

Application No: 22/2688M

Location: RED ACRE, MACCLESFIELD ROAD, ALDERLEY EDGE, SK9 7BW

Proposal: Proposed erection of replacement dwelling

Applicant: Mr & Mrs Wootton

Expiry Date: 14-Apr-2023

SUMMARY

The proposed development seeks approval for the replacement of an existing dwelling within the Alderley Edge Conservation Area. The site is within the settlement boundary of Alderley Edge and thus residential development is acceptable in principle.

The proposed development is deemed to be acceptable with the requirements of heritage policies, specifically the preservation of listed buildings and the character of the conservation area.

The design of the proposed replacement dwelling is considered to take cues from the local vernacular through its use of materials, height, scale and mass. The development preserves the sylvan character of the area and the spaciousness of the plot.

No issues are deemed to be created by the application proposals with regards to design, amenity, highway safety, landscape, trees, ecology or flood risk, subject to conditions, where deemed necessary.

Subject to conditions to ensure the development complies with development plan policies and mitigates impacts in relation to residential amenity, the application is recommended for approval.

SUMMARY RECOMMENDATION

Approve subject to Conditions

REASON FOR REFERRAL

The application was called-in to the Northern Planning Committee by Cllr Craig Browne (Alderley Edge Ward) for the following reasons: -

“The development proposals represent a significant increase in footprint, compared with the existing dwelling and are therefore potentially harmful to the root protection areas of trees located within the plot. In addition, the site is located within the Alderley Edge Conservation Area and therefore consideration should be given to the degree (or otherwise) of compliance with Policy SE1

of the Cheshire East Council Local Plan Strategy, which seeks to ensure development proposals protect and enhance the quality and character of the surrounding area. Consideration should also be given to whether the development proposals are consistent with Policy AE9 which seeks to protect the characteristic features of the local landscape. Further, the development proposals should be assessed against their adherence to the Design Codes set out in the Alderley Edge Neighbourhood Plan (VG, HER, CODE, HER. CONS, GRN & LOC) with respect to the use of materials and architectural style. For the above reasons, the application would benefit from the additional level of scrutiny provided by the members of Northern Planning Committee”.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises of a two-storey detached dwelling with detached garage on the northern side of Macclesfield Road in Alderley Edge. The application site covers an area extending 1.14 acres. The sloping site is bordered by mature trees and hedgerows.

The site lies entirely within the Alderley Edge Conservation Area.

DETAILS OF PROPOSAL

Full planning permission is sought for the erection of a replacement dwelling.

Revised plans were received during the course of the application to overcome the Conservation Officer's concerns. Concerns raised included:

- any development would need to maintain the sylvan qualities of the area and the spaciousness of the plot
- the new building must be of a scale and design which respects the plot and the character and appearance of the conservation area
- the dwelling was proposed to come forward of the existing platform area
- removal of open garden to the northern boundary
- four storey height and expansive glazing to the west would make the building appear dominant in views.

RELEVANT HISTORY

14/3205T - TG1, Leylandii Cypress tree group bordering the pavement of Macclesfield Road. Fell to as close to ground level as possible the partially up rooted trees from previous storm damage. Reduce the remaining trees by around 4 metres in height to reduce the sail area of the trees. - Consent for tree works in CA / 30-Jul-2014

74019P – Detached double garage - Approved / 14-Jun-1993

POLICIES

Cheshire East Local Plan Strategy (CELPS)

MP 1 - Presumption in Favour of Sustainable Development

PG2 - Settlement Hierarchy

SD1 - Sustainable Development in Cheshire East

SD2 - Sustainable Development Principles

SE1 – Design
SE3 - Biodiversity and Geodiversity
SE5 - Trees, Hedgerows and Woodland
SE7 – This Historic Environment
SE13 – Flood Risk Management
CO1 – Sustainable Travel and Transport
Appendix C Parking Standards

Site Allocations and Development Policies Document (SADPD) (Adopted December 2022)

PG9 – Settlement Boundaries
ENV1 – Ecological Network
ENV2 – Ecological Implementation
ENV6 – Trees, hedgerow and woodland implementation
ENV16 – Surface water management and flood risk
GEN1 – Design Principles
HER1 – Heritage Assets
HER3 – Conservation Areas
HER4 – Listed Buildings
HOU 12 – Amenity
HOU13 – Residential Standards
HOU14 – Housing Density

Alderley Edge Neighbourhood Plan (2021-2030)

AE1 – Alderley Edge Development Strategy
AE2 – Design, Scale and Type of New Housing
AE9 – Local Character and Access
AE11 – Protecting and Enhancing the Conservation Area
AE12 – Local and Historic Character

Other Material Considerations

National Planning Policy Framework (NPPF) 2021
National Planning Practice Guidance
Cheshire East Design Guide

CONSULTATIONS (External to Planning)

Environmental Protection (CEC) – No objections, subject to a number of conditions including the implementation of electric vehicle charging infrastructure details and the submission of installed gas-fired boilers specification. A number of infomatives are also proposed.

United Utilities – No objection.

Alderley Edge Parish Council – Recommends refusal on the grounds that the design does not enhance the conservation area. In addition, the planned boundary treatment will cause loss of amenity to neighbouring propertyies at Old Vine and Franklin Lodge. If the planning committee is minded to grant approval the Parish Council would request a construction method statement.

REPRESENTATIONS

10 neighbour notification letters were sent on 14th July 2022.

7 letters of representations, comprising of 5 objections and 2 letters of support were received and their comments can be summarised as follows:

- No pre application advice in respect of this proposal and therefore no basis for the claims about advice made in the D&A Statement
- The Beech trees are owned by Beechwood and Franklyn Lodge:
- Arboricultural Impact Assessment required.
- Inappropriate design for location; siting largely ignoring existing footprint and massing
- Risk of construction workers and tradesmen, attempting parking on Beechwood Drive causing obstruction
- The Rooting System of the trees will be in excess of 25/30 metres running into the Gardens of Red Acre. The proposed build will, interrupt the water source to the trees.
- Concerns regarding overlooking
- Design not in keeping with the surrounding area.
- Concerns regarding stress to trees and wildlife.
- Ecological Survey required.
- Contemporary design near Grade 2 listed building
- Impacts on residents visual amenity.
- Height of proposal will dominate the skyline
- The scheme is in keeping with other houses on the road in terms of scale and design. The scheme offers a positive contribution to the locality due to its high-quality architectural design and also uses the natural contour of the land to minimise impact
- Vital to create a distinction between old and new and breathe new life into the Conservation area.

In response to the re-consultation exercise, at the time of writing this committee report, letters of representation have been received from 5 address, which raised the following objections:

- Out of character with the rest of conservation area
- Dominate the skyline
- Potential damage to mature beech trees
- Will be able to see builders yard for extent of the build, impacting visual amenity
- Trees already have permission to be removed
- Style of dwelling not appropriate
- Change to footprint affects amenity
- Traffic using beechwood drive to view the development
- Conservation officers initial view should be upheld
- Significant increase in size
- Contradicts AE9 of the neighbourhood plan

OFFICER APPRAISAL

Principle of development

The application relates to the demolition of a detached dwelling and replacement with a new detached dwelling within the settlement boundary of Alderley Edge. Policy PG2 of the Cheshire East Local Plan identifies Alderley Edge as a Local Service Centre. Here, small scale development to meet needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.

As the site is situated within the settlement boundary, residential development is considered acceptable in principle, subject to having an acceptable impact upon the character and appearance of the area, neighbouring amenities, highways etc.

Heritage & Design

Design

Policy SE1 of the CELPS advises that the proposal should achieve a high standard of design and: wherever possible, enhance the built environment. It should also respect the pattern, character and form of the surroundings. Policy SD2 of the CELPS states that development should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of; height, scale, form and grouping, choice of materials, external design features, massing of development, green infrastructure and relationship to neighbouring properties and street scene. These policies are supported by the Cheshire East Design Guide SPD.

Policy GEN1 of the SADPD states development proposals should reflect the local character and design. Policy AE12 of the Alderley Edge Neighbourhood Plan outlines that designs should include visual references or cues to local materials and detailing where possible and should demonstrate that they will make a positive contribution to local character.

Context

The site is located on the northern side of Macclesfield Road in Alderley Edge. It currently contains Red Acre, a two-storey detached dwelling, set back from the southern boundary by over 30m. The two-storey dwelling is of no particular architectural merit.

Layout

The positioning of the proposed replacement dwelling would be further set back from Macclesfield Road than the existing dwelling and would be set in from the northern boundary of the site compared to the existing detached outbuilding. The similar positioning of the replacement dwelling to Red Acre allows the character of the plot to be maintained. To the south and west of the proposed dwelling would remain undeveloped and would thus retain the spaciousness of the plot.

Scale and Massing

The new build would be a flat roofed structure and comprise of 4 storeys, one being a subterranean basement level. The height of the proposed dwelling would sit lower than the existing dwelling to be demolished and would also sit below the ridge lines of Bridgepool and Old Vine. The proposal would therefore not dominate the skyline and would not result in a visually prominent addition. The mass and bulk of the dwelling is reduced through the variations in projections to the northern boundary and thus would not result in a visually bulky addition.

The proposed development is not considered to be of an excessive scale and would not significantly encroach into the garden.

As a result, the scale and massing of the proposal is acceptable.

Parking

Parking levels are considered to be appropriate for this location and the spaces are located in-curtilage, and within the proposed basement car parking area. It is not felt that cars would dominate the street scene. The hardstanding proposed is small compared to the amount of the plot that would remain undeveloped and is well-integrated with landscape elements reducing the impact of the parked cars to the street.

Appearance

The design of the dwelling, while more contemporary than some surrounding dwellings, would utilise materials found within the wider conservation area. The appearance of the dwelling is therefore drawn from the local vernacular. However, to ensure that quality materials are used, in the event of approval it is recommended a condition be imposed requiring the prior submission/approval of the specific detail of all facing materials, windows and doors.

Design Codes

Cllr Browne has stated that the development should be assessed against its adherence to the Design Codes set out in the Alderley Edge Neighbourhood Plan (VG, HER, CODE, HER. CONS, GRN & LOC)

Taking each code above in turn:

Code VG – *“New development should consider, respect and protect Alderley Edge’s sensitive environment and setting. Any development should demonstrate that it will make a positive contribution to the settlement, integrating seamlessly into the existing grain.”*

The proposed development is considered to maintain the spatial and sylvan qualities of the plot. The dwellings similar positioning to the dwelling to be removed will allow it to integrate seamlessly into the existing grain.

Code HER – *“Any new development should demonstrate that it plays a positive contribution to the historic value of Alderley Edge, protecting and enhancing existing designated and non- designated heritage assets”*

The Conservation Officer has confirmed due to the high boundary treatment and established planting, there is limited intervisibility between the property and listed building Franklyn Lodge when viewed to the south on Macclesfield Road. The existing Red Acre can be viewed in a gap between Franklyn Lodge and its garage, and in gaps within the planting to the access road to the West. The southern part of the garden to Red Acre and western tree lined boundary forms part of the wider setting to Franklyn Lodge, these elements will not change as part of these proposals. Given that the new dwelling moves northwards within the plot, it will be set further away from the listed building. The proposal would therefore not cause harm to the setting or significance of the listed building.

Code CODE HER.CONC – *“Alderley Edge has four conservation areas. New development should protect and enhance the villages historic value.”*

The Conservation Officer has confirmed that the proposed dwelling in the conservation area is acceptable from a heritage perspective. Further details on heritage matters are provided below.

Code GRN – *“Development should seek to retain and protect good quality trees, woodland and hedgerows.”*

Trees of amenity value are retained and protected as part of the development (further details below). The Arboricultural Officer has raised no objection to the proposal

Code – LOC – *“New development should be designed to respect and positively contribute to the unique character of Alderley Edge. Architectural style, materials and detailing sympathetic to the existing village.”*

The proposal is considered to maintain the spatial and sylvan qualities of the plot. To the south and west of the proposed dwelling the site would remain undeveloped and would thus retain the spaciousness of the plot. The materials would not be discordant with the wider conservation area and the architectural style is considered to be acceptable.

To conclude, the proposal is considered to adhere with the design codes within the Alderley Edge Neighbourhood Plan.

Conservation Area

Policy SE7 of the CELPS refers to the Historic Environment. The crux of Policy SE7 is to ensure all new development avoids harm to heritage assets and makes a positive contribution to the character of Cheshire East’s historic and built environment, including the setting of the assets and where appropriate, the wider historic environment.

Policy HER3 of the SADPD states development within or affecting the setting of a conservation area must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Policy HER4 of the SADPD refers to listed buildings and states when considering development proposals or works affecting a listed building, the Council will have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest that it possesses.

Development proposals in the Alderley Edge Conservation Area should be carefully designed using good quality materials and detailing, in accordance with Policy AE11 of the Alderley Edge Neighbourhood Plan. In addition, proposals that harm the special character of the conservation area and its setting will be resisted.

The site is located on the north side of Macclesfield Road within the Alderley Edge Conservation area. The plot is large and rectangular in form, similar to other sites within this conservation area and makes a positive contribution due to its expansive garden with well-established trees and planting, with the existing house immersed in the landscaped setting. The southern boundary is defined by a stone wall with rusticated, rectangular sandstone stone blocks. To the immediate west lies the Grade II listed, Victorian Tudor gothic Franklyn Lodge, built from red sandstone. From historic maps of the area, it would appear that the site once belonged to the adjacent villa “Springfield” and that the southern boundary wall, the remains of the greenhouse, stone rockeries and footpaths date from that time, creating a layer of historic interest.

The existing mid-century traditional dwelling sits on a platform in an elevated position above the gardens. The building is of a pleasant design but not of particular architectural interest. At pre-application stage, it was advised that the architectural approach of any redevelopment could be flexible.

There are views through the tree belt/woodland lining the access road to the west of the site and also from Franklyn Lodge, any new dwelling would be visible to a degree in these views. The south west corner of the first floor/roof to the existing building can be glimpsed in views from the south west across Macclesfield Road.

Any development needs to maintain the sylvan qualities of the area and the spaciousness of the plot and that this part of the conservation area should be developed in a positive way, the test being to preserve or enhance.

There is no objection in principle to replacing the existing dwelling or the use of a contemporary design, however, the new building must be of a scale and design which respects the plot and the character and appearance of the conservation area. The building must additionally not be harmful to the setting or significance of the Grade II listed Franklyn lodge.

The proposal has been revised following concerns raised by the Conservation Officer. The hard boundary treatment has been removed from the scheme, so that the existing green western edge to the site will remain. The northernmost section of the building and hard landscaping has been pulled back from the boundary to reduce the impact upon the northern corner of the site and maintain the existing open, sylvan qualities to this part of the garden. The development will therefore not appear cramped or erode the landscape setting to the north. The fourth floor is now sub-terranean and the vertical stone band detail removed in order to address concerns relating to the scale of the proposal as viewed from the west. The third floor is concealed from any views to the south by grass slopes. Although the new building is larger than the existing and takes a linear form, the elevations are “broken up” to give relief to the additional mass. The new ridge line sits lower than the existing dwelling.

The materials would not be discordant with the wider conservation area. The rough cut stone ties with the boundary walls found within the wider conservation area and currently forming the boundary to the south of the site. With regards to the Portland stone cladding there are later infill dwellings and Victorian villas which utilise light colour cladding or bricks. Timber screens have been introduced across some of the glazing to reduce potential light escape and the southern elevation redesigned to give an improved visual connection to Macclesfield Road.

In terms of the impact upon the conservation area, the proposed dwelling with the revisions made throughout the course of the application, is considered to maintain the spatial and sylvan qualities of the plot and addresses the policies contained within the Local Plan and Neighbourhood Plan. A significant area of the garden is left undeveloped and free from built form.

The glasshouse to the northern corner is in a very poor state of repair and beyond retention. Therefore, it is recommended this element is recorded by condition. The pathway and rockery are to be retained.

With regards to impact upon the setting of the Grade II listed Franklyn Lodge, due to the high boundary treatment and established planting, there is limited intervisibility between the two properties when viewed to the south on Macclesfield Road. The existing Red Acre can be viewed in a gap between Franklyn Lodge and its garage, and in gaps within the planting to the access road to the West. The southern part of the garden to Red Acre and western tree lined boundary forms part of the wider setting to Franklyn Lodge, these elements will not change as part of these proposals. Given that the new dwelling moves northwards within the plot, it will be set further away from the listed building. The proposal would therefore not cause harm to the setting or significance of the listed building

Heritage & Design Summary

The previous concerns from the Conservation Team have been addressed and the replacement dwelling is considered to be acceptable. As such, it is considered that the proposal would not have a detrimental impact on the character or appearance of the surrounding area and would adhere to Policies SD2, SE1 and SE7 of the CELPS, Policy GEN1, HER1, HER3 and HER4 of the SADPD, and Policies AE11 and AE12 of the Neighbourhood Plan, the Cheshire East Design Guide SPD, the Alderley Edge Neighbourhood Plan Design Codes and the NPPF.

Living Conditions

CELPS Policy SE1 states that development should ensure an appropriate level of privacy for new and existing residential properties. Policy HOU12 of the SADPD states development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive users or future occupiers of the proposed development due to:

1. loss of privacy;
2. loss of sunlight and daylight;
3. the overbearing and dominating effect of new buildings;
4. environmental disturbance or pollution; or
5. traffic generation, access and parking.

The closest neighbouring residential properties to the application site are those situated to the east of the site, Old Vine, Bridge Pool and Sienna Lodge. Westow Lodge is situated to the west of the site, as well as a detached dwelling to the north east.

As stated previously, the proposed replacement dwelling would sit lower than the existing dwelling Red Acre, in terms of ridge height. The neighbouring properties to the east also sit at a higher ground level than the proposed dwelling, due to the sloping topography of the site. The eastern elevation of the dwelling would be situated approximately 28m from the rear elevation of Bridge Pool, 26m from the rear of Sienna Lodge and over 30m from the rear of Old Vine. Due to the separation distances and the topography changes between the site and dwellings to the east, it is not felt the proposal would result in a significant impact on light exposure.

The replacement dwelling would also be over 40m from Westow Lodge to the west and the dwelling to the north-east, thus there are no concerns in relation to loss of light in these regards.

The proposed dwelling would be set back approximately 7-8m from the rear boundaries of the dwellings to the east. Only the ground and first floor would be visible from the eastern elevation. While the design of the dwelling would result in built form being elongated along the eastern boundary, the separation distance to the rear boundaries, in conjunction with the dwelling being

situated at a lower ground level would mean the proposal would not have a significant overbearing impact on surrounding properties.

At first floor level within the existing east facing elevation, 4 windows face towards the properties. Only 1 of these windows is habitable and would provide views towards Sienna Lodge's private amenity space. Within the proposed east elevation at first floor, all 5 windows would serve non-habitable rooms, including 3 ensembles, a hallway and a staircase. Due to the separation distances referred to above, and having regard to the positioning of the existing dwelling and windows, it is not considered that the development would be to the detriment of privacy or overlooking.

The proposed south elevation would be over 57m from properties on the southern side of Macclesfield Road and the fenestration in the west elevation would be over 40m from Westlow Lodge. The development would thus not have a significant impact on privacy or overlooking in these regards. It is also for the separation distance to the dwelling to the north west that the development would also not harm privacy or overlooking in this regard.

In relation to impacts on future occupiers, all habitable rooms would be served by sufficient windows to provide light and outlook. Sufficient amenity space would be retained for the replacement dwelling. It is therefore not deemed that the future occupiers of the proposed development's amenities would be harmful as a result of the layout or arrangement of the dwelling.

In relation to environmental matters, the Council's Environmental Protection Officer has reviewed the application proposals and advised that they have no objections, subject to a number of conditions including the implementation of electric vehicle charging infrastructure details and the specification of all installed-gas boilers. These conditions are not considered to be necessary as they are matters covered under building regulations. A number of informatives are also proposed including the recommended hours for noise generative works, piling work, a dust management plan and that the Local Planning Authority should be informed of any unforeseen land contamination

The proposals will not result in unacceptable harm to the residential amenity of adjacent neighbours in terms of overlooking, loss of privacy or overshadowing and as such complies with the principles of policies SE1 Cheshire East Local Plan and Policy HOU12 and HOU13 of the SADPD.

Highways

Policy CO1 of the CELPS considers matters of highway safety. Appendix C of the Cheshire East Local Plan identifies minimum Parking Standards for residential development in Principal Towns and Key Service Centres and for the remainder of the borough. The LPA will vary from the prescribed standards where there is clear and compelling justification to do so.

Policy INF3 of the SADPD refers to highway safety and access, stating development should provide safe access to and from the site for all highway users.

Car Parking

The proposed dwelling would comprise of 5 bedrooms. Appendix C of the Local Plan states dwellings with 5 bedrooms in Local Service Centres such as Alderley Edge require 3 off-street parking spaces. The area of hardstanding to the south of the dwelling would measure approximately 13.8m at its deepest point and a maximum of 12.5m wide. The proposed area of

hardstanding would therefore be suitable to accommodate at least 3 vehicles for off-street parking. The proposed basement car park also outlines parking provision for up to 5 vehicles. The development would therefore provide parking in accordance with standards.

Access

The existing site entrance is to be retained. Therefore, no change of access or alteration to the public highway would occur, such that there would be no adverse impact on the safety or operation of the adjacent highway.

Sustainable Travel

Having regard for the low volume of traffic movements expected to be associated with the proposal; there is not considered to be sufficient grounds for refusal based on sustainability. The site is also within walking distance of Alderley Edge centre.

Traffic Impact

The number of dwellings within the plot would not be increased by the proposal. Therefore, the works are not considered to have a material impact on the safe operation of the adjacent or wider highway network.

The proposal would therefore be in accordance with the parking standards as set down in Appendix C of the Cheshire East Local Plan and would not be detrimental to road safety or result in an undue loss of amenity to other road users.

Trees & Hedgerows

Policy SE5 of the CELPS and ENV6 of the SADPD relate to trees, hedgerows and woodland. The crux of the policies is to protect trees that provide a significant contribution to the amenity, biodiversity, landscape or historic character of the surrounding area.

Trees within and immediately adjacent to the site are afforded protection by a Tree Preservation Order and by virtue of their location within the Alderley Edge Conservation Area. An Arboricultural Statement dated August 2022 was submitted in support of the application. A revised proposal has also been submitted which shows the building pulled back from the northern boundary to trees T4, T5 and G6 and previous boundary treatment removed. The existing driveway is to be retained, and it is assumed (as before) that this will be utilized as the access for construction vehicles.

The revised footprint provides an improved and more sustainable design and relationship to retained trees. Discussions with the project Arboriculturist suggested that the RPA to Group G5 could be modified to more accurately reflect the likely rooting area of these trees and a revised Arboricultural Impact Assessment/Method Statement and Tree Protection Plan therefore be submitted to reflect the revised changes to avoid a pre commencement condition. The agent has confirmed they are satisfied for these revisions to be conditioned as pre-commencement conditions.

Details of proposed underground services have not been provided as part of the revisions and therefore should be conditioned should the application be approved.

While permission has been granted under 20/3405T for the removal of some existing trees, the proposed site plan under this application shows there is sufficient boundary treatment retained to the southern boundary on Macclesfield Road. No significant tree or hedgerow concerns are therefore raised.

Landscape

Policy SE4 (Landscape) of the CELPS seeks to conserve the landscape character and quality and where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes. Policy AE9 of the Alderley Edge Neighbourhood Plan states development proposals should be sited and designed to ensure they are sensitive to the distinctive landscape character of Alderley Edge. Proposals must not significantly harm, individually or cumulatively, characteristic features within the local landscape, including mature trees, estate landscapes and traditional agricultural buildings and traditional boundaries such as railings and brick walls.

It is not considered that the proposals will result in any significant landscape or visual impacts. The Arboricultural Officer is satisfied that the revisions have a sustainable relationship with the retained trees. There are no traditional agricultural buildings in proximity to the site and the Conservation Officer has stated the development would not harm the setting of the listed building. The trees along the southern boundary fronting Macclesfield Road are also to be retained. Should this application be recommended for approval, a condition requiring the submission/approval of a landscaping scheme for the site and an associated landscaping implementation condition will be attached. Subject to these conditions, it is considered that the proposals would adhere with Policy SE4 of the CELPS and Policy AE9 of the Alderley Edge Neighbourhood Plan.

Nature Conservation

The application is supported by a Bat Scoping Survey Report and Ecological Assessment, dated July 2022.

Policy SE3 of the CELPS and ENV2 of the SADPD require all development to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests. The following ecological matters are relevant to the current proposal:

Breeding Birds

If planning consent is granted, a condition is requested to protect nesting/breeding birds.

Bats

A bat assessment was carried out by an ecologist who concluded the site is unlikely to contain a legally protected roost. No further bat survey effort is required in support of this application

Wildlife Sensitive Lighting

In accordance with the BCT Guidance Note 08/18 (Bats and Artificial Lighting in the UK), prior to the commencement of development details of the proposed lighting scheme should be submitted to and approved in writing by the Local Planning Authority.

The scheme should consider both illuminance (lux) and luminance (candelas/m²). It should include dark areas and avoid light spill upon bat roost features, bat commuting and foraging habitat (boundary hedgerows, trees, watercourses etc.) aiming for a maximum of 1lux light spill on those features.

Ecological Enhancement

Policy SE3(5) of the CELPS requires all developments to aim to positively contribute to the conservation of biodiversity. This planning application provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with this policy.

The Council's Nature Conservation Officer therefore recommends that if planning permission is granted a condition should be attached which requires the submission of an ecological enhancement strategy prior to the use of building materials.

On the basis of the above it is considered that the proposal would positively contribute to the conservation and enhancement of biodiversity and geodiversity in accordance with policy SE 3 of the CELPS and Policy ENV2 of the SADPD.

Flood Risk

Policy SE13 of the Local Plan states development must integrate measures for sustainable water management to reduce flood risk. Policy ENV16 of the SADPD goes on to state approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes.

The LLFA have not provided comment on the proposal, suggesting they raise no objection to the replacement dwelling.

In consideration of matters of drainage, United Utilities have not commented on the revised proposals. However, in response to the original layout, they raised no objections.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

United Utilities recommend the applicant considers their drainage plans in accordance with the drainage hierarchy outlined above.

The application is considered to comply with Policy SE13 of the CELPS.

Other matters

In response to points raised by objectors which have not already been addressed:

While the pre-application advice previously provided was not in relation to the design under this current application, the Conservation Team have raised no objection to the replacement dwelling and the development is considered acceptable with regards to the character of the area.

The parking of construction vehicles, views of the construction and those stopping to view the construction are not a material planning consideration.

CONCLUSIONS

For the reasons set out above, and having taken account of all matters raised, it is recommended that this application is approved, subject to conditions

RECOMMENDATION: Approve subject to the following conditions:

- 1. Time (3 years)**
- 2. Development in accordance with approved plans**
- 3. Submission/approval of facing materials (pre-building materials)**
- 4. Submission/approval of new windows and doors at a scale of 1:20 (pre-relevant works)**
- 5. Record of existing historic greenhouse to HE Level 2 (pre-relevant workers)**
- 6. Obscure glazing (first floor ensuite windows in the western facing elevation)**
- 7. Submission/approval of Landscaping scheme (incl boundary treatment)**
- 8. Landscaping – Implementation**
- 9. Submission/approval of levels details**
- 10. Provision of 3 Car Parking Spaces (pre-occupation);**
- 11. Nesting/breeding birds survey**
- 12. Submission of lighting scheme (pre-commencement)**
- 13. Submission/approval of Ecological Enhancement Strategy**
- 14. Submission/approval of revised Arboricultural Impact/Method Statement and Tree Protection Plan (pre-commencement)**
- 15. Submission/approval or proposed underground services (pre-commencement)**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add Conditions and/or Informatives or reasons for approval prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

