

Application No: 10/2889M
Location: WOODEND, HOMESTEAD ROAD, DISLEY, SK12 2JW
Proposal: OUTLINE APPLICATION FOR 11NO. APARTMENTS

For MR MICHAEL COOKSEY

Registered 20-Aug-2010
Policy Item No
Grid Reference 397158 384681

Date Report Prepared: 6th October 2010

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES

- Impact upon the character of the area
- Impact upon residential amenity
- Impact upon Highway safety
- Impact upon Protected Trees

REASON FOR REPORT

This application seeks outline consent for 11 apartments and is brought before the Northern Planning Committee in accordance with the Council's Scheme of Delegation.

DESCRIPTION OF SITE AND CONTEXT

The site in question is a large open plot of land which prior to its demolition accommodated a 20 bed care home.

The site is located within the village of Disley and access is via Homestead Road which is unadopted highway.

Properties within this particular road occupy similar substantial plots of land which are occupied by a varying style of detached residential properties.

DETAILS OF PROPOSAL

Members will note from the planning history below that the principle of a residential development at this site was established at appeal under planning application 02/0881P for 10No. apartments. Since then a number of applications have been submitted to the Local Planning Authority for consideration.

In 2005 a proposal was submitted for 11 apartments at this site under application 05/0209M. This was refused due to Macclesfield Borough Council's restrictive housing policy which was in place at the time.

This application was followed by Application 06/1662P which received full planning consent in 2006 for 9 apartments subject to a condition which restricted the standard time limit for implementation, also due to the restrictive housing policy which was then in place. By virtue of this restrictive condition the applicant had until the 28th January 2009 to implement the consent.

The last application to come before Committee was application 08/2389P which sought a renewal of consent for application 06/1662P for the construction of 9 apartments, the scheme put forward was identical to that approved under application 06/1662P. This was approved by Members subject to conditions

The application which is now before Committee seeks outline planning permission for 11 apartments. Approval is sought for reserved matters relating to access, layout and scale only.

RELEVANT HISTORY

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| 08/2389P | Erection of 9 Apartments Approved 2008 |
| 06/1662P | Demolition of existing building and erection of 9no apartments (amended scheme) Approved 23.08.06 |
| 05/0209P | Residential development of 11 apartments (amended scheme to include one additional unit at second floor) Refused 23.03.05 |
| 03/3358P | Residential development of 10 apartments Approved 28.01.04 |
| 03/2146P | Residential development of 10 apartments Withdrawn 30.10.03 |
| 02/0881P | Residential development of 10 apartments Refused 12.06.02 Appeal Allowed 30.01.03 |
| 01/0803P | Residential development of 10 apartments Refused 30.05.01 Appeal dismissed 07.01.02 |

POLICIES

Local Plan Policy NE11 (Nature Conservation), H1, DC41 (housing); BE1, DC1 (design and character); DC3, DC38 (amenity); DC6 (circulation and access); and DC8, DC9 (landscaping and tree protection), DC63 (Contaminated Land).

Other Material Considerations

CONSULTATIONS (External to Planning)

MOD Airfield Safeguarding – No safeguarding Objections

The Strategic Highways and Transportation Manager: No objections subject to conditions

Environmental Health (Contaminated Land) – Advise that the proposal is for a sensitive end use and the site may be contaminated therefore in

accordance with the advice set out within PPS23: Planning and Pollution Control a Phase I survey is advised and advice note drawing the applicants attention to regulation regarding contaminated land

VIEWS OF THE PARISH / TOWN COUNCIL

Disley Parish Council object to the application on the grounds that the proposal is overdevelopment of the site and concerned about the percentage increase of traffic on the Jackson Edge Road.

OTHER REPRESENTATIONS

None received at the time of writing up this report

APPLICANT'S SUPPORTING INFORMATION

A comprehensive Planning, Design and Access Statement has been submitted along with supporting information. These documents are available to view online and provide an understanding of the existing and future context of the proposal, planning policy and design issues relating to it.

OFFICER APPRAISAL

Principle of Development / Policy

The scheme proposed in most respects is similar to that of the previous approved planning application 08/2389P.

Having regard to the planning history of this site the key issues with regard to this application relate to the principle of a further two residential units on the site and the impact upon highway safety.

Proposals for new housing developments are now assessed against the criteria set out within Planning Policy Statement 3: Housing and the Local Planning Authority Guidance Note. The Guidance Notes provide a 6 criteria checklist which broadly relates to the following: housing objectives of the local area and the wider Borough; sustainability; efficient use of land; quality of housing and Sustainability Audit.

Whilst a self-assessment checklist has been submitted the applicant has failed to carry out a sustainability audit in support of this application. However a design and access statement has been submitted with the application and sets out the context of the site which is within a 250m from Disley village centre and offers easy access to a number of facilities ranging from shops, a post office, schools, doctors as well as public transport, it is considered that the proposal will provide the redevelopment of a Brownfield site in a sustainable location.

The Council's Housing Need Survey published in 2004 identifies a need for 1 to 2 bed roomed properties throughout the Borough. This permission seeks consent for 10 two bed roomed properties and 1 larger 'penthouse' apartment. From the indicative plans submitted the proposal generally accords with the Housing Need Survey and satisfies the objectives set out within PPS3 in terms of meeting local housing needs.

Other policies of relevance to this application are as follows Policies H1, DC41 (housing); BE1, DC1 (design and character); DC3, DC38 (amenity); DC6 (circulation and access); and DC8, DC9 (landscaping and tree protection).

This application seeks consent for reserved matters relating to Access, layout and scale. However indicative plans relating to appearance and Landscaping have also been submitted.

Access/ Highway safety

Access to the site is to be served of Homestead Road via the existing site entrance which is located to the north east of the site. The access proposals sought are the same as approved under planning application 08/2389P.

As previously approved, parking provision for residents is to be sited within the basement and parking for visitors is within the grounds. In order to accommodate parking for the additional 2 apartments now proposed the applicant seeks to provide an increase in parking provision from 21 to 22 spaces. As with the previous approved scheme visitor parking is to be located externally.

The Council's Strategic Highways and Transportation Manager has been consulted on the application and advises that this proposal is served off Homestead Road which is traffic calmed with low vehicular movements. The creation of two additional residential properties, amounting to 11 in total, on this site is unlikely to have a harmful impact upon highway safety. No objection is raised with regard to Highway safety subject to conditions relating to visibility splays.

Layout

The front elevation of the proposed building is to be sited approx 12m from Homestead Road and will occupy virtually an identical footprint as the building previously approved under application 08/2389P which is still extant.

Alterations to the proposal however include a single storey extension which projects approx 10m from the rear elevation and will take advantage of the existing sloping topography of the site to create accommodation for the proposed basement apartment which will include a terrace area above for one of the proposed apartments at ground floor.

The site measures approx 0.3 hectares in area. Although large in scale the building is considered to sit comfortably within the site and with ample communal garden space to wards the rear of the property.

Having regard to the scale of the plot, the siting of the proposed extension and given that a very similar scheme has been approved under application 08/2389P no concerns are raised with regard to the layout of the proposal.

Scale

The proposed development seeks consent for a two storey building with a third floor within the roof space and will accommodate 11 No. 2 bedroom apartments. Indicative plans have been submitted illustrating the internal layout with one apartment at basement level, four apartments at ground floor, four apartments at first floor and two apartments at second floor. Apart from the addition of a small scale extension on the rear elevation the scale, bulk, height and mass of the main part of the building is to remain unchanged from what has been approved under application 08/2389P therefore no issues are raised with regard to the impact upon the character and appearance of the surrounding area

Amenity

The proposed external changes are considered to be minimal, and will not create any additional residential amenity issues. Sufficient space exists to the boundaries of the site. Furthermore, it is not considered that the extra apartment would create sufficient traffic or disturbance to impact on adjoining occupiers.

Forestry and Landscaping

The Forestry Officer has been consulted on the application and advises that the development can be implemented without detracting from both on and off site trees. Therefore no objections are raised subject to conditions.

Ecology

The Council Ecologist has been consulted and no objections are raised.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The principle of a residential development for apartments at this site has already been formally accepted under application 08/2389P and the circumstances of the site are considered to have remained largely unaltered. It is considered that the creation of two additional 2 bed apartments to form 11 apartments on this site complies with the objectives set out within National and Local Planning policies for new housing and sustainability objectives and will not have a harmful impact upon highway safety. The proposed development is therefore considered to be acceptable and is recommended for approval subject to condition.

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Application for **Outline Planning**

RECOMMENDATION : Approve subject to following conditions

1. A01OP - Submission of reserved matters
2. A02AP_1 - Detail on plan overridden by condition
3. A03OP - Time limit for submission of reserved matters
4. A06OP - Commencement of development
5. A30HA - Protection of highway from mud and debris
6. A32HA - Submission of construction method statement
7. AEX21 - submit samples of building materials
8. AGR51 - no windows to be inserted
9. AHA91 - no gates
10. ALS21 - implementation of landscaping scheme
11. ALSG1 - Landscaping - submission of details
12. ARM41 - details of ground levels submission
13. DGLC1 - Hours of working during construction
14. Access to CTO specification
15. Access to specified gradient
16. Basement for parking of vehicles only
17. Details of highway verge
18. Vehicular visibility
19. Turning facility
20. Pedestrian visibility
21. Existing access to be closed
22. Secure cycle store
23. Visitor cycle provision
24. Parking to be surfaced and marked out
25. Contaminated Land
26. Pile Driving

