

Application No: 11/0770M
Location: PEACOCK FARM, 194, WILMSLOW ROAD, HANDFORTH, SK9 3JX
Proposal: Residential Development Consisting of 13 Dwellings and Ancillary Car Parking
Applicant: Pensycor Ltd
Expiry Date: 23-May-2011
Ward: Wilmslow North

Date Report Prepared: 18th April 2011

SUMMARY RECOMMENDATION

Approve subject to conditions, subject to a s106 legal agreement for a financial contribution to public open space and the comments of highways, environmental health, United Utilities, Leisure Services, landscape and forestry.

MAIN ISSUES

- The design and appearance of the proposal and its impact on the character and appearance of the area
- The impact of the proposal on the amenity/privacy of adjoining residents and future residents of the residential units proposed
- Whether access and parking arrangements are suitable
- The impact of the proposal on existing trees and landscaping

REASON FOR REPORT

The planning application is for more than 10 dwellinghouses and is therefore a major application that has to be heard at the Northern Planning Committee

DESCRIPTION OF SITE AND CONTEXT

This site is located in close proximity to the A555 slip road/roundabout and Wilmslow Road in Handforth. The farm buildings that previously occupied the site have been demolished in recent years and the site is now secured via hoardings/fencing. The site forms the boundary between the urban area and the Green Belt. To the east of the site is the Spath Lane estate whereby bungalows and two-storey terraced dwellings adjoin the site. Along Wilmslow Road itself, to the south of the site, are a mix of housing including a recently constructed three-storey apartment block, detached housing of varying styles in relatively spacious plots and some commercial premises. On the opposite side of the road, planning permission has recently been granted under application 10/2393M for the demolition of 3no. bungalows and the erection of a three-storey residential care home.

DETAILS OF PROPOSAL

Full planning permission is sought for the erection of 13 dwellings and ancillary car parking. This is a re-submission following a recently refused application.

RELEVANT HISTORY

10/1841M Residential development consisting of a total of 24 dwellings including 9 Apartments and 15 houses and ancillary car parking and landscaping
Refused 18/11/2010

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles
DP2 Promote Sustainable Communities
DP4 Make the Best Use of Existing Resources and Infrastructure
DP7 Promote Environmental Quality
L4 Regional Housing Provision
L5 Affordable Housing
EM1 Integrated Enhancement and Protection of the Region's Environmental Assets
EM2 Remediating Contaminated Land
EM18 Decentralised Energy Supply

Local Plan Policy

NE11 Nature Conservation
BE1 Design Guidance
H1 Phasing Policy
H2 Environmental Quality in Housing Developments
H5 Windfall Housing Sites
H13 Protecting Residential Areas
DC1 New Build
DC3 Amenity
DC6 Circulation and Access
DC8 Landscaping
DC9 Tree Protection
DC35 Materials and Finishes
DC37 Landscaping
DC38 Space, Light and Privacy
DC40 Children's Play Provision and Amenity Space
DC63 Contaminated Land Including Landfill Gas

Other Material Considerations

PPS1 Delivering Sustainable Development
PPS3 Housing
PPS9 Biodiversity and Geological Conservation
PPG13 Transport
PPG24 Planning and Noise
Interim Planning Policy on the Release of Housing Land
Strategic Housing Land Availability Assessment (SHLAA)

CONSIDERATIONS (External to Planning)

Highways: Comments are awaited

Environmental Health: Comments are awaited

United Utilities: Comments are awaited

Leisure Services: Comments are awaited

Housing: There is no affordable housing requirement

OTHER REPRESENTATIONS

Three letters/e-mails have been received that outline concern regarding a loss of light and sense of enclosure from the dwellinghouse annotated as P13 on the submitted drawing; questions regarding the proposed boundary treatment; and concern that the development would effect tv signals.

Members should note that the consultation period does not expire until 27th April and therefore any additional comments received will be updated to Members.

APPLICANT'S SUPPORTING INFORMATION

A Planning Statement, Design & Access Statement, an Environmental Noise Study, Drainage Statement, Highways/Transportation Note, Arboricultural Tree Survey Report, Arboricultural Method Statement, Arboricultural Implications Study, Ecological Assessment, Initial Assessment Report (in respect of land contamination), a North West Sustainability Checklist and an Affordable Housing Statement were submitted in support of the planning application.

OFFICER APPRAISAL

Principle of Development

The application site is a brownfield site that is located within the predominantly residential area of Handforth and outlined within the Council's SHLAA. The principle of residential development on this site is therefore acceptable providing it complies with other national, regional and local plan policies.

Policy

PPS3 states at paragraph 69 that in determining planning applications for housing, Local Planning Authorities should have regard to a number of criteria that includes achieving a good mix of housing reflecting the accommodation requirements of specific groups, using land effectively and efficiently and ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in the spatial vision for the area and does not undermine wider policy objectives.

The application site is located within a sustainable location in close proximity to public transport links, local shops and services and a short distance from Handforth District Centre. The development would provide a mix of house types (two 2-bed houses, five 3-bed houses, six 3-4 bed houses) and it is considered that the proposal would use the land effectively and efficiently. It is therefore considered that the proposed development would comply with this aspect of PPS3: Housing.

Paragraph 71 of PPS3 states that where the Local Planning Authority cannot demonstrate an up-to-date five year supply of housing they should 'consider favourably' planning applications for housing having regard to the policy in PPS3 (paragraph 69) and the wider planning objectives for the area. It is accepted that at present the Council can not demonstrate a 5 year supply and thus the Council needs to give favourable consideration to this proposal.

Design

This application is a re-submission of a recently refused application. The site area has been reduced from the previous scheme and now excludes the area of Green Belt to the north that also contains a number of TPO protected trees. As a consequence, the number of dwellings has been reduced from 24 to 13.

The development would comprise two blocks of dwellings with a central access that would face towards Wilmslow Road. The block to the northern part of the site would contain six dwellings comprising 1no. two-bed two-storey dwelling, 4no. three-bed 2½-storey dwellings and 1no. three/four bed 2½-storey dwelling. The block would be set back from Wilmslow Road with individual front gardens and parking spaces would be located to the rear of each property. The block to the southern part of the site would contain seven dwellings comprising 1no. 3-4 bed 2½-storey dwelling, 4no. 3-4 bed 2½-storey dwellings and 2no. 3 bed 2½-storey dwellings. The block would be set back from Wilmslow Road by an access road and parking spaces. Two bin storage areas would be contained within the site (one to the rear that would serve the block to the north and one adjacent to Wilmslow Road that would serve the block to the south). The dwellings are proposed to be constructed of red brick with rendered panels and Marley roof tiles.

The layout of the proposed dwellings is considered to be a significant improvement over the previously refused scheme as each dwellinghouse would now front onto Wilmslow Road. The materials are considered acceptable and would complement those within the surrounding area. The two blocks of houses would be broken-up by changes in ridge height, gable features, bay windows, rendered panels and their positioning on the site. Therefore it is not considered that the two blocks would appear over-dominant in the street scene. The Design Officer has assessed the application and considers that the points raised in the pre-application meetings have been addressed and raises no objection. The proposed dwellings would be Code Level 3 for sustainability; whilst Level 4 would be preferable, Level 3 is acceptable in terms of policy.

It is considered that the proposed development would reflect local character and the overall scale, density, height, mass and materials of the dwellings would be sympathetic to the character of the local environment and would comply with policies BE1 and DC1 of the Local Plan.

Amenity

The application site is surrounded to the west, east and south by residential properties that comprise a three-storey apartment block, two-storey dwellings and single storey bungalows. The proposed dwellinghouses would comply with the separation distances in respect of the existing properties on the opposite side of Wilmslow Road as well as the recently approved residential care home.

The dwellinghouses to the rear of the application site comprise two-storey dwellings and due to their orientation, no windows within the rear elevation of the proposed dwellings would directly face those within the existing properties. In addition, the proposed windows would comply with the separation distances outlined in policy DC38.

The previous application was refused on the grounds that (amongst others) one of the proposed dwellinghouses would have a detrimental impact on the adjacent bungalows sited along Peacock Way, in particular No. 4. The proposed development has re-sited the dwellinghouse at plot 13 closer to Wilmslow Road which has resulted in the gable end of the dwellinghouse being positioned out of the direct view of the windows within the adjacent bungalow and therefore would not appear overbearing. Given that the proposed dwellinghouse on plot 13 would be sited to the north/northwest of the adjacent bungalows it is not considered that it would have a detrimental effect on sunlight. For these reasons it is considered that the proposed development would not have a significantly detrimental effect on the amenity of the adjacent bungalows and it is considered that it has overcome the concerns raised by the previously refused application.

The proposed houses would comply with the 45-degree rule and the separation distances outlined in policy DC38. Each dwellinghouse is therefore considered to have an acceptable effect on the amenity of one-another. However given that future extensions/outbuildings could have a significant effect on amenity, it is considered that permitted development rights be removed.

A neighbour has raised concern that the proposed development would prevent them from receiving a TV signal. Whilst the development may result in the neighbour's aerial needing repositioning, the proposed dwellings are of a height and density that is similar to other residential areas in the Borough, therefore it is not considered that it would have a significant effect on TV signal strength. As the proposal complies with the separation standards of the Local Plan, this is not something that could warrant a refusal of planning permission.

For the reasons outlined above it is considered that the proposed development would have an acceptable impact on neighbouring amenity and would comply with policies DC3 and DC38 of the Local Plan.

Highways

The 13 houses would be accessed from Wilmslow Road by one central access and 24 parking spaces would be provided; two for each property. Two bin storage/recycling areas would be provided; one to the front of the site and one to the rear. The applicant has envisaged that part of the access road would be adopted highway. A Highways/Transportation Note was submitted to support the planning application. The comments of the Strategic Highways Manager are currently awaited.

Ecology

The planning application was supported by an Ecological Assessment that has been considered by the Nature Conservation Officer. He states that there does not appear to be any significant protected species issues associated with the proposed development. Some of his comments relate to the northern part of the site however this land no longer forms part of the application site (the site has been reduced from the scheme that was previously refused). No objection is raised to the proposed development subject to conditions to ensure that

breeding birds are protected and to ensure that additional provision is made for breeding birds and roosting bats. The proposed development is therefore considered to comply with policy NE11 of the Local Plan and PPS9.

Noise

PPG24 sets out guidance for noise sensitive development and outlines categories of noise which would be deemed unacceptable for the location of residential property. Due to the development's proximity to the A555 and Wilmslow Road an Environmental Noise Study was submitted with the planning application. The comments of the Environmental Health Division are currently awaited.

Trees

The land to the northwest of the application site contains a number of TPO protected trees and there are two off-site trees that overhang the application site. No trees are located within the application site. An Arboricultural Tree Survey was submitted with the planning application. The comments of the Forestry Officer are currently awaited.

Landscape

The comments of the Landscape Officer are currently awaited.

Renewable energy

RSS policy EM18 requires that all major developments secure at least 10% of their predicted energy requirements from decentralised and renewable or low carbon sources, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that it is not feasible or viable. The applicant has not demonstrated that this is not feasible and the Design & Access statement has not considered the incorporation of such measures. No information is submitted in support of this application in respect of renewable resources however this could be dealt with by condition.

HEADS OF TERMS

The applicant has submitted a draft heads of terms for a s106 legal agreement in respect of an undertaking to negotiate an appropriate payment in lieu of public open space/play space off-site and additional school places if there is no existing capacity in local schools.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The design and layout of the proposed residential development is considered acceptable and would make a positive contribution to the street scene. The proposed dwellinghouses would not have a detrimental affect on neighbouring amenity. The development is considered to have overcome the design, amenity, Green Belt and affordable housing reasons for refusal that were outlined on the previous application's Decision Notice.

Subject to the comments to be received from Highways, Environmental Health, Landscaping, United Utilities and Leisure Services, the application is recommended for approval subject to conditions.

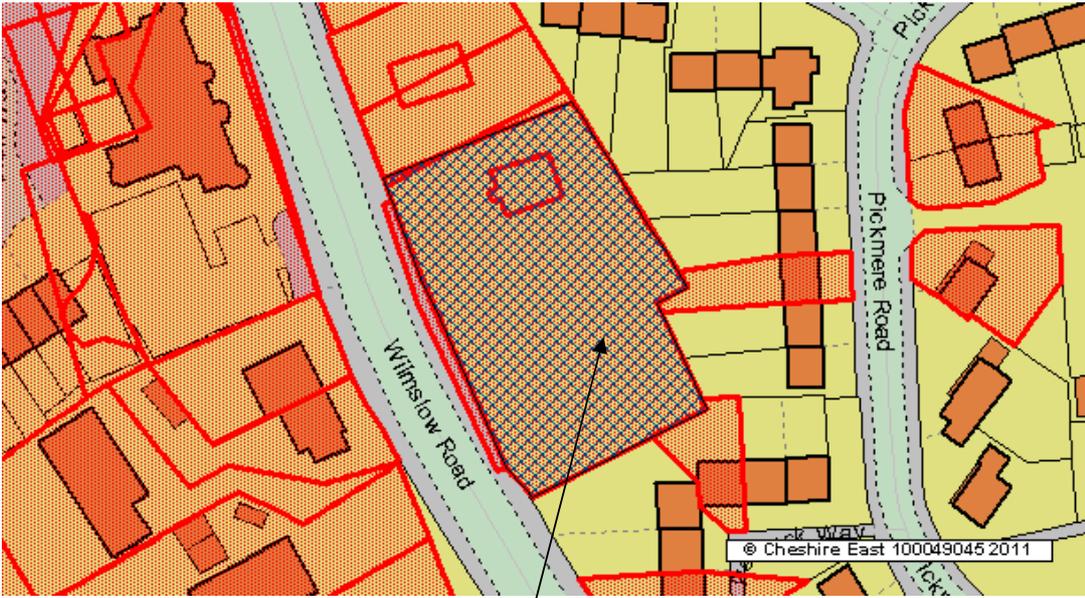
SUBJECT TO

A s106 legal agreement being entered into for a commuted sum towards public open space.

Application for Full Planning

RECOMMENDATION: Approve subject to a Section 106 Agreement and the following conditions

1. Commencement of development (3 years)
2. Submission of samples of building materials
3. Use of garage / carport
4. Removal of permitted development rights
5. Development in accord with approved plans
6. Protection of Breeding Birds
7. Features for Breeding Birds and Roosting Bats
8. Renewable Energy Provision



The Site