demolition of dwelling (Conservation Area Consent) Withdrawn 19-Mar-2010

10/0053M - Demolition of existing dwelling house and construction of replacement dwelling house Withdrawn 19-Mar-2010

23716PB Conversion of basement to additional accommodation approved with conditions 27.08.1980

## **POLICIES**

Regional Spatial Strategy: DP1, DP7 & EM1

Macclesfield Borough Local Plan (2004): BE1 & BE4

## **OTHER MATERIAL CONSIDERATIONS**

Planning Policy Statement 5: Planning for the Historic Environment

## **CONSULTATIONS**

Conservation Officer: formal comments awaited, however, during conversations about the site the Conservation Officer has raised no objection to the demolition of the existing dwelling.

## **VIEWS OF THE PARISH COUNCIL**

Alderley Edge Parish Council: recommend refusal because of the unacceptable impact this development will have on the neighbouring property ('The Skerries'). The scale and mass of the proposal and in particular the shadow created by its height will have an unneighbourly impact.

## **REPRESENTATIONS**

Representations have been received in relation to the full planning application (10/3666M), but no comments have specifically been made regarding the demolition of the existing dwelling house.

## **OFFICER APPRAISAL**

### **Policy & Principle of Development**

Policy BE4 states that consent will not be granted for the demolition of buildings which make a positive contribution to the character or appearance of the area. Applications for the replacement building must be submitted at the same time as the application to demolish and consent for the demolition will be conditional upon the contract for the replacement building being let prior to demolition taking place.

### **Design/Character & Appearance**

The existing building comprises a circa 1960s detached dwelling house that is of no particular architectural merit. Following discussions with the Conservation Officer, it is considered that, the existing building makes no positive contribution to the conservation area and therefore it is considered that the loss of the building will not cause any harm to its character or appearance.

However, in line with the objectives of Policy BE4, it would not be desirable to approve the demolition of a dwelling and leave a vacant site in the Conservation Area and therefore permission should only be granted if there is an acceptable application to replace the building. The proposed replacement dwelling, as can be seen on the parallel report for full planning permission, has considered to be acceptable, pending further consultation responses and therefore, this proposal for demolition would currently comply with Policy BE4. Accordingly the application is recommended for approval subject to conditions.

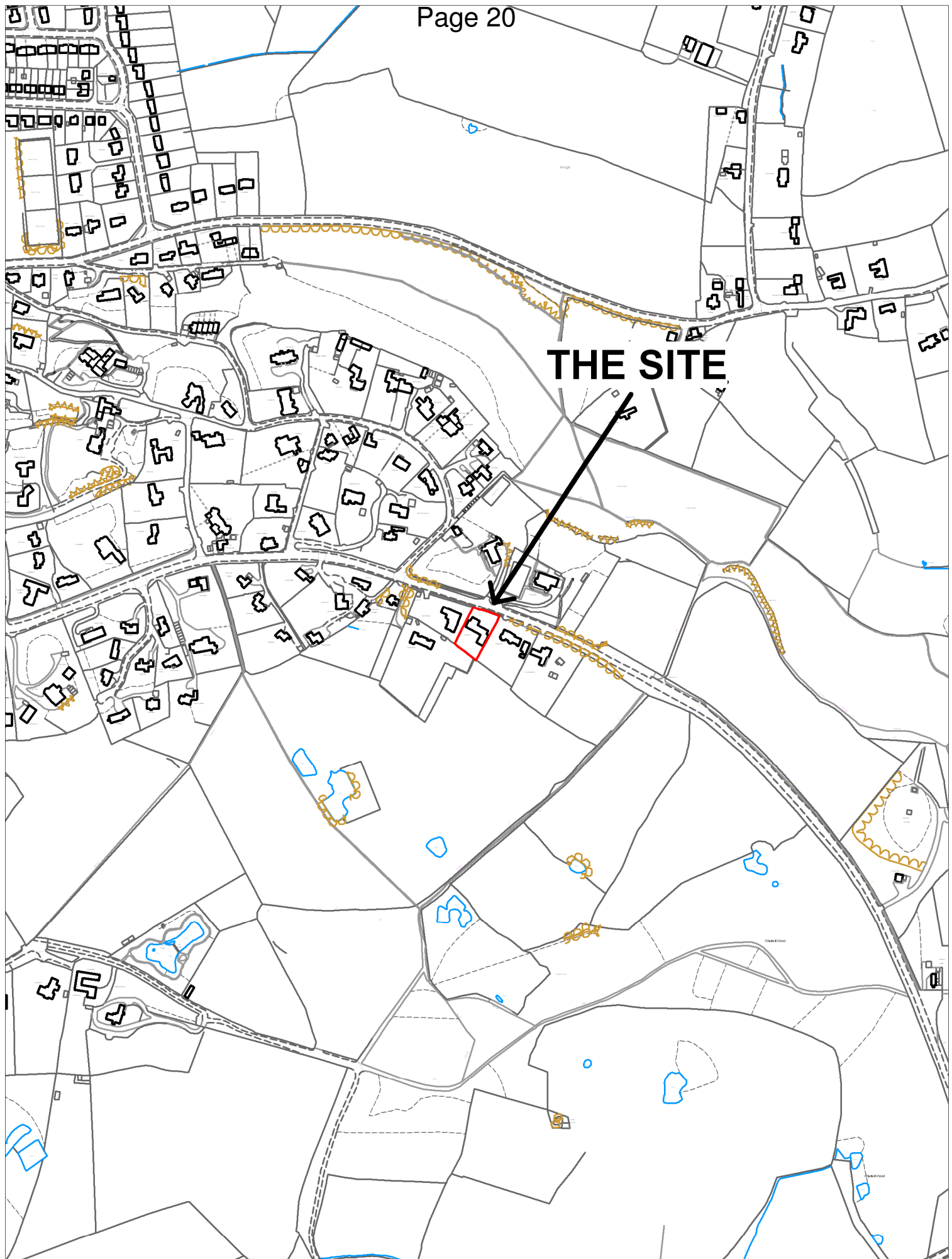
### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

For the aforementioned reasons, the application is recommended for approval subject to conditions.

Application for **Conservation Area Consent**

### **RECOMMENDATION : Approve Subject to Conditions**

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



10/3672M KAMIROS, MACCLESFIELD ROAD, ALDERLEY EDGE, SK9 7BN

NGR- 385,320:377,920

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**NORTH**  
1:5000



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