

**Application No:** 09/0842M  
**Location:** BROAD HEATH HOUSE, SLADE LANE, OVER ALDERLEY,  
MACCLESFIELD, CHESHIRE, SK10 4SF  
**Proposal:** REPLACEMENT DWELLING  
**For** MR & MRS CHRISTOPHER WREN  
**Registered** 07-Apr-2009  
**Policy Item** No  
**Grid Reference** 386699 376409

**Date Report Prepared: 28 May 2009**

### **SUMMARY RECOMMENDATION**

Approve; subject to conditions

### **MAIN ISSUES**

- Impact of design of the proposal on the character of the area
- Impact on the visual amenity & openness of the Green Belt

### **DETAILS OF PROPOSAL**

The application seeks full planning permission for a replacement dwelling at Broad Heath House on Slade Lane in Over Alderley. The application site is situated within the Cheshire Green Belt and an Area of Special County Value as identified within the Local Plan.

### **RELEVANT HISTORY**

09/0150P Replacement dwelling  
Refused 8/4/09

### **POLICIES**

#### **Regional Spatial Strategy**

RDF4 Green Belts  
DP1 Spatial Principles  
DP7 Promote Environmental Equality

#### **Local Plan Policy**

NE1 Areas of Special County Value  
NE2 Protection of Local Landscapes  
BE1 Design Guidance

GC1	Green Belt – New Buildings
H13	Protecting Residential Areas
DC1	New Build
DC3	Amenity
DC6	Circulation & Access
DC8	Landscaping
DC35	Materials and Finishes
DC41	Infill Housing or Redevelopment

### **Other Material Considerations**

Planning Policy Guidance 2: Green Belts

### **CONSULTATIONS**

**Highways:** No comments received to date.

### **VIEWS OF THE PARISH / TOWN COUNCIL**

No comments received to date.

### **OTHER REPRESENTATIONS**

No comments received to date. The publicity expiry date is the 3 June; therefore any comments received by this date will be presented to Members in an update report.

### **APPLICANT'S SUPPORTING INFORMATION**

A Design and Access Statement, Visual Impact Assessment and Tree Survey were submitted with the application. A summary of the information provided within the Design and Access Statement is provided below, however, the full documents can be viewed on files and online.

- Site is currently comprised of a large detached dwelling with separate stable block, and storage shed
- The existing dwelling is set well into the site, with few views provided from Slade Lane
- The replacement dwelling would utilise renewable energy sources, such as geo-thermal heat pumps
- The proposed replacement dwelling would provide a five bedroom dwelling with basement facilities
- The proposed dwelling has been designed to reflect dwellings within the area
- The overall scale and appearance of the dwelling would be similar to the existing

### **OFFICER APPRAISAL**

#### **Policy**

In land use terms, this is a proposal for a replacement dwelling, thus although the site is isolated and in a somewhat unsustainable location, it is a proposal that will result in no greater impact upon sustainability.

Essentially the most relevant policy when assessing the application is PPG2: Green Belts which seeks to ensure the Green Belt is protected from development by preventing further encroachment into the countryside.

PPG2 is supported by GC1 of the Local Plan stating that replacement dwellings are acceptable subject to GC11; however this policy was not saved by the Secretary of State and therefore the most relevant guidance available when assessing the proposal is paragraph 3.6 of PPG2. The guidance from within PPG2 states that replacement dwellings within the Green Belt are appropriate development providing the replacement is not materially larger than the dwelling it replaces.

### **Principle of Development**

The application site falls within the Cheshire Green Belt and Area of Special County Value where replacement dwellings can be acceptable in principle, subject to their being no greater impact to the character, appearance and openness of the countryside.

### **Scale and Design**

The existing dwelling is positioned approximately 30 metres into the application site and is surrounded by significant screening to the front and rear. The existing front elevation of the dwelling provides the appearance of a part two-storey gable fronted dwelling with attached single storey element reaching 5.8 metre in height. The existing dwelling has a stepped roof design, therefore acting as a visual break to the overall appearance of the dwelling. The proposed replacement dwelling would take the form of a solid two-storey dwelling of grand appearance fabricated in facing brick, render and slate roof. The replacement would be of solid appearance with a solid ridge line therefore differing from the current stepped character of the existing dwelling.

The proposed dwelling would measure approximately 1 metre taller than the existing dwelling, and would be sited further into the application site in order to maximise the existing land levels at site. Some minor excavation works would also be carried out in order to mitigate the visual impact of the dwelling in relation to the existing street scene. The overall depth and span of the replacement dwelling would provide a small reduction on the existing. The overall height would increase approximately 0.2 metres; however the existing ground level on site would be reduced in order to reduce any visual impact on the existing street scene.

In assessing whether the replacement dwelling would be materially larger than the existing it is important to assess the overall scale and appearance of the building, and also comparing the footprint and floorspace of each dwelling.

As discussed above, the overall scale and appearance of the dwelling is considered to be relatively similar to the existing. The proposed replacement dwelling would provide a smaller footprint, approximately a reduction of 11%. The amount of floorspace afforded to the replacement dwelling would increase by approximately 30%. This increase in floorspace to the dwelling must be considered in conjunction with the overall scale and appearance of the dwelling. The increase in floorspace is noted, however, it is considered that as the overall appearance of the building would be broadly similar, therefore it is not considered that the replacement dwelling would be materially larger; therefore it is considered that the proposal would comply with paragraph 3.6 of PPG2.

It is noted that the dwelling would be afforded a large basement area underneath the dwelling. This area would be fully subterranean and therefore it is considered that there would be no impact on the visual amenity of the area.

### **Landscaping & Forestry**

Significant mature landscaping is in place at the application site, preventing many views from Slade Lane. Plans submitted with the application propose a more substantial boundary wall and gates to the front of the dwelling. These are not considered to be appropriate within the rural location; therefore a condition requiring submission of amended details should be attached to the decision notice.

As the dwelling would be set further back into the application site, the front drive / entrance way to the dwelling would become more substantial. Information in respect of the treatment of this area should be submitted in order to ensure the correct visual treatment of the front of the property. This information can be requested via condition.

### **Highways**

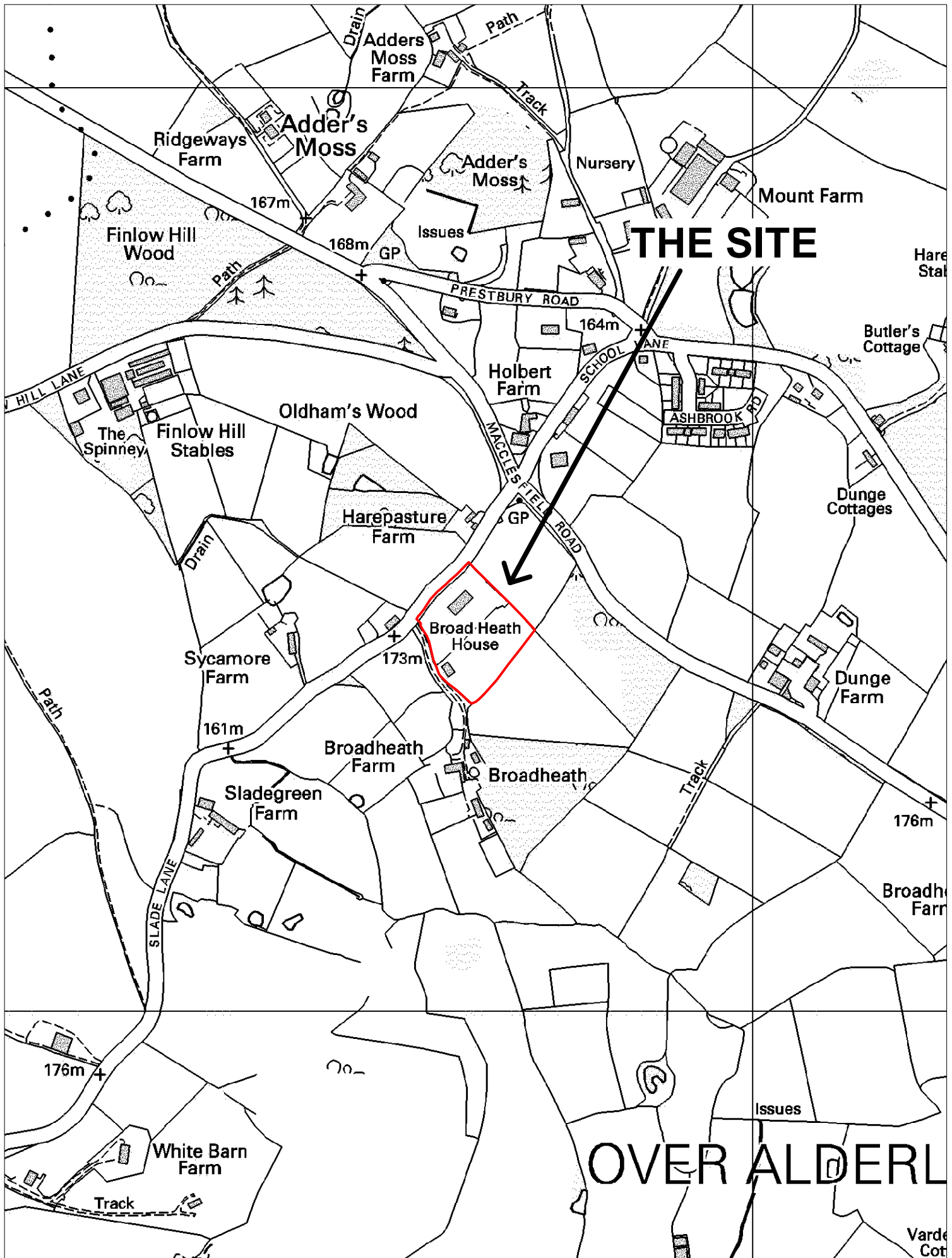
The existing access at the site would be altered, however, at this time the comments from the highways agency are awaited. The views of the highways department will be presented to Members within an update report in advance of the committee.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The application seeks consent for a replacement dwelling within the Green Belt. The principle of a replacement dwelling is considered to be acceptable; providing the replacement dwelling would not be materially larger than the existing. The merits of the proposal have been discussed above, and it is considered when assessing all aspects of the replacement dwelling, including floorspace, footprint and scale and appearance that the proposal would not conflict with PPG2.

The design of the dwelling is considered to be relatively traditional, and whilst grand in appearance, it is not considered that the dwelling would have a detrimental impact on the character of the area.

As such, the application is recommended for approval; subject to comments from the highways department, parish council and any representation letters received from neighbouring properties. These will be provided to the committee via an update report.



09/0842M - BROAD HEATH HOUSE, SLADE LANE, OVER ALDERLEY, MACCLESFIELD

N.G.R. - 386,690 - 376,410

Reproduced from the Ordnance Survey map with the permission of HMSO.

© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to legal or civil proceedings. Cheshire East Borough Council, licence no. 100018585 2007..

#

Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A02AP - Detail on plan overridden by condition
3. A05EX - Details of materials to be submitted
4. A02LS - Submission of landscaping scheme
5. A04LS - Landscaping (implementation)
6. A10LS - Additional landscaping details required
7. A12LS - Landscaping to include details of boundary treatment
8. A23MC - Details of ground levels to be submitted