

Application No: 10/3672M

Location: KAMIROS, MACCLESFIELD ROAD, ALDERLEY EDGE, SK9 7BN

**Proposal: Proposed Demolition of Dwelling (Conservation Area Consent)-
Resubmission of 10/0051M**

For Mr & Mrs Banks

Registered 16-Sep-2010

Policy Item No

Grid Reference 385325 377918

Date Report Prepared: 19th November 2010

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

Impact on the Alderley Edge Conservation Area

REASON FOR REPORT

Application 10/3666M has been brought to Committee at the discretion of the Head of Planning and Housing. Should that application be refused, there would be no acceptable application to replace the building, contrary to MBLP Policy BE4 and to this extent the two applications are directly linked.

DESCRIPTION OF SITE AND CONTEXT

The site consists of a 1960's brick built 'L shaped' detached house which is of little architectural merit. It is single storey at the front and two storeys at the rear due to the fall in the land levels.

The property is situated off Macclesfield Road which descends steeply towards the village of Alderley Edge. Hence 'Edgecroft' (the dwelling situated to the east of the application site) is situated at a higher level than the application site; similarly 'The Skerries' to the west is situated on a significantly lower ground level than 'Kamiro's'.

The site lies within the Alderley Edge Conservation Area, characterised by large detached dwellings set in spacious plots that are set back from the road frontage and are largely screened by mature trees/vegetation. The trees on site are protected by virtue of their siting within a Conservation Area.

DETAILS OF PROPOSAL

This application seeks Conservation Area Consent for the demolition of the existing dwelling. An accompanying full planning application for a replacement dwelling (10/3666M) has also been submitted.

RELEVANT HISTORY

10/0051M - Proposed demolition of dwelling (Conservation Area Consent) Withdrawn 19-Mar-2010

10/0053M - Demolition of existing dwelling house and construction of replacement dwelling house Withdrawn 19-Mar-2010

23716PB Conversion of basement to additional accommodation approved with conditions 27.08.1980

POLICIES

Regional Spatial Strategy: DP1, DP7 & EM1

Macclesfield Borough Local Plan (2004): BE1 & BE4

OTHER MATERIAL CONSIDERATIONS

Planning Policy Statement 5: Planning for the Historic Environment

CONSULTATIONS

Conservation Officer: formal comments awaited, however, during conversations about the site the Conservation Officer has raised no objection to the demolition of the existing dwelling.

VIEWS OF THE PARISH COUNCIL

Alderley Edge Parish Council: recommend refusal because of the unacceptable impact this development will have on the neighbouring property ('The Skerries'). The scale and mass of the proposal and in particular the shadow created by its height will have an unneighbourly impact.

REPRESENTATIONS

Representations have been received in relation to the full planning application (10/3666M), but no comments have specifically been made regarding the demolition of the existing dwelling house.

OFFICER APPRAISAL

Policy & Principle of Development

Policy BE4 states that consent will not be granted for the demolition of buildings which make a positive contribution to the character or appearance of the area. Applications for the replacement building must be submitted at the same time as the application to demolish and consent for the demolition will be conditional upon the contract for the replacement building being let prior to demolition taking place.

Design/Character & Appearance

The existing building comprises a circa 1960s detached dwelling house that is of no particular architectural merit. Following discussions with the Conservation Officer, it is considered that, the existing building makes no positive contribution to the conservation area and therefore it is considered that the loss of the building will not cause any harm to its character or appearance.

However, in line with the objectives of Policy BE4, it would not be desirable to approve the demolition of a dwelling and leave a vacant site in the Conservation Area and therefore permission should only be granted if there is an acceptable application to replace the building. The proposed replacement dwelling, as can be seen on the parallel report for full planning permission, has considered to be acceptable, pending further consultation responses and therefore, this proposal for demolition would currently comply with Policy BE4. Accordingly the application is recommended for approval subject to conditions.

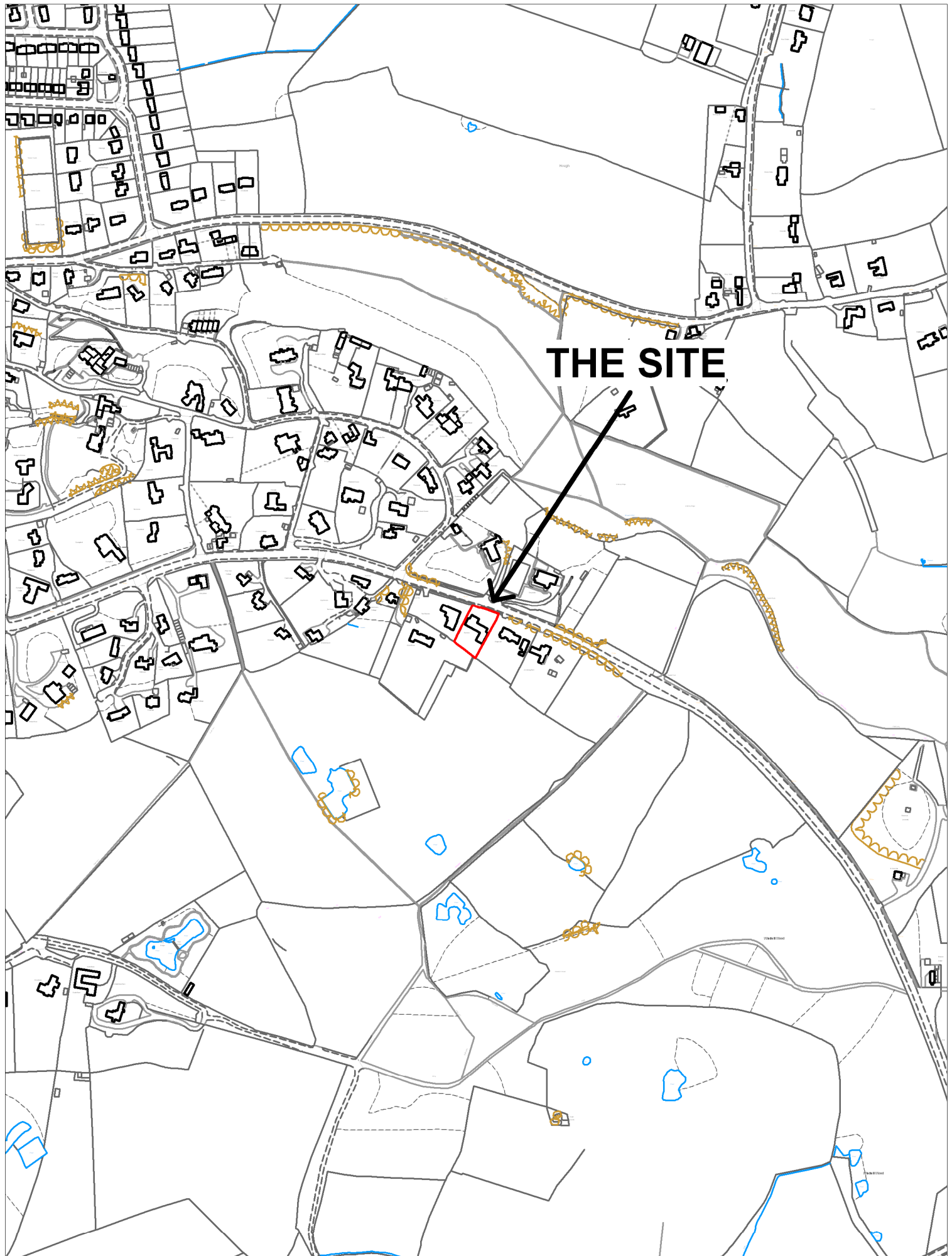
CONCLUSIONS AND REASON(S) FOR THE DECISION

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

Application for **Conservation Area Consent**

RECOMMENDATION : Approve Subject to Conditions

1. A03CA - Standard Time Limit
2. A02CA - Demolition as precursor of redevelopment



THE SITE

10/3672M KAMIROS, MACCLESFIELD ROAD, ALDERLEY EDGE, SK9 7BN

NGR- 385,320:377,920

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