

Application No: 10/1768M

Location: 54, TRAFFORD ROAD, ALDERLEY EDGE, SK9 7DN

Proposal: DEMOLITION OF EXISTING DWELLING (CONSERVATION AREA CONSENT)

For Mr MJ H

Registered 06-Jul-2010

Policy Item No

Grid Reference 384589 378167

SUMMARY RECOMMENDATION

Refuse

MAIN ISSUES

Whether it is acceptable to demolish the existing dwellinghouse and whether a suitable replacement dwellinghouse would be erected in its place.

Date Report Prepared:

16th September 2010

REASON FOR REPORT

The application was called-in to committee by Ward Councillor, Carolyn Andrew as representations had been made to her with regard to the proposal stating that it contravenes policies BE12, BE1, BE2, BE3 and BE4

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a large detached Victorian villa constructed prior to 1910 that is located on the eastern side of Trafford Road. The application site is located within 'The Edge' Conservation Area

DETAILS OF PROPOSAL

This application seeks Conservation Area Consent for the demolition of the majority of the existing dwelling known as 'Brampton House', 54 Trafford Road, Alderley Edge with the retention of the façade and part of the northern side wall. An accompanying full planning application for a replacement dwelling (10/1769M) has also been submitted and appears elsewhere on the agenda.

RELEVANT HISTORY

08/2753P Alterations and extensions, including detached garage with room above
Approved subject to conditions 24th February 2009

09/2417M Alterations and extensions amended design for application 08/2753P
Approved with conditions 11th November 2009

POLICIES

Local Plan Policy

BE4: Conservation Areas

Other Material Considerations

Alderley Edge Conservation Area Appraisal – July 2004

PPS5: Planning for the Historic Environment

VIEWS OF THE PARISH / TOWN COUNCIL

Alderley Edge Parish Council: The loss of this fine Victorian mansion, which is recorded in the publication "The Villa's of Alderley Edge" would be regrettable.

OTHER REPRESENTATIONS

One letter of representation was received from The Edge Association that stated the application site comprises one of the remaining Victorian Villas within the Conservation Area; the incorporation of the front façade, even if achieved successfully, offers no real compensation for the loss of the Villa; and to get permission for extensions and then decide it is easier to demolish and re-build the property is unacceptable.

APPLICANT'S SUPPORTING INFORMATION

A Design & Access Statement, a Heritage Statement and a Method Statement for the retention of the façade and side wall during demolition were submitted with the application.

OFFICER APPRAISAL

The application site comprises a three-storey double-fronted villa with a detached coach house located within 'The Edge' Conservation Area. The Conservation Officer describes it as a good example of an early Victorian house and one of the first that was erected on 'The Edge'. The building is not given particular mention in the 2004 Alderley Edge Conservation Area Appraisal, but this does not diminish its contribution to the character of the Conservation Area as one of the original Villas. It is proposed to demolish the dwellinghouse whilst retaining the front façade and part of the northern side wall.

The dwellinghouse is set back from Trafford Road by more than 40 metres and due to the trees and vegetation to the front and side boundaries, only glimpsed views of the frontage of the dwellinghouse can be seen from public vantage points. The dwellinghouse is not listed and does not appear on the Cheshire East List of Locally Important Buildings.

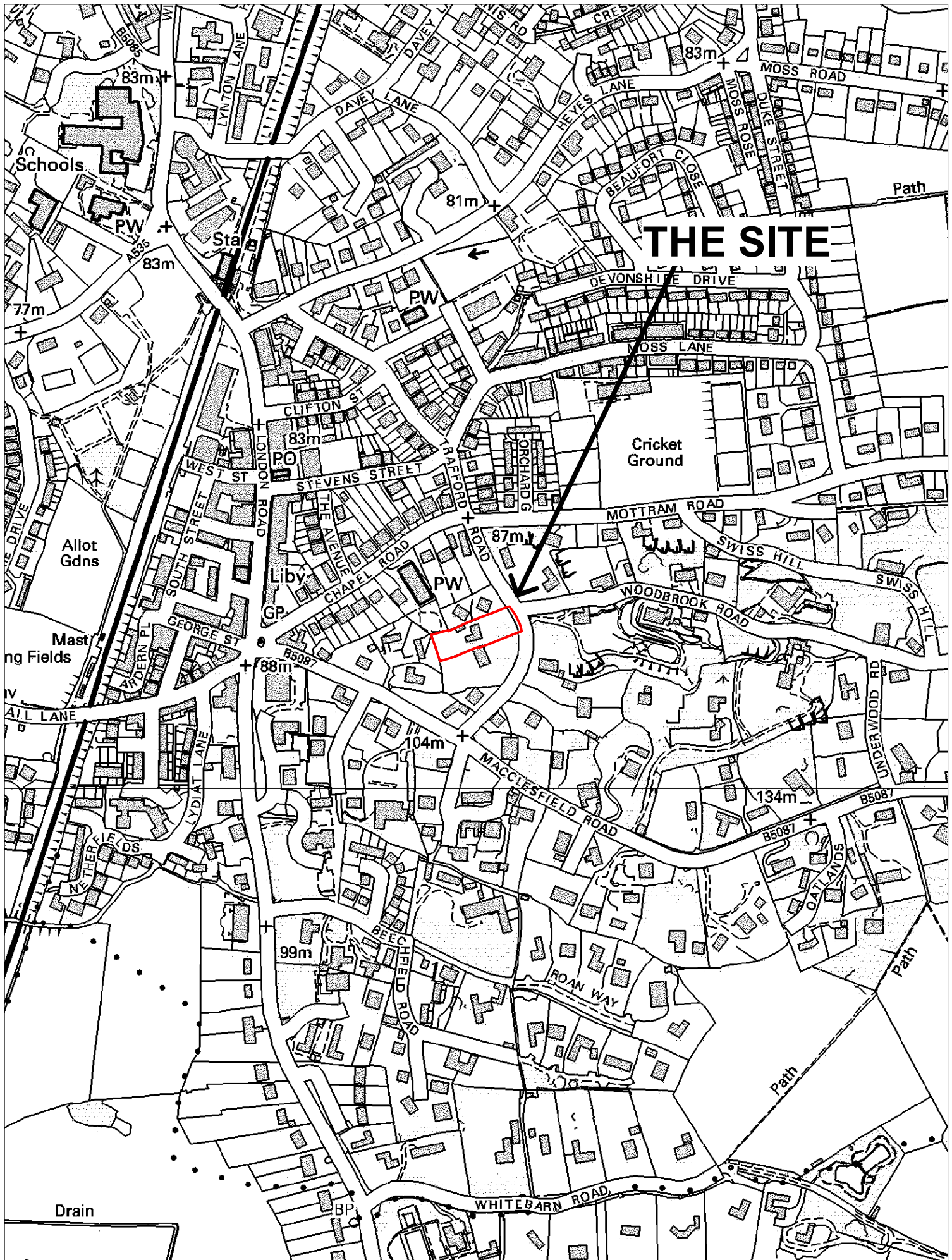
Policy BE4 states that Conservation Area Consent will not be granted for the demolition of buildings or structures which make a positive contribution to the character or appearance of the area. The Conservation Officer notes that the property has a strong period character however this becomes diluted towards the rear of the property. The façade and part of the northern side wall is proposed to be retained and a method statement has been submitted to

outline how these walls would be retained during the demolition/construction process. The Borough Council's Structural Engineer has concluded that the method statement is acceptable and that it outlines a feasible way of retaining the two walls if the works are undertaken with care and supervision.

Whilst the Conservation Officer does concede that the finished visual appearance of the property from within the Conservation Area would not be significantly different due to the retention of the existing façade, he has raised concern that, if approved, this application could set a precedent for the demolition of other non-listed properties on the 'The Edge' that make a positive contribution to the Conservation Area. Whilst two previous applications have been approved for extensions to the property both applications largely retained the existing structure and the historic integrity of the dwellinghouse. It is therefore considered that the demolition of a building that makes a positive contribution to the character of the Conservation Area would be contrary to policy BE4 of the Local Plan.

CONCLUSIONS AND REASON(S) FOR THE DECISION

For the reasons stated above, it is considered that the existing building makes a positive contribution to the Conservation Area. The proposed demolition could set a precedent for the demolition of other historic dwellinghouses within 'The Edge' Conservation Area that would cumulatively undermine the character and appearance of the Conservation Area. As such it is considered that the proposed development would not accord with the principles of policy BE4 of the Local Plan and is recommended for refusal.



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N.G.R. - 384,590 - 378,170

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Application for **Conservation Area Consent**

RECOMMENDATION : Refuse for the following reasons

1. R02CA - Demolition of building in Conservation Area - unacceptable loss of significant feature
2. R04CA - Demolition of building in Conservation Area - contrary to policy BE4 of the Local Plan