

Application No: 19/0618M

Location: 68 Moss Lane, Alderley Edge, SK9 7HN

Proposal: Demolition of existing bungalow and erection of three Townhouses with associated parking.

Applicant: Beck Homes (NW) Ltd

Expiry Date: 12-Jul-2019

## **SUMMARY**

The site is located within the predominantly residential area of a Local Service Centre, where the provision of housing is an acceptable form of development.

It is considered that the scheme proposed is an efficient use of land, utilising a windfall plot to provide 2 net dwellings the scheme is appropriate for the location and has an acceptable form and layout, and makes a contribution to the Council's five year housing land supply.

The proposal makes efficient use of the land and is an acceptable form of sustainable development, and complies with the development plan. Developments that accord with the development plan should be approved without delay.

For the reasons mentioned the application is recommended for approval subject to conditions.

## **SUMMARY RECOMMENDATION**

**Approve subject to conditions**

The application has been called-in to planning committee by Councillor Craig Browne on 3<sup>rd</sup> March 2019 for the following reasons:

*“Following concerns expressed by local residents, the Parish Council and Edge Association, this application is called in to Northern Planning Committee to enable a full discussion of the issues at play:*

- potential overdevelopment of the site and over intensification of use;*
- potential lack of outdoor amenity space;*
- living conditions for potential future residents;*
- respect for Cheshire East Parking Standards relating to new dwellings”*

## **PROPOSAL**

The application is a full planning application for the demolition of 68 Moss Lane and its replacement with a terrace of three dwellings, seeing a net increase of 2 dwellings at the site. Through the application process the application has been amended. The design has been changed to be simplified to better respect the character of the area, and to reduce impact on

neighbouring properties. Further, the dwellings have been reduced from 4 bedroom to 3 bedroom, following comments from the highways officer in relation to car parking provision. The dwellings have been reduced in height with a lower ridge which has a flat section to reduce the impact on the bungalow to the east.

The proposal includes two car parking spaces per dwelling on the site frontage, with bin stores on the front of plot 2 (the middle plot) and to the rear of plots 1 and 3. The properties have private gardens to the rear, with a balcony seating area on each which is although is on first floor level is effectively ground level due to the changes in levels at the site. The properties are two storey at the front and 2.5 at the rear, with a master bedroom in the roof space with a dormer in the roof.

The proposed development is to be level with the terraces to the west, as to reduce the impact on the neighbouring property.

Each property has two car parking spaces to the front.

## **SITE DESCRIPTION**

68 Moss Lane is a 1970s designed bungalow with rear dormers and conservatory, located on a plot of 586sqm, the property has a terrace of 6 properties to the west, and a run of bungalows to the east. The bungalow is in an elevated position, approximately 2m higher than street level. The property has Alderley Edge Cricket club located to the south, behind the development. Moss Lane is a mix of properties, with terraces of traditional properties and later bungalows on generous plots.

The site is within the predominantly residential area. Located within Alderley Edge to the east side of the settlement, which is a Local Service Centre in the Cheshire East Local Plan Strategy (CELPS) settlement hierarchy.

## **RELEVANT HISTORY**

No relevant planning history

## **RELEVANT PLANNING POLICY**

### **Cheshire East Local Plan Strategy 2010-2030 July 2017**

SD 1 Sustainable Development in Cheshire East

SD 2 Sustainable Development Principles

SE 1 Design

SE 2 Efficient Use of Land

SE 3 Biodiversity and Geodiversity

SE 4 The Landscape

SE 5 Trees, Hedgerows and Woodland

SE 9 Energy Efficient Development

SE 12 Pollution, Land Contamination and Land Instability

SE 13 Flood Risk and Water Management

CO 1 Sustainable Travel and Transport

SC 1 Leisure and Recreation

IN 1 Infrastructure  
PG 1 Overall Development Strategy  
PG 2 Settlement Hierarchy

### **Macclesfield Borough Local Plan**

In addition to the now adopted LPS, saved policies of the Macclesfield Borough Local Plan also form part of the development plan.

The relevant Saved Policies are: -

DC3 – Amenity  
DC6 – Circulation and Access  
DC8 – Landscaping  
DC9 – Tree Protection  
DC15 – Provision of Facilities  
DC17 – Water Resources  
DC35 – Materials and Finishes  
DC36 – Road Layouts and Circulation  
DC37 – Landscaping  
DC38 – Space Light and Privacy  
DC41 – Infill Housing Development  
DC63 – Contaminated Land

**Alderley Edge Neighbourhood Plan – Regulation 7 Neighbourhood Area Designation –**  
No policies.

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

### **Other material considerations:**

National Planning Policy Framework  
National Planning Practice Guidance  
Cheshire East Design Guide

### **CONSULTATIONS** (External to planning)

**Highways** – Revised site layout does not address concerns re: car parking space dimensions, revised layout should be submitted.

**Manchester Airport Group** – MAG have no aerodrome safeguarding objections to the proposal. Recommended informative in relation to cranes.

**Environmental Protection Team** - No objections subject to conditions.

**Alderley Edge Parish Council** – (response to original consultation, no comments received in relation to amended plans.)

The Parish council recommends refusal and call in to the Northern Planning Committee on the grounds it is overdevelopment of the site. The height of the proposed building being overbearing to neighbouring properties, giving to loss of light. There will be a lack of amenity for future occupants. The character of the urban grain would be undermined and with insufficient parking provision, a foreseen increase in traffic and compounded on street parking

requirement would be unsustainable and hazardous. This sets dangerous precedent for type and style of development that is not required.

## REPRESENTATIONS

Objections from 9 residents and The Edge Association on the following grounds:

3 relate to the latest consultation:

- Neighbours have a newborn baby, construction disruption could cause distress to family, request that if approved, a construction management plan should be put on approval.
- Not enough car parking for existing dwellings
- Overdevelopment of site
- Photos of street
- Loss in diversity of housing that is required in Alderley Edge to support the whole community.
- Changes only show a slight reduction in roof heights which only marginally addresses loss of light to neighbouring properties
- Loss of green space
- Impact on parking

The Edge Association Comments

- The proposal is a clear overdevelopment of the area with 3 buildings of 2.5 storeys in height replacing a bungalow. There is also no comparison given between the footprint of the proposal versus the existing building. The application is inconsistent in that the buildings are referred to as 1.5 storeys to 2 storeys and then 2.5 storeys in the documents supplied.
- The massing of the proposal would be overbearing to neighbouring properties
- Insufficient car parking provision has been made due to the overdevelopment of the site.
- There is insufficient amenity space emphasising the over bearing and over intensive nature of the proposed development.
- The application claims that there is no loss of light to existing buildings. It is very questionable as to how three 2.5 storey buildings can lead no loss of light to neighbours in comparison with the bungalow.
- The application claims that this will not result in excessive traffic. At a minimum this is a threefold increase in traffic. If applications of this nature were replicated along Moss Road traffic conditions would become intolerable. The effect of traffic cannot be judged within the boundary of this stand-alone application, it needs to be judged in the context of the whole street. A development of this nature will cause significant disruption to traffic flows and the neighbouring residents.

6 letters in response to original consultation

- Loss of sunlight/daylight to adjacent bungalow
- The window on the side elevation will lead to loss of privacy
- Greater sense of enclosure
- Could set a dangerous precedent for overdevelopment of bungalows
- Moss Lane could become a permanent building site
- Parking is not adequate for 4 bed units

- No provision for refuse bins
- Current bungalow is at street level, no details of levels
- Planning application unclear
- Development would exacerbate parking issues
- Already an oversupply in this type of housing as a similar property has been put up for let in area.
- The access points to the driveways will remove on street parking on Moss Lane which is already stretched
- General overdevelopment of Moss Lane
- Building is too close to no. 70
- Proposal will overlook no.70
- Will reduce light to no. 70
- Ageist application as it proposes stairs, elderly or disabled would not be able to live in the proposed dwellings
- Balconies are not characteristic of the area
- Contrary to policies SC4, SC5 & NPPF

## **APPLICANT'S SUPPORTING INFORMATION**

- Tree Survey
- Updated Bat Report
- Planning Statement
- Bat Scoping Report
- Arboricultural Report
- Design and Access Statement

## **APPRAISAL**

### **Principle of development**

The site is located within the village of Alderley Edge which is designated as a Local Service Centre within the Cheshire East Local Plan Strategy. The settlement is sustainable with links to public transport, local facilities including schools, shops and restaurants. The proposal is within the Predominantly Residential Area. Within the predominantly residential area there is a presumption in favour of sustainable development, provided the proposal accords with the development plan, which includes the Cheshire East Local Plan, and relevant saved policies of the Macclesfield Borough Local Plan.

The proposal is for 3 dwellings, within the predominantly residential area, this is considered to be an acceptable form of development. The site is a previously developed site as it is in residential use, where development is encouraged, particularly for residential development at both a Local and National Level.

Within the Cheshire East Local Plan the reuse of previously developed land is encouraged through policy SE2 (Efficient Use of Land) which states that:

1. *The council will encourage the redevelopment/re-use of previously developed land and buildings...*
3. *All windfall development should:*

- i. consider the landscape and townscape character of the surrounding area where determining the character and density of the development;*
- ii. build upon existing concentrations of activities and existing infrastructure;*
- iii. not require major investment in new infrastructure, including transport, water supply and sewerage. Where this is unavoidable, development should be appropriately phased to coincide with new infrastructure provision; and*
- iv. consider the consequences of the proposal for sustainable development having regard to Policy SD1 and Policy SD2.*

It is considered that the proposed development is an acceptable form of windfall development on previously developed land.

A number of representations have been received regarding the overdevelopment of the site. The proposed development is considered to reflect the character of the terraces along Moss Lane in terms of the proportions and building heights. The bungalow is located on a very generous plot which is currently developed close to its side boundaries. The proposed development will fill the space available, however access paths are provided on both end terrace plots giving some relief for neighbouring properties. Whilst the proposal does represent a higher density than what exists on the site, the proposed development is considered to be of an acceptable character and density. Due to the small scale of the development the existing infrastructure can be utilised. The proposal is considered to be acceptable in terms of policies SD1 and SD2, which require developments to be sustainable.

Therefore the proposal accords with policy SE2 which requires the efficient use of land.

### **Housing Provision**

The application provides 3x 3 bedroom units, which is considered to be an appropriate housing mix within the area, and is a net gain of 2 dwellings. The Council can currently demonstrate a 5 year housing land supply and this scheme would make a contribution in maintaining this position.

### **Highways**

There are no material highway implications associated with the above proposal as:

The proposal has been amended to reduce the proposed dwellings from 4 bedroom to 3 bedroom. This was required by the Council's Highways Officer, as the previous scheme had only 2 spaces per 4 bed dwelling. Within a Local Service Centre the standard is for 3 spaces per 4 bed dwelling, and 2 spaces for a 3 bed property. Accordingly the proposal is now in accordance with CELPS policy for car parking provision.

Further, following additional highways comments, the car parking spaces have been amended to meet the minimum standards. Therefore are acceptable. No further highways issues are raised.

### **Design**

The proposed design of the dwellings is bespoke and is considered to be acceptable in the context with a varied street scene. The terrace of three properties is a continuation of the terrace properties which exist to the west. The street does reduce in density as you travel east, however the proposal is not considered to erode the character and is not considered to be harmful. The proposal will complement the existing built development in the immediate area.

There is a change in levels on the site, the site currently slopes up from the highway by approximately 2m in total. The proposed development is to be level with the terrace properties to the west, therefore is to be more at street level. This reduces the impact on the bungalow to the east which is - as with the host bungalow in this case - at a higher level. The garden to the neighbouring bungalow will be unaffected by the proposals, however due to the excavation required to allow the development to take place along the side boundary, it is expected that a retaining feature will be required.

Through the application process the application has been amended, the ridge heights have been lowered to respect the change in heights along the street and to make this more gradual between the existing terrace and the bungalow. Whilst a flat roof in the centre of the ridge of plot 1 is not ideal, it is not considered that the flat centre of the roof will be harmful to the street scene, as front on from street level this will appear as a pitched roof as with plots 2 and 3, and on balance this achieves a more gradual transition of the development between the proposal and the lower bungalow to the west.

The property currently has a driveway which slopes upwards. There is a dwarf wall at the front, which is modern in appearance, there is some mature planting to the front garden. The proposal would involve opening up the site frontage to allow for vehicular access. The site is partially open at the front currently especially when viewed from the west. A number of properties have driveways with minimal landscaping at the front along Moss Lane, so this is not peculiar to this development. Therefore the driveways to the frontage are not considered to be harmful to the street scene. The plans show proposed planting along the pedestrian accesses. A number of objections have been received in relation to car parking, therefore for this development to provide its own car parking provision is essential in this location.

The existing back garden of the property is modest in length, due to the width of the plot. The proposed back gardens also reflect this. It is considered however that should occupiers require small garden buildings in the future these can be accommodated within the gardens. Due to the modest gardens proposed, it is considered that the removal of permitted development rights for extensions and alterations is necessary in order to ensure that the proposed development does not have a detrimental impact on neighbouring properties in the future.

The proposed dwellings include attractive features and an appropriate choice of materials. The design of the dwellings has been simplified through the submission of amendments during the application process. The layout is standard of that of a standard terrace, and respects the character of the area. It is considered that the proposed development will not have a detrimental impact on the street scene. Materials will be conditioned to be submitted, along with windows, doors and rainwater goods. Therefore the proposal accords with policy SE1 of the CELPS.

## **Trees**

This application is supported by an Arboricultural Report/ Tree Survey that identifies 12 individual trees within the site. The trees are not currently protected by a Tree Preservation Order or lie within a designated Conservation Area.

The proposal is for the demolition of the existing bungalow and erection of three townhouses with associated parking. The Arboricultural Report has identified that all the trees within and immediately adjacent to the application site are low (C) category specimens of mediocre value and consequently the report states that the whole area is available to be developed.

It is assumed therefore that on the basis of the Arboricultural Report that all trees within the application site are to be removed. It is noted that the proposed site layout does show existing trees to be retained to the rear of the site, a matter that is not reflected in the Arboricultural Report. Accordingly, appropriate landscaping conditions are recommended.

The position of Plot 3 encroaches closer to an offsite Weeping Birch (T1), although it appears that the root protection area of this tree is unlikely to be affected by the proposal. No significant arboricultural concerns are therefore raised.

## **Ecology**

### Bats

Following an assessment by an ecologist the building was given a bat potential rating of moderate, which necessitated further survey work to establish whether bats were using the building. Two surveys were carried out and no bat roosts were identified.

### Ecological Enhancement

Local Plan Policy SE 3(5) requires all developments to aim to positively contribute to the conservation of biodiversity. This planning application provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with this policy. A condition is therefore recommended which requires the submission of an ecological enhancement strategy.

## **Amenity**

In order for the proposals to be acceptable, it is important that they do not have a detrimental impact on the amenities of existing residents and that the development is not located within an area which would harm the amenities of future residents, or the proposals would not cause undue harm by overlooking, loss of light or loss of privacy to future or existing residents.

Objections have been received in relation to amenity and overlooking, with particular reference to side windows facing no 70 Moss Lane, the bungalow to the west. Following amendments to the scheme the proposal now includes obscurely glazed windows on both side elevations of the development. Further the proposed balconies have obscure glazed returns, and are of an adequate height to prevent overlooking. Therefore it is not considered that overlooking will result from the development. It is not considered that the balconies will have an overbearing impact on neighbouring dwellings as they are located to the centre of each plot, not on the edges, they are 1m above ground level. Further, the balconies are modest in depth and area, therefore do not protrude in order to be able to overlook existing



neighbouring properties to any significant degree, especially with suitable boundary treatments in place. Therefore, on balance, the balconies are an acceptable feature.

To the rear of the property is Alderley Edge Cricket Club, therefore the proposal will not cause overlooking from this aspect. There are adequate separation distances from the front elevation to properties opposite.

It is not considered that the proposal will result in a loss of light to neighbouring properties, particularly number 70 Moss Lane. Whilst the development is higher than the neighbouring property, the properties are side by side, and the juxtaposition of the properties means that significant overshadowing will not be caused by the development.

It is not considered that the proposed development would cause undue overlooking, loss of light or loss of privacy to surrounding neighbours, therefore accords with saved policies DC3 and DC38 of the Macclesfield Borough Local Plan.

A condition requiring a dust management plan is recommended in order to protect residential amenity during the demolition phase of the development.

### **Air Quality**

Policy SE12 of the emerging Local Plan states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 181 of the NPPF and the Government's Air Quality Strategy.

Whilst this scheme itself is of a small scale, and as such would not require an air quality impact assessment, there is a need to consider the cumulative impact of a large number of developments in a particular area. In particular, the impact of transport related emissions on Local Air Quality.

Modern Ultra Low Emission Vehicle technology (such as all electric vehicles) are expected to increase in use over the coming years (the Government expects most new vehicles in the UK will be ultra low emission). As such it is considered appropriate to create infrastructure to allow home charging of electric vehicles in new, modern, sustainable properties.

In order to ensure that sustainable vehicle technology is a real option for future occupants at the site therefore electric vehicle charging points are required for each dwelling, to be secured by condition.

### **Contaminated Land**

The application is for new residential properties which are a sensitive end use and could be affected by any contamination present or brought onto the site. Should any adverse ground conditions be encountered during excavation works, an informative is to be put onto the planning permission for this to be reported to the Local Planning Authority.

### **Flood Risk**

The proposal is located within Flood Risk Zone 1 therefore flood risk is very low. The site is in current residential use, therefore benefits from drainage infrastructure. However a drainage scheme will be conditioned to be submitted in order to ensure that the proposed development does not contribute to flooding in the area.

## **Representations**

A number of representations have been received in relation to the application, all in objection to the application. The material planning considerations raised have been considered and addressed in the report. Many objections relate to highways matters and amenity which have been addressed above. In addition to this general in principle objections have been received in relation to the loss of the bungalow and the overdevelopment of the site. Notwithstanding the concerns raised, the proposal is within the predominantly residential area, where residential development is an acceptable form of development. Whilst the loss of a bungalow is regrettable, its loss would not be contrary to policy and therefore would not be a reason to refuse the application. Policy SC 4 has been mentioned in representations, this requires new development to take into account housing mix, however does not mean that a development is contrary to policy if it sees the loss of housing that is desirable; as the local plan must be taken into account as a whole. Policy SC 5 has been mentioned in representations; this policy relates to affordable housing, the proposed development is under the threshold to require a level of affordable housing to be provided.

It is acknowledged that many of the representations received do refer to the overdevelopment of the plot. Having considered this in the context of the local area, which is a predominantly residential area, provided that the proposal does not have a detrimentally impact on the character of the area or the amenity of neighbouring properties the redevelopment of a plot of this size can be acceptable.

## **CONCLUSIONS**

The site is located within the predominantly residential area, where the provision of housing is an acceptable form of development.

It is considered that the scheme proposed is appropriate for the location and has an acceptable form and layout, and makes a contribution to the Council's five year housing land supply.

The design of the proposed scheme is not harmful to the character of the area and will not have a detrimental impact on the amenity of neighbouring properties.

Overall the scheme is an acceptable form of sustainable development, and complies with the development plan. Developments that accord with the development plan should be approved without delay.

For the reasons mentioned the application is recommended for approval subject to conditions.

## **RECOMMENDATION**

**The application is recommended for approval subject to the following conditions:**

### **1. Time Limit**

- 2. Plans**
- 3. Details of materials, including windows, doors and rainwater goods**
- 4. Details of boundary treatments**
- 5. Levels to be approved**
- 6. Landscaping scheme for soft and hard landscaping**
- 7. Landscape implementation**
- 8. PD removal for extensions and alterations.**
- 9. Strategy for the incorporation of features to enhance the biodiversity value of the site to be submitted**
- 10. Nesting bird survey to be submitted**
- 11. Detailed drainage strategy to be submitted**
- 12. Detailed calculations showing the effects of a 1 in 100 year rainfall event plus 30% allowance for climate change to support the chosen method of surface water drainage to be submitted**
- 13. Site specific dust management plan to be submitted**
- 14. Electric Vehicle charging points to be provided**
- 15. Broadband connection to be made available**

*In order to give proper effect to the Committee's intentions and without changing the substances of the decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, including wording of conditions and reasons, between approval of the minutes and issue of the decision notice. Should the application be subject to any appeal, the Heads of Terms as set out in the Section 106 part of the report should be secured as part of any S106 Agreement.*

