

Application No: 11/0533M
Location: 2- 4, HOLLY ROAD NORTH, WILMSLOW
Proposal: Extension to Time Limit to 08/0783P For Erection of 10No. Apartments with Basement Parking
Applicant: Mr Seddon
Expiry Date: 03-Jun-2011
Ward Wilmslow South

Date Report Prepared: 18th April 2011

SUMMARY RECOMMENDATION

Delegated to head of Planning and Housing with consultation with the Chairman to approve subject to conditions and addressing any new issues raised during the consultation period.

MAIN ISSUES

Whether there has been a significant change in circumstances or policy since the original grant of permission for 08/0783P.

REASON FOR REPORT

The proposed development is for an apartment block comprising 10no. apartments with associated basement parking. Therefore in line with the Council's Constitution, it should be determined by Members of the Northern Planning Committee.

DESCRIPTION OF SITE AND CONTEXT

This application relates to a vacant plot situated on the southern side of Holly Road North. The site previously comprised 2no. detached dwellings which have been demolished in connection with planning approval 07/0961P. The site is located in a predominantly residential area of Wilmslow as outlined in the Macclesfield Borough Local Plan and there are a number of Tree Preservation Orders on the site.

SCOPE OF THIS APPLICATION

Extensions to the time limit for implementing existing planning permissions were brought into force on 1 October 2009. The new system was introduced in order to make it easier for developers to keep planning permissions alive for longer during the economic downturn.

As a matter of law the Northern Planning Committee decides applications afresh: resolutions which vary from previous decisions may be justified by change of circumstances, or of weight. For this type of application, the Government's advice is for Local Planning Authorities to take a positive and constructive approach towards applications that improve the prospects of

sustainable development being brought forward quickly. The development proposed will, by definition, have been judged acceptable in principle at an earlier date. It is the Government's advice that Local Planning Authorities should only look at issues that may have changed significantly since that planning permission was previously considered to be acceptable in principle.

In short, it is not intended that Local Planning Authorities should re-open debates about principles of any particular proposal, except where material circumstances may have significantly changed, either in local plan policy terms or in terms of national policy or other material considerations.

DETAILS OF PROPOSAL

Approval is sought for an extension of time limit to planning approval 08/0783P. Approval was granted 25th June 2008 for the construction of a 4 storey apartment block comprising 10 no. apartments with basement parking for the provision of 17no. parking spaces.

RELEVANT HISTORY

- | | |
|----------|--|
| 08/0783P | Erection of 10No. Apartments with Basement Parking
Approved with conditions, 25.06.2008 |
| 07/0961P | Amendments to approved application 05/0789P. Erection of a three-storey apartment building comprising 9 apartments, living accommodation in roofspace and basement parking for 20 cars & 2 external car parking spaces. - Refused 17.07.2007 Appeal Allowed 20/06/2008 |
| 06/1914P | Erection of 10No. apartments in a 5-storey building, including attic space & basement parking. - Refused 4.10.2006. |
| 05/0789P | Demolition of 2no detached dwellings. Erection of 3 storey apartment building comprising of 9no. apartments, living accommodation in roofspace & basement parking for 17no. cars & 2no. external car parking spaces – approved 23.05.2005 |

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
- L2 Understand Housing Markets
- L4 Regional Housing Provision
- EM18 Decentralised Energy Supply

Local Plan Policy

- BE1 Design Guidance
- DC1 New Build
- DC3 Amenity
- DC38 Space, Light and Privacy
- DC6 Circulation and Access
- DC8 Car Parking

DC9 Tree Protection
H1 Phasing Policy
H2 Environmental Quality in Housing Developments

Other Material Considerations

PPS1: Delivering Sustainable Development
PPS3: Housing
PPS4: Planning for Sustainable Economic Growth
PPS9: Biodiversity and Geological Conservation
PPG13: Transport

CONSULTATIONS (External to Planning)

No comments have been received from Environmental Health or the Strategic Highways Authority at the time of preparing this report.

OTHER REPRESENTATIONS

No representations have been received at the time of preparing this report; the last date for comments expires 4th May 2011.

PRINCIPLE OF DEVELOPMENT

The application site is located in a predominantly residential area as outlined in the Maccelsfield Borough Local Plan 2004. The site previously comprised 2no. detached dwellings which have been demolished in connection with planning approval 07/0961P. In addition, the site is located within close proximity to a Local Shopping Centre, public transport links and schools. In this respect the principle of residential development in this location is considered acceptable.

OFFICER APPRAISAL

The design, siting and scale of the proposed apartment block was considered acceptable during the assessment of planning application 08/0783P. There have been no material changes in the circumstances of the site between the date of approval and the present day. In addition there have been no changes in Local Plan policy relating to design or amenity and as such, these aspects of the proposal remain acceptable.

POLICY

There have been no changes in relation to Local Planning Policies and as such, the proposal is still considered to comply with those listed above. However, PPS3 Housing has been amended to exclude minimum density targets and residential curtilages no longer form part of the definition of brownfield land. The application site therefore comprises greenfield land.

Local Plan policy H1 relates to the provision of new housing within the Borough and whilst it clearly states that previously developed sites should be developed before greenfield sites; it does not specifically exclude greenfield sites from being developed. PPS3 advises that where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing.

PPG13 Transport was revised in January 2011 to reflect changes to parking standards and charges. The revisions allow Local Authorities the freedom to decide what level of parking is acceptable based on a site-by-site basis. The application site is in a sustainable location, in close proximity to a Local Shopping Centre, public transport links and schools.

Provision has been made for 17no. parking spaces in addition to a bike store. All parking and bicycle storage is off Holly Road North and confined within the basement of the apartment block. This level of parking is adequate to serve 10no. apartments.

Though comments are yet to be received from the Strategic Highways Manager, taking into account that no highway concerns were raised during the initial application the proposal is considered to comply with DC6 of the Local Plan.

The North West of England Plan, Regional Spatial Strategy to 2021 was published in September 2008 and whilst was not applicable to planning approval 08/0783P it is currently part of the Development Plan.

Policy EM18 of the RSS states that residential developments comprising 10 or more units should secure at least 10% of their predicted energy requirements from decentralised and new 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 this is not feasible or viable. Though no details have been submitted by the applicant to address this policy, this can be dealt with by condition.

RSS policies essentially seek to ensure sustainable development and there is nothing stated within the policies listed above that would warrant the refusal of this scheme. In addition, The North West of England Plan, Regional Spatial Strategy to 2021 is soon to be revoked which forms a material consideration that should be noted.

CONCLUSIONS AND REASON(S) FOR THE DECISION

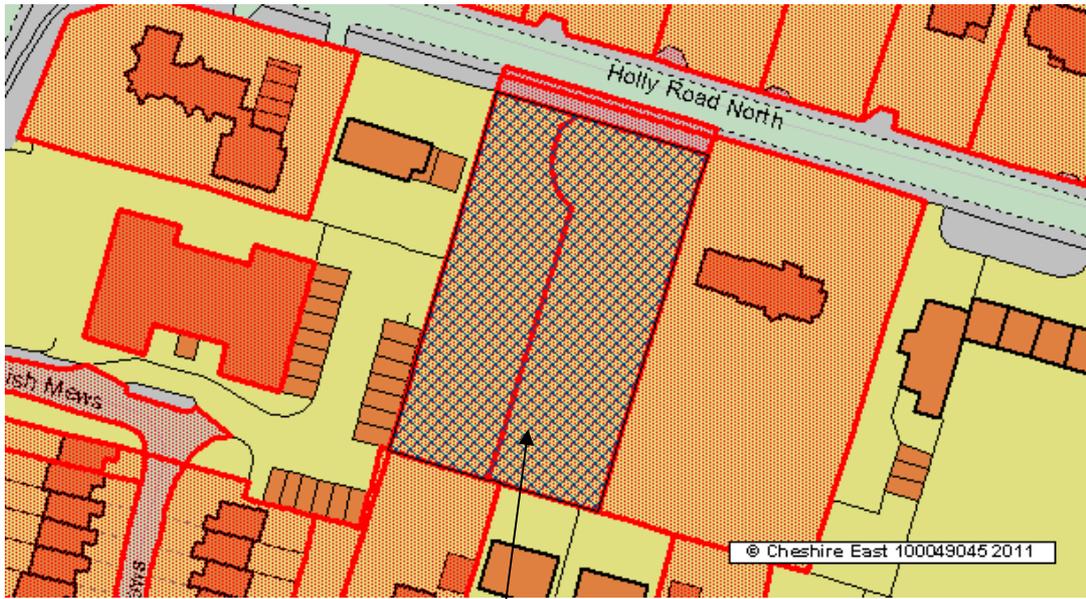
In conclusion, there have been no significant changes in the circumstances of the site or policy that would warrant the refusal of this application. As such, the proposal is considered to comply with Local, Regional and National policies and a recommendation of approval is given subject to conditions.

Application for Extension to Time Limit

RECOMMENDATION: Approve subject to following conditions

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Details of materials to be submitted
4. Closure of access
5. Construction of junction / highways (outline)
6. Provision of car parking

7. Driveway surfacing - single access drive
8. Landscaping - submission of details
9. Landscaping (implementation)
10. Tree retention
11. Tree protection
12. Construction specification / method statement
13. Arboricultural method statement
14. No gates or obstruction shall be erected across the vehicular access
15. Access to be constructed before occupation of the building
16. Drainage of car park surfaces
17. Provision of cycle stands
18. Provision of cycle store
19. Windows in side elevation shall be obscured and non-opening
20. External Appearance
21. non standard
22. Renewable Energy Requirements



The Site