

Application No: 09/0457M
Location: THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD,
CHESHIRE, WA16 8NP
Proposal: REPLACEMENT DWELLING

For MR JAMES CLARKE

Registered 09-Mar-2009
Policy Item No
Grid Reference 375870 377611

Date Report Prepared: 17 April 2009

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES

- The design and appearance of the proposed dwelling and its impact on the character and appearance of the Conservation Area
- The impact of the proposal on the residential amenity of nearby residents
- The impact of the proposal on trees within the site

REASON FOR REPORT

Councillor Fairhurst, the former Ward Member, has requested that this item be dealt with by Committee due to concerns regarding the impact of the proposal on the Conservation Area.

DESCRIPTION OF SITE AND CONTEXT

The application site lies to the south of Parkfield Road within a low density housing area. The site currently contains a 1½ storey detached residential property which fronts towards an existing block of residential flats (The Hill) located to the west of the site. Vehicular access to the property is shared with the flats with the access located between the two sites. A vacant strip of land is located to the east, with a detached residential property (Bay Tree House) located beyond that. Planning permission has recently been granted for the erection of a detached dwelling on land to the rear of Bay Tree House with vehicular access along the vacant strip of land. The existing property has a garden area to the front, adjacent to Parkfield Road, and an area of hardstanding to the side giving access to a garage. The site contains a number of trees and areas of planting meaning that views of the existing property are fairly limited, particularly during the summer months.

DETAILS OF PROPOSAL

Planning permission is being sought for the demolition and replacement of an existing dwelling. A parallel application for Conservation Area Consent is dealt with elsewhere on this agenda (09/0465M). It is proposed to replace the existing 1½ storey building with a larger dwelling with attached garage. The replacement dwelling would be set back a similar distance from Parkfield Road, but would have a larger footprint, with the two storey element of the proposed dwelling being closer to The Hill than the existing dwelling. A small area of land to the rear of the site is to be used to extend the garden area of the property. This land previously formed part of the land around the adjacent block of flats. Vehicular access to the site is to be altered, with access being taken off an existing track located to the east of the site.

RELEVANT HISTORY

Numerous applications have been made for a replacement dwelling on the site and are detailed below. The current applications are the fifth recent attempt to secure planning permission for the replacement of the existing dwelling on the site. The most recent applications were;

08/2659P

Conservation Area Consent

DEMOLITION OF EXISTING DWELLING (CONSERVATION AREA CONSENT)

THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD, CHESHIRE, WA16 8NP

refused 20090218

08/2658P

Full Planning

REPLACEMENT DWELLING

THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD, CHESHIRE, WA16 8NP

refused 20090218

These were refused by Committee following concerns regarding the scale of the proposed development and its impact on the Conservation Area.

POLICIES

Regional Spatial Strategy

EM1 – Integrated Enhancement and Protection of the Region's Environmental Assets

EM5 – Integrated Water Management

EM18 – Decentralised Energy Supply

DP1 – Spatial Principles

DP5 – Manage Travel Demand: Reduce the Need to Travel, and Increase Accessibility

DP7 – Promote Environmental Quality

Local Plan Policy

NE11 – Nature Conservation
BE1 – Design Guidance
BE2 – Preservation of Historic Fabric
BE3 – Conservation Areas
BE13 – Legh Road Conservation Area
H12 – Low Density Housing Areas
H13 – Protecting Residential Areas
DC1 – New Build
DC3 – Amenity
DC6 – Circulation and Access
DC8 – Landscape Scheme
DC9 – Tree Protection
DC38 – Space, Light and Privacy

Other Material Considerations

PPG1: Delivering Sustainable Development
PPG15: Planning and the Historic Environment
Legh Road Conservation Area Appraisal

CONSULTATIONS (External to Planning)

Highways: note that this is a similar application to the previous submission under reference 08/2658P. If the layout and access arrangements are as per the previous application, then no objections subject to conditions.

VIEWS OF THE PARISH / TOWN COUNCIL

Knutsford Town Council: recommends refusal. Concern regarding the size, siting, design and loss of existing landscaping and the unacceptable impact on the Conservation Area. Also consider that would be cramped and intrusive form of development.

OTHER REPRESENTATIONS

None received to date.

APPLICANT'S SUPPORTING INFORMATION

A Design & Access Statement, a Planning & Historical Assessment, a Visual Impact Assessment, a Conservation Area Assessment and a Bat Report have been submitted in support of this application. Full copies of these documents are available on the application file.

In summary the Planning & Historical Assessment concludes that the proposed demolition and the redevelopment of the site have been fully appraised against PPG15. From the analysis and previous assessments of Hill Cottage there appears to be no historical reason to retain the building. It

has also been shown that the building is not in character with or an enhancement to the Conservation Area. The existing building sits uncomfortably in its surroundings and its main outlook is onto the adjacent apartment block. The proposed redevelopment significantly betters the orientation of the dwelling which betters the relationship with the apartment block. The relocation of the access to the site from Parkfield Road is more in keeping with the area together with having the principal elevation fronting Parkfield Road. The Visual Impact Assessment shows that the proposed dwelling will have minimal impact on the streetscene and the size, scale and massing is more in keeping with Parkfield Road. The choice of materials and detailing are sympathetic to the area and the building will make a positive contribution to the Conservation Area. Hill Cottage due to the numerous alterations from its original design, has had its form, function and character completely changed. These alterations have created an unattractive out of date dwelling that has little or no redeeming features. This is an opportunity to improve the area and create a dwelling that will provide high quality family accommodation that will preserve and enhance the character of the Conservation Area.

OFFICER APPRAISAL

Principle of Development

The site lies within a low density housing area, within the Legh Road Conservation Area. The principle of the demolition of the existing dwelling is dealt with in the report on the parallel application for Conservation Area Consent (09/0465M). Subject to the demolition of the existing dwelling being considered acceptable, the principle of a replacement dwelling in this location is also acceptable subject to compliance with development plan policies.

Design & Impact on the Conservation Area

Local Plan Policy BE3 states that development will only be permitted in or adjoining a Conservation Area which preserves or enhances the character or appearance of the Conservation Area. Special attention will be paid to matters of bulk, height, materials, colour and design. Policies BE1 and DC1 deal with matters of general design and state that the Council will promote high standards of design.

The application site is a narrow plot that adjoins Parkfield Road. Evidence suggests that the existing building dates back to the late 19th Century and that it was originally ancillary to The Hill, an adjacent larger building that was demolished in the 1980's and replaced by flats. It is believed that the building may have originally been used as a lodge/coach house and that it was converted to residential use in the 1930's. The existing building is 1½ storeys, with the higher part of the building closest to Parkfield Road. It is constructed

from brick under a concrete tiled roof. Substantial landscaping exists along the front of the site meaning that views of the building are fairly limited from wider public vantage points. However, glimpses are obtained of parts of the building, particularly of the north elevation and the ventilation turret on the roof.

It is proposed to replace the existing building with a larger, taller building with a bigger footprint. The proposed dwelling has a T-shaped footprint with an attached single storey flat roofed garage proposed to the east of the main building. It has been designed to front onto Parkfield Road and to provide a replacement dwelling of architectural interest and character. At a maximum height of 8.6m, the proposed dwelling would be 1.4m higher than the highest part of the existing dwelling. Additionally, it would be bulkier due to its increased height combined with its increased footprint. A slight extension to the eastern boundary of the site means that a gap of 1m to the boundary would be provided, with a gap of between 3.4m and 4m being provided to the western boundary.

In terms of character and design, it is considered that the proposed dwelling offers a significant improvement above the earlier proposals for a replacement dwelling on the site. In response to previous concerns regarding the scale and massing of the proposed dwelling, it has been reduced in size. In summary the principal changes are as follows.

- Overall width reduced by 0.67m
- Overall length reduced by 1.16m
- Main ridge height reduced by 0.23m
- Front gable height reduced by 0.8m
- Front gable width reduced by 0.97m

Additionally, the proposed landscape scheme has been reviewed and now includes off-site planting on other land in the applicant's control.

It is now considered that, on balance, the amendments that have been made to the scheme adequately overcome the previous reasons for refusal. The combination of reduction in scale together with the additional landscaping results in a scheme that is considered to preserve the character and appearance of the Conservation Area. Whilst the formal views of the Conservation Officer are awaited, no objections were raised to the previous scheme and therefore none are anticipated in relation to this application.

Highways

Existing access to the site is via a shared access with The Hill, with vehicular access to the proposed dwelling to be taken from an existing driveway to the east of the site. The Highways Authority raises no objections to the application subject to appropriate conditions and note that the site can accommodate three vehicles, two on the hardstanding area and one in the garage.

Amenity

Local Plan policy DC3 states that development should not significantly injure the amenities of adjoining or nearby residential property due to, amongst other things, loss of privacy, overbearing effect, loss of sunlight and daylight or traffic generation, access and parking. Policy DC38 sets out space, light and privacy guidelines.

A number of local residents objected to the previous applications due to the impact of the proposal on the amenity enjoyed by residents of the adjacent flats. As stated, the proposed building will be larger and higher than the existing building. However, unlike the existing dwelling, the front elevation would face Parkfield Road with the side elevation facing towards the flats. This elevation would not contain any principal windows to habitable rooms but would contain a large window serving the main staircase.

Policy DC38 advises that there should be a minimum distance of 14m between habitable windows and non-habitable windows or blank walls (1 or 2 storeys) and of 16.5m for 3 storeys. The gap between the existing building and the flats is between 22m and 26m, with the minimum gap between the proposed dwelling and the flats exceeding 14m. The relationship between the proposed dwelling and the existing flats meets the guidelines outlined in Policy DC38 and whilst the increase in height and bulk of the proposed building will have some impact on the outlook of residents in the flats it is not considered that the proposal would significantly injure their amenities. Additionally as the application site lies to the east of the flats it is not considered that there would be significant issues of overshadowing or loss of sunlight.

Landscaping and Tree Implications

The proposal will result in the loss of a number of trees within the site and whilst the views of the Council's Forestry Officer are awaited, no objections were raised to the previous applications.

Ecology

A Bat Survey has been submitted as part of the application. Whilst the views of the Council's Nature Conservation Officer are currently awaited, no objections were raised to the previous application, subject to appropriate conditions.

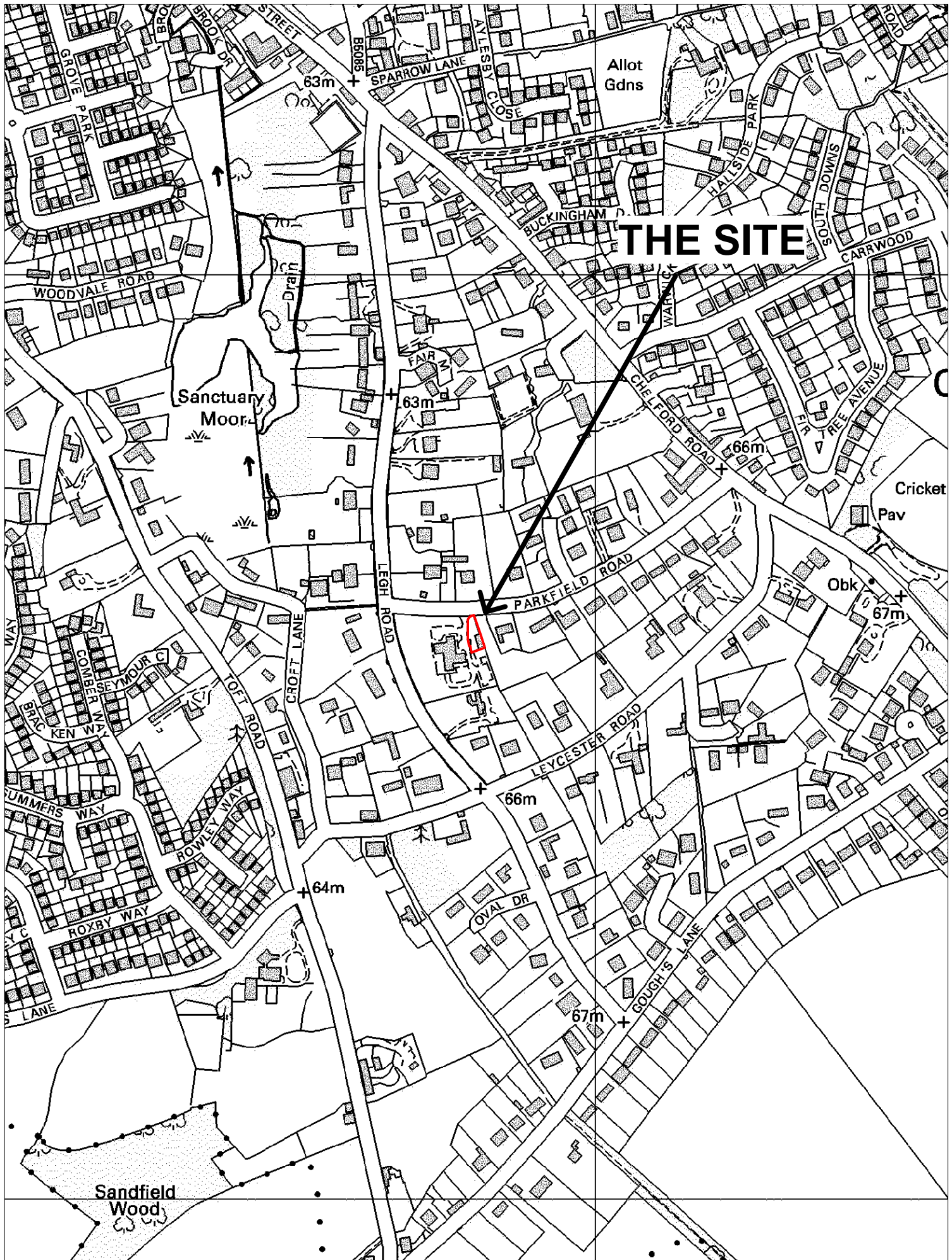
CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the proposed replacement dwelling would preserve the character and appearance of the Conservation Area and that the application adequately overcomes the previous reasons for refusal. The proposal will not

result in a significant adverse impact on the amenity of nearby residents. Whilst a number of existing trees and landscape features would be removed as part of this proposal, none are considered worthy of retention and any loss is considered to be mitigated by the proposed landscape scheme. The proposal does not raise any issues in terms of highway safety or nature conservation.

SUBJECT TO

The views of outstanding consultees, the expiry of the publicity period on 13 May 2009 and the receipt of any further representations.



09/0457M - THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD

N.G.R. - 375,870 - 377,610

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Application for **Full Planning**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A10EX - Rainwater goods
5. A13EX - Specification of bonding of brickwork
6. A17EX - Specification of window design / style
7. A19EX - Garage doors
8. A20EX - Submission of details of windows
9. A22EX - Roofing material
- 10.A01GR - Removal of permitted development rights
- 11.A22GR - Protection from noise during construction (hours of construction)
- 12.A02HA - Construction of access
- 13.A03HA - Vehicular visibility at access (dimensions)
- 14.A26HA - Prevention of surface water flowing onto highways
- 15.A30HA - Protection of highway from mud and debris
- 16.A32HA - Submission of construction method statement
- 17.A01HP - Provision of car parking
- 18.A06HP - Use of garage / carport
- 19.A01LS - Landscaping - submission of details
- 20.A04LS - Landscaping (implementation)
- 21.A01TR - Tree retention
- 22.A02TR - Tree protection
- 23.Details of treatments for external woodwork
- 24.Turning facility
- 25.Bat Activity Survey
- 26.Supervision of removal of features by qualified bat worker