

Application No: 12/0707C

Location: SILVER BIRCHES, NEW PLATT LANE, CRANAGE, CHESHIRE, CW4 8HS

Proposal: Demolition of existing detached house and construction of 3 new houses.

Applicant: Bob Quirk

Expiry Date: 17-Apr-2012

SUMMARY RECOMMENDATION: Approve subject to conditions.

MAIN ISSUES:

**Principle of the Development
Design**

Amenity of Neighbouring Properties

Highway Safety

REASON FOR REFERRAL

The application has been referred to as it has been called in by Councillor L Gilbert on the grounds that: *"To consider whether the proposal is consistent with the character of the area."*

DESCRIPTION AND SITE CONTEXT

This application relates to a site currently occupied by one, two-storey detached dwelling house situated on the southern side of New Platt Lane, Cranage. The site is set within an area of protected woodland. The site has a largely rural feel due the large plot and extensive tree cover and the surrounding area has mostly large single dwellings in extensive plots. Consent was granted on this site in 2010 for the demolition of the existing house and erection of 2 dwellings.

The site is set within an area of protected woodland and within the infill boundary line of Rudheath Woods, as designated in the adopted local plan.

DETAILS OF PROPOSAL

The proposal seeks full planning permission for the erection of three dwellings, one detached and the others taking the form of semi-detached properties. The detached dwelling would provide three bedrooms and the semi-detached dwellings would provide four bedrooms.

Both dwellings would have gabled elevations with an asymmetric appearance and would be constructed with a brick and render finish with a tiled roof.

RELEVANT HISTORY

| | | |
|----------|------|---------------------------------------|
| 11/4382C | 2012 | Refusal for 3 dwellings |
| 10/4949C | 2011 | Refusal for 3 dwellings |
| 10/0059C | 2010 | Withdrawn application for 1 dwelling |
| 09/4288C | 2010 | Approval for two dwellings |
| 35366/3 | 2003 | Approval for extensions |
| 30121/3 | 1998 | Approval for rear extension |
| 13616/3 | 1981 | Approval for pitched roof over garage |
| 13134/1 | 1981 | Refusal for dwelling |

POLICIES

National Guidance

National Planning Policy Framework (March 2012)

Regional Spatial Strategy

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP4 Making the Best Use of Existing Resources and Infrastructure

DP5 Manage Travel Demand: Reduce the Need to Travel, and Increase Accessibility

DP7 Promote Environmental Quality

DP9 Reduce Emissions and Adapt to Climate Change

RDF1 Spatial Priorities

RDF2 Rural Areas

L2 Understanding Housing Markets

L4 Regional Housing Provision

L5 Affordable Housing

RT2 Managing Travel Demand

RT9 Walking and Cycling

EM1 Integrated Enhancement and Protection of the Region's Environmental Assets

Congleton Local Plan 2005

The site is not allocated in the Local Plan but the following policies apply:

PS8 Open Countryside
H1 & H2 Provision of New Housing Development
H6 Residential Development in Open Countryside & Green Belt
GR1 New Development
GR3 Density, Housing Mix and Layout
GR4 Landscaping
GR6 Amenity and Health
GR7 Pollution
GR9 Accessibility, Servicing and Parking Provision
GR22 Open Space Provision
NR1 Trees and Woodlands
NR2 Statutory Sites
NR3 Habitats

SPG2 Provision of Private Open Space in New Residential Developments
SPD6 Affordable Housing and Mixed Communities
SPD14 Trees and Development

Other Material Considerations

National Planning Policy Framework

*“At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision taking.*

*For **decision taking** this means:*

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole;*
 - or
 - *specific policies in this framework indicate development should be restricted*

(Paragraph 14)

CONSIDERATIONS (External to Planning)

Environmental Protection:

Request that the hours of construction and any necessary piling are limited by condition.

Highways:

The existing access for this property is sufficiently to support the low additional number of traffic movements. It has adequate existing visibility for emerging and approaching traffic.

The Strategic Highways Manager has no comment or objection to make regarding this application proposal.

United Utilities

No objections.

Jodrell Bank

Recommend screening methods for the proposed new development.

VIEWS OF TOWN COUNCIL

Objection. Must be subject to compliance policies H6 and PS6. Sewage disposal needs to be addressed as unable to cope presently. Over development of the site.

OTHER REPRESENTATIONS

Seven representations been received relating to this application, expressing concerns about the following:

- Additional traffic generation
- Potential for parking on New Platt Lane
- Over development of the site
- Disproportionate density of housing out of character with the area
- Semi-detached housing is out of character
- Inadequate useable amenity space due to over-shadowing by trees
- Adverse impact on wildlife
- Possible detrimental impact on trees and shrubs in neighbouring properties
- Setting a precedent for further, similar development in the area

OFFICER APPRAISAL**Principle of Development****National Planning Policy Framework**

The recently published National Planning Policy Framework replaces PPS3 and one of its core principles is that planning should:

“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made to objectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.” (Paragraph 17)

In addition it states that local authorities should:

“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.” (Paragraph 47)

The site is designated as being within Infill Boundary Line of Rudheath Woods and as such limited development is acceptable provided that it is appropriate to the local character in terms of use, intensity, scale and appearance and does not conflict with the other policies of the local plan.

Two previous applications for three dwellings on the site were previously refused on the grounds that they would be out of character in terms of intensity, scale and appearance. These proposals however, were for three detached dwellings within the plot.

The application that was approved was for two dwellings and this proposal, whilst for three dwellings, is for two buildings that would be of a similar size and footprint to those approved. This consent is extant and could be implemented.

The Council is unable to demonstrate a five year supply of housing as required by the NPPF and as such the increase in the amount of dwellings is considered to be acceptable. Given these factors, the proposal is considered to be acceptable in principle.

Design

The dwellings would be of a traditional design with gable features and a pitched roof, with Arts and Crafts features. They would be finished with concrete roof tiles, brickwork and render. This type of design and finish is common in the local area and is considered to be acceptable in design terms. In addition the design is very similar to the scheme that was approved for two dwellings. This approval is extant and could still be implemented.

The proposal is therefore considered to be in accordance with Policy GR2 of the adopted local plan.

Amenity

Policy GR6 requires that proposals should not result in loss of privacy, sunlight/daylight, visual intrusion, environmental disturbance or pollution or traffic generation, access and parking.

Due to the siting of the dwellings in the plot and the extensive screening provided by trees and shrubs, there would be no adverse impact on the amenities of the existing properties neighbouring the site. Having regard to the amenities of the occupiers of the proposed new dwellings, the only windows in facing side elevations would serve the living room and a bedroom in Unit 2. These windows are in a circular bay and face in such a way as to overlook the only the front and side garden of this unit. As such it is considered that their privacy levels would be acceptable. Both plots would benefit from more than adequate private amenity space.

The proposal is therefore considered to be in compliance with Policy GR6 of the adopted local plan.

Highways

The Strategic Highways Manager has no objections to the proposal. Vehicles would be able to enter and leave the site in a forward gear and there is an adequate level of parking,

therefore the proposal is considered to be in compliance with Policy GR9 of the adopted local plan.

Ecology - Protected Species & Nature Conservation

The ecological consultant who undertook the survey is suitably qualified and experienced to undertake this type of work.

No evidence of roosting bats was recorded and officers are satisfied that roosting bats are unlikely to be affected by the proposed development. A condition should be imposed in order to protect breeding birds.

Landscape and Trees

The whole site is within Woodland W1 of the Northwich Road, Cranage, Tree Preservation Order, 1988. The proposed development would require the removal of three trees. Several other trees are identified for removal due to their condition. The trees identified for removal for development are not exceptional and the losses could be mitigated by replacement planting. With tree protection and replanting conditions, overall it would appear possible to accommodate the development without significant impact on protected trees.

CONCLUSIONS AND REASONS FOR THE DECISION

The proposal is of an acceptable form that would not cause harm to the visual amenity of the surrounding area. The proposals impact upon neighbouring amenity, protected trees and highway safety would also be acceptable and as such the proposal complies with the relevant local and regional planning policies. The application is therefore recommended for approval accordingly.

RECOMMENDATION: Approve subject to the following conditions:

1. Standard outline.
2. Compliance with the approved plans.
3. A watching brief for any adverse ground conditions (contamination), to be employed in accordance with the recommendations in the report by LK Consult Ltd.
4. Submission and implementation of a tree protection scheme.
5. Submission and implementation of construction method statement.
6. Submission of landscaping scheme including replacement tree planting.
7. Implementation of landscaping scheme
8. Submission and implementation of boundary treatment scheme.
9. Hours of construction (including deliveries) limited to 0800 to 1800 Monday to Friday, 0800 to 1400 Saturday with no working on Sundays or Bank Holidays.
10. Submission of details of the method, timing and duration of any pile driving operations.
11. Protection measures for breeding birds.

