

Northern Planning Committee - 02 December 2020

Update to Agenda

APPLICATION REFERENCE

20/4003M

SITE ADDRESS

Rydal, Moss Road, Alderley Edge, SK9 7HZ

UPDATE PREPARED

30 November 2020

CONSULTATIONS

Flood Risk - No objections subject to a condition, requiring the submission of a surface water drainage scheme.

KEY ISSUES

Flood Risk

Following the receipt of comments from the Flood Risk officer, it is considered that the proposal would comply with the requirements of CELPS policy SE 13, subject to the submission of a surface water drainage scheme. An appropriate condition is therefore recommended.

Other Matters

A planning application for the neighbouring property, 6 Moss Road, was received on 24 November 2020 (application 20/5021M refers). The application for this neighbouring site is for the *“Demolition of existing dwelling and erection of a single replacement dwelling and a detached infill dwelling with associated works.”* This planning application was submitted after the report had been produced for the application at 8 Moss Road. This application is likely to be drawn to Members attention during the Committee meeting. However, all planning applications should be judged on their merits. Planning application 20/5021M is in an early stage of the process and will be assessed on its merits at the appropriate time. The existence of this application does not affect the officer’s assessment of the current application at number 8 within the committee report.

Conclusions

Concluding remarks were omitted from the original report, therefore, for completeness, these are provided below.

The application site lies within the Green Belt. However, it is considered that the site would meet the requirements for replacement buildings and infill development in the Green Belt and as such would not be inappropriate development. The revised proposals have removed the forward projecting garages. It is considered that in the context of a varied streetscene, the proposed development would not appear incongruous.

The relationship with surrounding neighbours would be acceptable; subject to conditions, requiring the windows to be obscure glazed.

The proposal would meet the Council's parking standards. There are no highway implications arising from the development.

As outlined in the original report, the proposal is recommended for approval subject to conditions, including an additional condition regarding surface water drainage, as detailed above.

Additional condition:

18. Surface water drainage scheme to be submitted