

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 Updated: 22 June 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

Over Alderley Parish Council:

No comments objecting to the application received.

OTHER REPRESENTATIONS

Three comprehensive letters of representation have been received to date. A brief summary of the concerns raised are provided below, however, the full documents can be viewed on the planning file and online.

- Encroachment of dwelling into agricultural land beyond the domestic curtilage
- The design of the dwelling, and the fact that the proposal would be out of keeping with the character of the area
- Proposed boundary treatment incorporates walls and fencing that is out of keeping with the rural character of the area
- Loss of existing boundary treatment in order to satisfy visibility splays onto Slade Lane
- Impact of the replacement dwelling on the Green Belt
- Proposed dwelling would be materially larger than the existing, providing a floorspace increase of approximately 36%. The dwelling would also represent an increase in the proposed dwellings height, span and width and therefore would represent inappropriate development within the Green Belt
- Concerns are also raised regarding the cumulative impact of the dwelling on the openness of the Green Belt in the future due to the potential to extend
- The existing and proposed replacement would not be similar in terms of scale and massing. Size measurements of the proposed and existing have been put forward in order to demonstrate this.

- The potential cumulative impact of the dwelling if extended by 30% in the future, therefore the dwelling could potentially increase by 77% in the future
- The siting of the replacement dwelling away from the footprint of the existing dwelling, and the impact of this on the openness of the Green Belt
- Objections are raised regarding the increase in the number of floors within the replacement dwelling
- The replacement dwelling would appear 'monolithic' in comparison to the stepped roof design of the existing dwelling on site
- The replacement dwelling would have an adverse impact on the Area of Special County Value
- Information within the design and access statement is incorrect
- The size of the proposed basement (500m²) and the potential impact of this on the general maintenance and servicing of the dwelling. Mention is also made regarding the level of excavation works required for the construction of the basement, approximately 3000m³.
- Potential increase in traffic generated as a result of the proposal
- Increased level of hardstanding proposed to the front of the replacement dwelling
- Impact on the existing trees
- Whether the existing dwelling would be demolished prior to the erection of the replacement. Concerns regarding whether this would result in two dwellings on the site.

The letters received provided several floorspace assessments in terms of the increase to individual floors – as such it is considered that the letters should be viewed in order to understand the objections fully.

Concerns are also raised regarding the potential expansion of the site in the future, with particular reference being made regarding the omission of garaging at the site. Whilst this concern is noted, it is considered that necessary parking provisions can be made to the site without an additional garage. Any potential future application for garaging at the site will be assessed at the time of application, and therefore is not considered to be a material consideration to the current application. The request for an additional condition relating to the prevention of any application for garaging at the site in the future is not considered to be necessary or reasonable, particularly when considering what could be constructed under permitted development rights, and as the proposal is not considered to be inappropriate development within the Green Belt.

APPLICANT'S SUPPORTING INFORMATION

A Design and Access Statement, Visual Impact Assessment, Tree Survey and Bat 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, no objections have been received from the highways department regarding this, subject to sufficient visibility splays being achieved on site which is achievable via appropriate conditions.

Ecology

A protected species survey was submitted with the application. The information provided demonstrates that there is no evidence of bats or other protected species on site, and therefore the Nature Conservation Officer raises no objections to the proposal, and requires no further information.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Issues have been raised regarding the potential for the dwelling to encroach into agricultural land to the rear of the site. The Council's Investigation & Advisory Officer has assessed the complaint made during the previous application (09/150P) and is confident from the evidence made available that any breach in planning regulations occurred in excess of ten years ago, and therefore it would not be expedient to take enforcement action on site. As such it is not considered that any issues regarding encroachment into the countryside would substantiate grounds for a refusal of the current application.

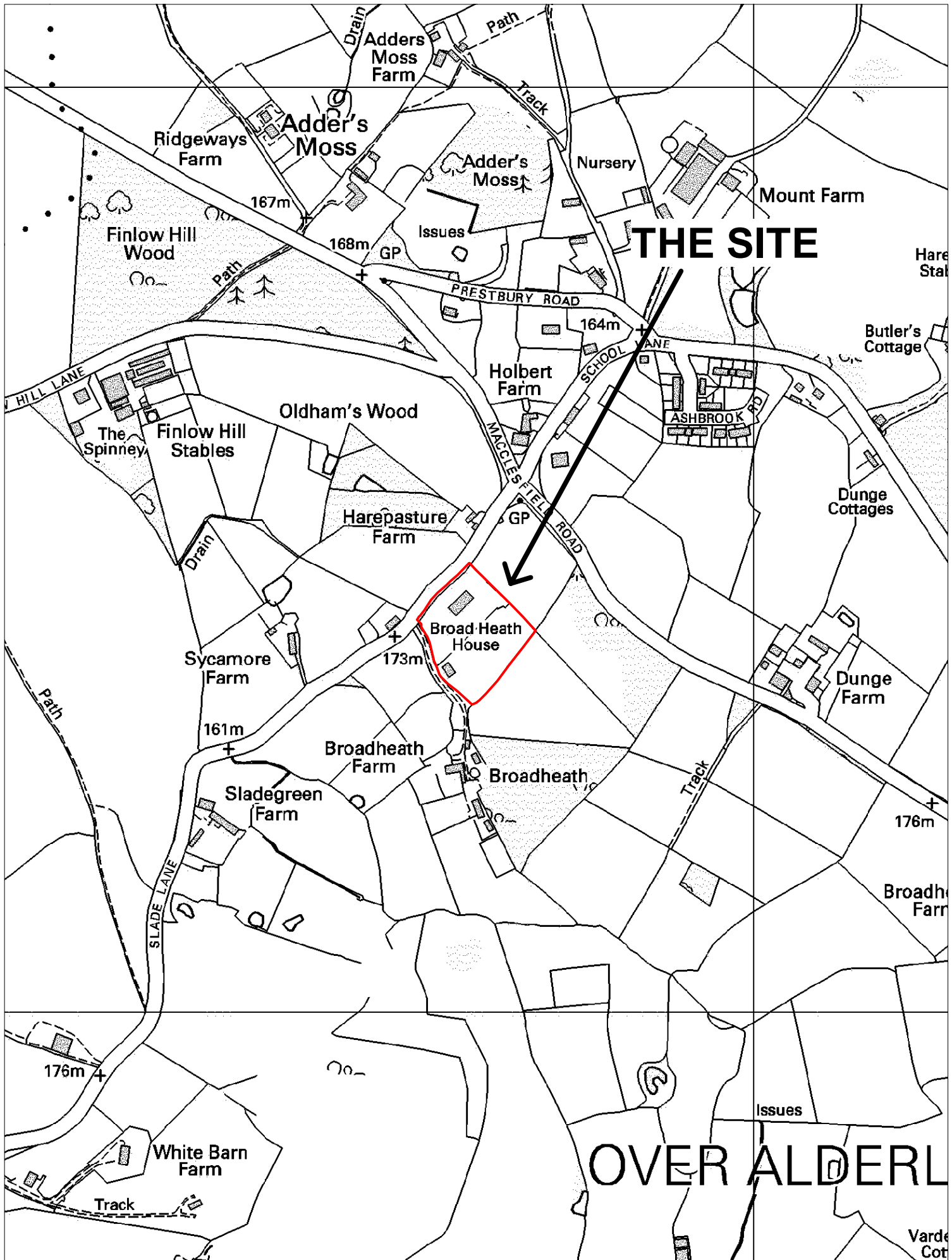
Concerns have also been raised regarding the potential impact of the development on the existing highway. The highways department is satisfied that any concerns can be addressed via condition, and that the proposal would act to improve the access on site. A condition has been requested regarding improved visibility splays to the front of the site, that would impact on the existing boundary treatment and screening afforded off Slade Lane. It is considered that scope would be available to include planting within the site set further back, therefore providing screening within the rural street scene, and enabling suitable visibility splays to the site. However, it is also noted that planting to the front boundary of the site is essential in order for the proposal to remain in keeping with the surrounding area.

Regarding the proposed dwelling being materially larger than the existing, as discussed within the body of this committee report it is considered that the proposal would not result in a materially larger dwelling. This assessment has been made using several tests relating to increase in floorspace, footprint, and the scale and massing of the proposed replacement dwelling. The figures used regarding the potential increase in floorspace of the dwelling have been assessed within the report as 32% using the Council's own figures. The agent has also put forward floorspace counts that demonstrate that the percentage increase in floorspace would be 36%. Whilst this would increase the level of habitable floorspace afforded to the dwelling, it is not considered to result in an unreasonable increase.

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.

ANY OTHER INFORMATION

As Members will be aware the application was deferred from the 10 June Northern Committee for a site visit, which is scheduled for 26 June. Any further issues raised prior to the Committee will be addressed within an update report. As discussed above, the application is recommended for approval; subject to the Committee site visit and any further representations received.



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

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

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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
9. A02HA - Construction of access
10. A08HA - Gates set back from footway/carriageway
11. A26HA - Prevention of surface water flowing onto highways
12. A30HA - Protection of highway from mud and debris
13. A32HA - Submission of construction method statement
14. A22GR - Protection from noise during construction (hours of construction)
15. A01TR - Tree retention
16. A02TR - Tree protection
17. A04TR - Tree pruning / felling specification
18. Vehicular visibility at access (different dimensions at each side)
19. Parking provision
20. Surfacing treatment of access