

Planning Reference No:	09/2856C
Application Address:	122 Sandbach Road North, Alsager, ST7 2AW
Proposal:	Proposed new dwelling
Applicant:	Mrs Rosemary Leese
Application Type:	Full Planning Permission
Ward:	Alsager
Earliest Determination Date:	2 November 2009
Expiry Date:	30 November 2009
Date Report Prepared:	3 November 2009

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

The key issues that Members should consider in determining this application are:

- Principle of Development
- Design and Visual Impact
- Amenity
- Highways
- Landscaping

1. REASON FOR REFERRAL

Councillor D. Hough officially requested that the application be determined by planning committee due to the proposals potential to impact upon the Astbury Mere.

2. DESCRIPTION OF SITE AND CONTEXT

The site relates to a substantial plot located to the north of Astbury Mere. Whilst a dwellinghouse isn't on the site at present, it is noted that a previous residence was demolished following permission for a replacement dwelling in July 2006.

The plot slopes down to the mere from a raised bank to the north and is bounded by a combination of mature trees and shrubs that vary in height from neighbouring properties and their garden areas. Access is gained to the site between dwelling numbers 120 and 124 Sandbach Road North.

3. DETAILS OF PROPOSAL

Full planning permission is sought for the erection of a modern five bedroom, two-storey detached dwelling with attached triple garage.

The application is a resubmission of a scheme approved in 2008. The main difference between the two applications is the height of the development that has now increased by heights ranging from approximately 0.8 – 0.9 metres.

Other alterations to the dwelling include a number of small changes to the fenestration details of the property and the installation of light ducting positioned around the residential curtilage.

4. RELEVANT HISTORY

08/0040/FUL - Replacement single dwelling. Approved (March 2008)

07/1094/FUL - Replacement single dwelling. Withdrawn (December 2007)

06/0431/FUL - Replacement single dwelling. Approved (July 2006)

5. POLICIES

Regional Spatial Strategy

DP1 Spatial Principles

DP7 Environmental Quality

Local Plan Policy

PS4 Towns

GR1 General Criteria

GR2 Design

GR6 Amenity and Health

H1 Provision of New Housing Development

H2 Housing Supply

H4 Residential Development in Towns

NR1 Trees and Woodland

NR6 Reclamation of Land

6. CONSULTATIONS (External to Planning)

Highways:

[04.11.2009] The Strategic Highways Manager has no objection to this application, subject to the following informatives being attached to any permission:

- Provision of vehicular crossings constructed in accordance with Cheshire East Council Highway Authority specification.

- The applicant must ensure that the chosen contractor makes formal agreement with Cheshire East Council Highway Authority via a Road Opening Notice under the Highways Act 1980.

Environmental Health:

[28.10.2009] The Environmental Division has no objection to the development subject to conditions being attached to any permission relating to land contamination and restrictive hours of construction.

Senior Landscape & Tree Officer:

[30.10.2009] The Senior Landscape and Tree Officer acknowledges that there is an existing approval for a dwelling on the same footprint. Should the current proposal be deemed acceptable, it is recommended that the same conditions in respect of tree protection, landscape etc.

The Officer highlights that a new element within the current proposals is ducting within tree root protection zones. Installation of this service could result in harm to tree roots. As trees on the boundary would provide valuable screening of the proposed dwelling, notwithstanding the details proposed, it is suggested that the location and installation of the ducting needs further consideration.

7. VIEWS OF THE PARISH / TOWN COUNCIL

[28.10.2009] Alsager Town Council has no objection to the application.

8 . OTHER REPRESENTATIONS

No further representations were received at the time of report preparation.

9. . APPLICANT'S SUPPORTING INFORMATION

A Design and Access Statement was submitted with the application that addresses issues relating to design, layout, scale, access, landscaping, appearance, and sustainability.

10. OFFICER APPRAISAL

Principle of Development

The proposal would be located in the same position of a previously approved dwellinghouse and as such would not give rise individually or cumulatively to housing supply totals. The proposal would therefore have no effect upon housing land supply figures and is acceptable in principle.

Design and Visual Impact

The design, location, and layout of the proposed dwellinghouse are the same as the details approved in application 08/0040/FUL and as such it is highlighted that the principle of the proposal has previously been accepted.

The current application seeks alterations to the height of the dwelling and fenestration details only. Such alterations are minor in nature and would have a minimal impact upon the appearance of the dwellinghouse.

Given that the dwellinghouse would not be visible from Sandbach Road North and viewed from the mere in the context of a wide range of dwelling types, it is not considered that the proposal would detrimentally impact upon the street scene.

Amenity

The proposal would be located in the same location as the dwellinghouse previously approved under application 08/0040/FUL where it was deemed that the impact upon neighbouring amenity was acceptable.

It is acknowledged that the proposal would be slightly higher than the previously approved scheme however; as the height increase is minor, any detriment to neighbouring amenity is significantly unlikely.

The minor amendments to fenestration details would not impact upon the privacy afforded to neighbouring properties given that significant distances exist between the proposal and such neighbouring properties.

Highways

The new development would be accessed via an existing access between 120 and 124 Sandbach Road North and in the absence of any objection from the Highways Authority; it is not considered that the proposal would be detrimental to highway safety.

Landscaping

There are no protected trees within the application site however; existing mature vegetation does provide valuable screening to and from neighbouring properties. As such it is considered necessary for such trees to be maintained and protected. This could be achieved by the submission of a landscaping scheme prior to the commencement of any development.

It is noted that the Landscape Officer had concerns relating to the location of light ducting within tree root protection zones however, an amended plan has been submitted to the Local Planning Authority which now ensures that the ducting would be located outside of tree canopy areas. The Senior Landscape and Tree Officer have confirmed such relocation is acceptable.

11. CONCLUSIONS

The proposal is a resubmission of a previously approved scheme subject to minor changes relating to height, fenestration detailing, and light ducting. Such changes are minor in nature and would have a negligible impact upon the character and appearance of the approved dwellinghouse. The proposal would not detrimentally impact upon the visual amenity of the area nor the privacy and amenity afforded to neighbouring properties. The proposal therefore complies with the relevant planning policies and is recommended for approval accordingly.

12. RECOMMENDATIONS

APPROVE subject to the following conditions: -

- 1. Standard time limit**
- 2. Plan numbers**
- 3. Removal of permitted development rights classes A-E**
- 4. Submission of all external materials and finishes**
- 5. Boundary treatment details to be submitted**
- 6. Decontamination of land**
- 7. Protection from noise during construction.**
- 8. Details of pile driving to be submitted**
- 9. Submission of a landscaping scheme**
- 10. Planting to be carried out in the first planting and seeding seasons**
- 11. Tree protection**
- 12. No excavations etc in approved tree protection area**
- 13. Submission of an Arboricultural method statement**
- 14. Details of precise position and levels to be submitted**

Location Plan: Cheshire East Licence No. 100018515

