NORTHERN PLANNING COMMITTEE 1ST DECEMBER 2010

UPDATE TO AGENDA

APPLICATION NOS: 10/3666M & 10/3672M

LOCATION: KAMIROS, MACCLESFIELD ROAD, ALDERLEY EDGE, SK9 7BN

UPDATE PREPARED 29 November 2010

CONSULTATION RESPONSES

Conservation – no objection subject to conditions

The existing house on this site is a particularly graceless example of its type and the officer would not seek its retention. It has no architectural, historic or aesthetic merit. The replacement structure is the main matter to be addressed.

There is also a close relationship to an imposing frontage tree which makes a strongly positive contribution to the Conservation Areas at this point. The officer would not support a scheme which threatened the future of this tree (see Forestry section below).

The design of the replacement dwelling is supported. It uses the levels of the site in an intelligent way, presenting an appropriate two floor elevation to the road frontage, but three behind, where the land falls. The materials are traditional and appropriate. Design is lightweight, faintly reminiscent of a jettied, timber-framed house to the rear, despite modernist presentation.

It isn't uncompromising in its modernism, however. The materials palette will ensure that the finished product will look much better than the drawings – the starkness evident in these will be softened by the natural facings, in practice. Hence the officer raises no objections subject to conditions (listed at the end of this update).

Forestry – no objection subject to conditions

The development proposals can be implemented subject to detailed method statements submitted under conditions, without detracting from the specimen Beech located off site adjacent to the Macclesfield Road frontage.

No objection has been raised to the removal of the identified trees or the impact the proposals will have on the off site trees (Cherries) located within the grounds

of Edgecroft, which are poor specimens, and in respect of the larger tree presents a poor social proximity to the existing Kamiros building. The loss of the Macclesfield Road frontage trees, which have previously been poorly managed, in order to facilitate the new pedestrian access, can easily be mitigated by a number of specimen trees, which should be seen as a net gain in tree and landscape terms. Replacement planting has been addressed by the landscape officer as part of requested conditions.

There were initial concerns relating to the construction of part of the proposed triple bay garage, and proposed sections of hard standing within the Root Protection Radius (RPR) of the large mature specimen Beech located on the Macclesfield Road frontage within the grounds of Edgecroft on the boundary with Kamiros.

The revised detail identifies the areas of sandstone paving which extend both to the north and west of the garage as being implemented under a 'no dig' construction method.

No details have been included in terms of the foundation type proposed for the garage. A traditional linear strip foundation within the Beech trees RPR would not be considered acceptable - this can be address as part of the recommended conditions.

The boundary wall which fronts Macclesfield Road as a result of root and stem expansion associated with the Beech has become split and distorted. Any proposed repairs within the trees RPR will also require the submission of a method statement in order to preserve the future health and longevity of the tree. This again can be addressed by condition.

Accordingly no objection is raised from an arboricultural perspective as the revised proposals and those identified under condition would enable the Beech to be retained without detracting from its health and longevity.

Landscape - no objection subject to conditions

Further to a site meeting and the submission of several additional plans and amended information, the officer has no objections to the scheme subject to arboricultural requirements for trees being met (see aforementioned details), and recommended conditions (listed at the end of this update).

Rather than having the high decking set on brick piers to the side of the property, there is a stepped access to a lower area of deck, with the building set further away from the boundary. Hence this scheme does represent an improvement in terms of the boundary with The Skerries compared to the existing situation.

The current treatment between the existing high deck and the boundary fence/side of outdoor patio of laurel plants is planted in a less than 1m wide patch at the same lower ground level as the plants in the garden lawn area, in the dark thin slot between the two, which is quite unsustainable as the lower parts of the plants have no light, although laurel planting is relatively robust and survives with no leaves at this level.

This planting situation is improved with the proposal to lower the deck area, with the height of the external wall at the side of the steps reduced to create a better solution. A full metre width has also been allowed for planting, so this will support planting more effectively if growth conditions can be demonstrated to be suitable.

The solution to provide an additional pedestrian gate to the road side boundary is considered to be acceptable, as long as full details for the retention of existing vegetation are maximised and new planting is controlled by condition, and includes irrigation for the proposed new holly hedges, and a solution to create an archway of vegetation over the access path and steps to create a continuous vegetated view. The proposals would have an acceptable impact on the character of the streetscene.

The boundary to the rear of the property is already dense planting, so to improve the amenity of this boundary, it is suggested that the existing hedge be allowed to grow naturally to be about 2.5m high.

Edgecroft is located in an elevated position to Kamiros and the proposals will not have a detrimental visual impact on this property. Details of planting can be subject to conditions to provide unity for the site design.

REPRESENTATIONS

Further comments have been received both directly from the occupiers of The Skerries and comments have also been submitted by an agent on their behalf. These include sketches/montages/details of the view/impact from the The Skerries.

The main points raised were:

- Proposal would take light from rear garden which is the main recreational area and the kitchen and dining area which is overbearing and un-neighbourly
- inaccurate hedge height shown on montages
- inconsistency and inaccuracy between plans which has made it difficult to analyse the impact;
- misleading comparisons between the entire profile of the existing Kamiros with the proposed dwelling and The Skerries; and

- the submission of the solar sun study using 12 noon and 7pm when the orientation of the building would affect The Skerries during the morning as the proposed property lies to the east side of our clients' property.
- the proposal would block light to the study
- unacceptable loss of amenity for the adjoining property caused by the bulk, scale and massing of the proposed building with its overbearing nature and the loss of light
- failure of the scheme to take on board the advice given in PPS1 for improving the character and quality of an area by using design
- scheme does not preserve or enhance the character of the Conservation Area

CONSIDERATIONS

Whilst the obscure glazed window serving the study at The Skerries is a sole light source, there is borrowed light from the adjoining kitchen/diner to one side and the lounge to the other. There would be around a 12m separation distance between this window and the side elevation of the replacement dwelling, whilst DC38 recommends a separation distance of 16.5m (taking into account the ground levels). This would be less than the minimum guidance, however, the position of the study window in relation to the proposed side elevation of the structure would still allow sufficient light past the rear of the proposed building. Furthermore the existing window of the study is obscurely glazed and the room is of limited size and function in comparison to the adjoining living space. The impact in terms of space, light and privacy is acceptable and the proposed development is not considered to cause any detrimental impact to living conditions of the neighbours, and there would be no breach of policy DC3 of the Local Plan. Furthermore, the impact on the study window must also be taken in the context of what are considered to be improvements to the living conditions of that property as a result of the removal of the existing building which has a gable end and window 1 metre from the shared boundary. These considerations are set out in the main committee report.

The comments of the neighbour are therefore noted, however, the proposal is not considered to cause significant harm to warrant a recommendation of refusal; conversely it is considered that living conditions will actually be improved as a result of the proposed development as described in the committee report.

Objections have also been raised on the basis of design and national planning policy statement PPS1. Developments must seek opportunities to enhance the character and quality of an area and development within the Conservation Area must preserves and enhance its character and appearance. It is considered that the proposed dwelling is a high quality design, which responds to the topography of the site, the surrounding landscape, and the scale of the adjoining buildings. The materials proposed are traditional and high quality and it is considered that the replacement dwelling will sit comfortably in relation to its neighbours when

taking into account position, massing and height. As set out in the committee report, the proposal accords with local and national planning policies in relation to high quality design and preserving conservation areas.

CONCLUSION

The recommendation of both applications remains unchanged, subject to the additional conditions outlined below being attached to the application for full planning permission (ref.10/3666M).

CONDITIONS

A01TR - Tree retention

A02TR - Tree Protection including ground protection within the RPR of the Beech outside the protective fencing.

A03TR - Construction Specification / Method Statement for the foundations of the garage within the RPR of the Beech and the reconstruction of the boundary wall fronting Macclesfield Road

A05TR - Arboricultural Method Statement

A06TR - Levels survey which provides for the retention of trees on site

A02EX - Submission of samples of building materials (already recommended in main committee report)

A10EX - Rainwater goods…cast-metal, painted in a dark colour to be agreed with the LPA

A16EX - Specification of window design / style…external…fabricated in timber or powder-coated metal….

A20EX - Submission of details of windows – scale drawings

A19EX - garage doors shall be constructed in timber, vertically boarded

Any use of decorative or preservative treatments for external timber on the property shall be agreed with the LPA before works commence.

A01LS - for a landscaping plan so that full details of species/planting/establishment can be included. (For example, 2 trees shown in the front garden area are in the line of access to the garages)

A04LS - Landscaping conditions (implementation)

A10LS - Additional landscaping details required - details of the following landscape matters are required: “The landscaping scheme shall include full details and plans of all existing planting to be retained.”

A12LS - Landscaping to include details of boundary treatment for boundary treatments, for full details of all wall and hardworks boundary feature construction.

A15LS - Submission of additional landscape details for details of levels and earthworks to take account of level changes and gradients needed for the North West boundary and the front boundary area, in relation to existing vegetation.