

Application No: 15/2861M
Location: 17, FLETSAND ROAD, WILMSLOW, CHESHIRE, SK9 2AD
Proposal: Demolish existing property. Construct replacement dwelling with integral garaging and associated works.
Applicant: Mr & Mrs Sihan
Expiry Date: 21-Aug-2015

SUMMARY

This application is for the demolition of the existing dwelling and the erection of a replacement dwelling.

It is considered that the proposed development is acceptable in design terms and has an acceptable impact on the character and appearance of the Low Density Housing Area and an acceptable relationship with the street-scene; has a limited and acceptable degree of impact on the amenities of neighbouring properties and raises no significant forestry, landscaping or ecological issues.

RECOMMENDATION: Approve, subject to conditions

REASON FOR REPORT

This application has been called in to committee at the request of Cllr Rod Menlove on the 10th July due to concerns raised in respect of *'changing the character of this established residential area'*.

DESCRIPTION OF SITE AND CONTEXT

The application site is located in a residential area which contains a range of house types but is defined by large detached properties set in sizeable grounds. Like the application site, there have been a number of other schemes involving larger replacement dwellings.

The site is surrounded by residential properties on all sides. The site is located within a Predominantly Residential Area and Low Density Housing Area as defined in the Local Plan and there are Protected Trees within/around the site. The Low Density Housing Area designation covers Fletsand Road, Torkington Road, Sherbrook Rise and some of the properties along Macclesfield Road.

The site measures approx. 37m wide at the road frontage with an approx. depth of 50m. The plot widths in the area vary from around 17m to 45m, though most are within the range of 25m to 30m. The ridge heights of dwellings in the area range from around 7.5 to 10.5m. The ratio of building to plot ranges from around 15% to 30%. The distances between the properties and the side boundaries range from approx. 3m to 40m, with a distance of 3m being considered to be the acceptable minimum.

DETAILS OF PROPOSAL

Full planning permission is sought for the demolition of the existing dwelling and the erection of a replacement two storey dwelling with integral triple garage.

RELEVANT HISTORY

None

POLICIES

Macclesfield Borough Local Plan – saved policies

BE1 (Design principles for new developments)
DC1 (High quality design for new build)
DC2 (Design quality for extensions and alterations)
DC3 (Protection of the amenities of nearby residential properties)
DC6 (Safe and convenient access for vehicles, special needs groups and pedestrians)
DC8 (Landscaping)
DC9 (Tree Protection)
DC38 (Guidelines for space, light and privacy for housing development)
NE11 (Nature Conservation)
H13 (Protecting residential areas)

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Other Material Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Framework (NPPG)

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs 1, 4, 5, 6, 7, and 10.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

MP1 (Presumption in Favour of Sustainable Development)

SD1 (Sustainable Development in Cheshire East)
SD2 (Sustainable Development Principles)
SE1 (Design)

CONSULTATIONS (External to Planning)

Forestry: awaiting final comments

Nature Conservation: no objections subject to conditions

Environmental Health: no objections subject to conditions

VIEWS OF THE PARISH / TOWN COUNCIL

Wilmslow Town Council: *'whilst not directly recommending refusal Wilmslow Town Council's Planning Committee felt that these proposals are bordering on being an overdevelopment of the site and requested that the Planning Officer takes these concerns into consideration'*.

OTHER REPRESENTATIONS

Representations from 11no. different properties have been received. A summary of these can be viewed below:

- Over development of the site, contrary to policy H12 of the Local Plan relating to low density housing.
- Impact on neighbour's amenity.
- Also contrary to policies H13, BE1 and DC1 of the Local Plan.
- Concerns over the impact on the protected trees.
- Out of character.
- Loss of privacy to number 15, adjacent to the site.
- The character of the area is being eroded due to all the development along Fletsand Road.
- Loss of privacy to the property at the rear, number 20 Torkington Road.

APPLICANT'S SUPPORTING INFORMATION

The applicant has submitted a Tree Survey, Design and Access Statement and an Ecological Appraisal. Details of these can be viewed on the electronic file.

During the course of the application the applicant submitted a response to the representations received by the council. In summary, the response stated the following:

- The proposal would take up only 26% of the site, as opposed to number 20 Torkington Road – 40%, 20 Fletsand Road – 43%.
- The ridge height is comparable to the adjoining properties and lower than 20 and 22 opposite.
- The proposals would fit into the context of the area with very large houses a key feature of the area.

OFFICER APPRAISAL

Key Issues

- Design and impact on the character and appearance of the area, including the street-scene
- Impact on the amenity of neighbouring properties
- Landscaping, protected trees & nature conservation

Principle of Development

The principle of the proposed is acceptable, subject to adhering to relevant Development Plan policies.

Design/impact on the character of the street scene and impact on the low density housing area

The proposed property would be two storey in height with accommodation within the roofspace and would contain 5no. bedrooms. The property would contain front and rear gables with relatively large glazed openings at first floor on both the front and rear elevations. The front of the property has been set back slightly further from the road than the existing dwelling in order to overcome any potential conflicts with the protected trees to the front. This enables a significant setback from the road of over 14m which, along with the extensive screening to the front provided by the protected trees, would prevent the proposal from being prominent in the street scene.

Both plots have sufficient turning areas. The plot width is approximately 37m with the proposed width of the property 23m. The ridge height would be approximately 9.8m. The ratio of building to plot is approximately 28%. The distance between the proposed dwelling and the boundary to number 15 is approximately 3.7m at the closest point with the distance to the dwelling at number 15 approximately 20m from the proposed side elevation with an outbuilding to number 15 between the two dwellings. The distance to the boundary with number 19 is approximately 4.7m at the front reducing to approximately 2.5m at the rear due to the angled boundary. The distance between the proposed dwelling and the dwelling at number 19 is over 20m. The inspector for a recent appeal in 2012 (APP/R0660/A/13/2193023) on a nearby site noted that a distance of 3m to the boundary would *'be sufficient to maintain a sense of spaciousness commensurate with the space to the side of other properties in the area'* and *'the building to plot ratio therefore would ... rise to around 30'* which was not found to be excessive or to compromise the principles of the Low Housing Density Area.

Concerns over the compliance of the proposal with policy H12 have been raised by neighbours. The building to plot ratio would increase, however the area to the front of the property would remain as a parking area and the space to the rear as a garden. The site is located within a Low Density Housing Area and a single replacement dwelling would retain the existing density levels.

Overall, it is considered that the design is acceptable and that the proposal has an acceptable impact on the character and appearance of the area and an acceptable relationship with the

street-scene. The proposed accords with relevant policies that relate to design/impact on the area, i.e. BE1, DC1, H12 and H13.

Amenity

Various representations have been received expressing concern over the impact on neighbouring residential amenity. Policies of relevance are H12, H13, DC3 and DC38 and include elements to protect the residential amenities of the occupiers of neighbouring properties.

Policy DC38 provides guidance on distances that should normally be achieved between buildings in respect of space, light and privacy. For two-storey properties the desired distance between front to front of dwellings is 21m and back to back of dwellings is 25m. It is considered that in respect of the Low Density Housing Area these distance standards at least should normally apply.

The distance between the neighbours to the front and rear of the property more than exceed these distances with the dwellings to the side positioned approximately 20m from the proposed dwellings. The side elevation of the proposed dwelling facing number 15 contains windows at first floor and in the loft. Number 15 contains a swimming pool to the side of the property, close to the boundary with the application site. Due to the potential overlooking of number 15 from windows on the side elevations of the proposal at first and second floor it is suggested that an obscure glazing condition be attached to the side windows facing number 15.

The orientation of the proposed dwelling and distance from number 19 on the opposite side, together with the boundary screening means that an obscure glazing condition is not considered to be necessary on the side windows facing number 19. There are no side windows to habitable rooms on the side elevation of number 19 facing onto the application site.

Subject to conditions it is considered that the impact on the amenity of the neighbouring properties is acceptable and would accord with policies DC3 and DC38 of the Local Plan.

Forestry/landscaping/ecological issues

The Arboricultural Officer initially requested further information from the agent in the form of an amended site layout in order to allow for mitigation of the protected tree. A Tree Report and amended site plan was submitted on 21 October 2015. Comments are awaited from the Forestry Officer and will be added as an update when received.

Although details of landscaping and boundary treatment have not been submitted, should the application be approved such details can be required via conditions. Hence, it is considered that there are no landscaping issues that would prevent the application being approved.

As noted above, the Nature Conservation Officer is satisfied that the proposed development does not raise any ecological issues.

Bearing these factors in mind, subject to confirmation from the Arboricultural Officer that there are no tree issues, it is considered that the proposed does not create any significant landscaping or ecological issues and accords with policies H12 (point 5 - existing tree and ground cover of amenity value should be retained), DC8, DC9, NE11, H12 and H13.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Representations have been taken into consideration. However, in assessing the detail of the application it is considered that the proposed development is acceptable in design terms and has an acceptable impact on the character and appearance of the Low Density Housing Area and an acceptable relationship with the street-scene; has a limited and acceptable degree of impact on the amenities of neighbouring properties and raises no significant forestry, landscaping or ecological issues.

Bearing all the above points in mind, it is considered that the proposed accords with all relevant Development Plan policies and as such it is recommended the application be approved, subject to relevant conditions.

RECOMMENDATION Approve subject to conditions

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

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. A04LS - Landscaping (implementation)
5. A01LS - Landscaping - submission of details
6. A02TR - Tree protection
7. A01GR - Removal of permitted development rights
8. A25GR - Obscure glazing requirement
9. Arboricultural works in accordance with Arboricultural Statement

