

Application No: 14/0990M

Location: 2 - 4 Holly Road North, Wilmslow, Cheshire, SK9 1LX

Proposal: Variation to condition 2 of application 11/0533M. For Erection of 10 No. Apartments with Basement Parking

Applicant: Wayne Seddon

Expiry Date: 21-Apr-2014

Date Report Prepared: 3rd April 2014

SUMMARY RECOMMENDATION

Approve subject to conditions.

MAIN ISSUES

- Impact on the character and appearance of the application site and wider locality;
- Impact on the residential amenity of nearby properties;
- Highway safety; and
- Impact on protected trees.

REASON FOR REPORT

Planning approval is sought to vary Condition 2 (approved plans) of planning approval 11/0533M for the erection of 10no. apartments with basement parking. Accordingly, in line with the Council's Constitution the application should be determined by Members at Northern Planning Committee.

DESCRIPTION OF SITE AND CONTEXT

The application site is currently a vacant plot positioned on the southern side of Holly Road North, within a predominantly residential area of Wilmslow. Historically the site comprised of 2 no. individual planning units occupied by 2 no. two storey dwellings that were demolished in association with planning reference 07/0961P.

Holly Road North is predominantly characterised by detached circa 1940s, two storey dwellings positioned centrally within fairly spacious plots. Modern additions to the immediate street scene have been constructed over time including a 1960's apartment block located to the southeast and a mews housing development positioned opposite, to the northeast. The road has retained a sylvan, low density character with a number of mature trees, soft boundary treatment and manicured gardens to the front.

DETAILS OF PROPOSAL

It is proposed to vary Condition 2 (approved plans) of planning reference 11/0533M.

RELEVANT HISTORY

13/5094M	Variation of condition 2 (Approved Plans on permission 11/0533M to allow revised design of building. Withdrawn, 18.02.2014
11/0533M	Extension to time limit to 08/0783P for the erection of 10no. apartments with basement parking. Approved with conditions, 10.06.2011
11/0534M	Extension to time limit to 07/0961P for the erection of 9no. apartments in a 5 storey building, including attic space and basement parking (amendment to approved application reference 05/0789P). Application 07/0961P was refused on 11.07.2007 and subsequently allowed on Appeal ref: APP/C0630/A/08/2063072. Approved with conditions, 07.06.2011
08/0783P	Erection of 10No. Apartments with Basement Parking Approved with conditions, 25.06.2008
07/0961P	Amendments to approved application 05/0789P. Erection of a three-storey apartment building comprising 9 apartments, living accommodation in roofspace and basement parking for 20 cars & 2 external car parking spaces. Refused 17.07.2007 Appeal Allowed 20/06/2008
06/1914P	Erection of 10No. apartments in a 5-storey building, including attic space & basement parking. Refused 4.10.2006.
05/0789P	Demolition of 2no detached dwellings. Erection of 3 storey apartment building comprising of 9no. apartments, living accommodation in roofspace & basement parking for 17no. cars & 2no. external car parking spaces. Approved 23.05.2005

POLICIES

Local Plan Policy

BE1	Design Guidance
DC1	New Build
DC2	Extensions and Alterations
DC3	Amenity
DC6	Circulation and Access
DC8	Landscaping
DC9	Tree Protection
H1	Phasing Policy
H2	Environmental Quality in Housing Developments
H13	Protecting Residential Areas

National Planning Policy Framework

Chapter 7 Requiring Good Design

Local Plan Strategy Submission Version March 2014

SD2 Sustainable Development Principles

SE1 Design

SE1 Efficient Use of Land

CONSULTATIONS (External to Planning)

Environmental Health: No objection.

VIEWS OF THE PARISH / TOWN COUNCIL

Wilmslow Town Council: recommends refusal on the grounds of the proposal being significant change to the fundamental nature of this development resulting in a 4 storey residential building, which would have a significant impact on the amenity of neighbouring properties, most notably in Summerfield Place and Holly Road North. The Town Council expressed concerns at the distances of neighbouring properties from the new gable end and dormer windows and would stress that any Tree Protection Order Orders be enforced and any other trees that are removed be replaced.

OTHER REPRESENTATIONS

The consultation period for this application expires 11th April 2014. To date representations have been received from no.16 and no.18 Summerfield Place, positioned to the rear of the application site. Both raise objection to the application. The points raised are summarised as follows:

- Detrimental to the character of the local area due to scale and massing;
- Loss of privacy due to proximity of balconies to neighbouring properties;
- Increased capacity of the site leads to concerns relating to highway safety, having regard to the proximity of the site to the high school;
- The site has been left derelict with no sign of development, irrespective of 12 years of planning approvals;
- Harm to protected trees.

APPLICANT'S SUPPORTING INFORMATION

The application has been supported by an Arboricultural Statement.

OFFICER APPRAISAL

History

The application site has a fairly extensive site history that spans over a 12 year period. The majority of applications essentially seek approval for minor alterations to previously approved schemes. Two of those refused by the Council were taken to appeal and dismissed, the first (03/2450P) on grounds of housing supply and the second (04/2555P) on grounds of design and character.

A third application refused by the Council, and arguably the most relevant, was Allowed on appeal (07/0961P). This gave permission for the construction of a 5 storey apartment block comprising 9 no. apartments and basement parking. Further to this, approval was granted for

the provision of 1 no. additional apartment resulting in the provision of a 5 storey apartment block comprising 10 no. apartments with basement car parking (08/0783P).

Extensions of time limits have been granted for planning references 07/0961P and 08/0783P and both remain extant.

The principle of the approved development has been assessed and accepted by the Council and the Inspectorate. The purpose of this application is to vary the approved plans condition on planning approval 08/0783P / 11/0533M. Accordingly, it is not necessary or reasonable for Members to re-visit the principle of constructing a 5 storey apartment block during their assessment.

Design

Local Plan policies DC1 and BE1 seek to ensure that the overall scale, density, height, massing and palette of materials of new developments are sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself. New development should respect the characteristics of the area; respect the form, layout, siting, scale and design of the locality; contribute to the rich environment and vitality of the area; be human in scale and use appropriate materials.

The alterations proposed would comprise an increase in the ridge height by 500mm to enable compliance with current building regulations requirements. It is proposed to increase in the eaves level by 800mm and the wings to either side of the building are to be increased in height from 5m to 6m. Fenestration detailing is to change and a central feature gable is proposed to the front. Approved gables to the rear are to be increased in width and height and balconies are to be increased in width and form. Enclosed balconies are to be open with privacy screening to the sides. A detailed palette of materials has not been provided and is something that should be requested via condition if Members are minded to approve the application.

The proposed scheme would present a development of larger proportions to that previously approved, which maintained an eaves line comparable to neighbouring properties. The approved window detailing is fairly modest and does not clutter the façade of the building allowing it to maintain a relationship with the established properties within the surrounding area.

The proposal is a more contemporary design in comparison to the previous planning permission, which was a more traditional approach. The revised design has taken cues from the extant scheme, in particular in respect of the eaves detailing and balconies which are more in keeping with the two storey character of the neighbouring properties.

Increases to the originally approved scheme in 2003 which allowed for a three storey apartment building have been achieved through the submission of numerous minor amendments over the years. Though each application has been considered to be acceptable at the time of assessment, it should be recognised by Members that this application seeks yet another revision that would allow for a further increase in the overall massing of the development. Cumulative changes can water down the architectural merit of a scheme to the detriment of the wider setting of the site. The increases achieved to date together with those now proposed pushes the upper limits of what this site could comfortably accommodate. A

recent planning application was withdrawn following concern raised by officers that the alterations resulted in an unacceptable design. This application has sought to address those concerns. The revisions currently proposed are to be contained within the building envelope and, on balance, are considered to have a similar impact on the character and setting of the application site when compared to that previously approved. The proposal is considered to have an acceptable impact on the street scene and complies with policies BE1 and DC1.

Amenity

Sufficient distance would remain between the front elevation of the building and properties located opposite to raise no additional concern in respect of their amenity.

It is proposed to increase the height of 2 no gables positioned on the rear elevation by 1.5m. It is also proposed to increase their width by 3.5m. These alterations would be visible and undoubtedly felt by neighbouring properties to the side and rear of the application site. The overall massing of the additional roof volume would be drawn away from neighbouring properties positioned to the side by virtue of the gabled roof formation. Privacy screens are to be installed to the side of each balcony. Accordingly it is not considered that these changes would significantly differ from the impact imposed by the extant permission.

Careful consideration has been given to the objections raised by the occupiers adjoining the application site to the rear. The application site is located within an established residential area where some degree of overlooking into neighbouring gardens occurs. The spacing distances proposed are commensurate with those deemed to be acceptable by the Inspectorate and it would be unreasonable for the Council to reach a different conclusion on this matter now.

In addition to the changes to the building, it is proposed to change the access arrangements to the basement car park to western side of the site. There is an extant permission on the site for the same parking and access arrangements as this proposal (planning reference 07/0961P). That application was refused by the Council due to the proximity of the access into the basement car parking area with the adjoining property, Beechwood. The application was allowed on appeal (APP/C0630/A/08/2063072/NWF). .

The inspector accepted that there would be an increase in vehicular movements near to the house and garden of Beechwood compared to the single dwelling that previously resided on the site and the approved scheme. In assessing the appeal The Inspector gave consideration to the positioning of a double garage that would separate the access ramp and the main living accommodation of Beechwood; the positioning of the access relative to the rear garden of Beechwood and existing boundary treatment.

It was concluded by the Inspector that there would be likely to be some increase in noise and disturbance for the occupiers of Beechwood, however it was not considered that this would be significant taking account of the site circumstances. There have been no changes in site circumstances since that conclusion was drawn and it is considered that a refusal on the grounds of the siting of the access is unlikely to be upheld on appeal.

Trees

This application has been supported by an updated Arboricultural Survey that has been carried out by Cheshire Woodlands. The report identifies a number of trees of moderates and

low amenity value. A mature Horse Chestnut and Sycamore trees located to the front of the site offer the greatest amenity value and are the subject of a tree Preservation Order. These trees are identified for retention.

The impact of the new access to the basement car park will remain the same as for the extant permission which allows for the same access arrangements.

No objection has been raised by the Council's Arboricultural Officer.

Highways

The reorganisation of the internal accommodation will allow for the provision of 1 no. additional bedroom within the second floor apartment. 4 no additional parking spaces are proposed within the basement car park area, providing a total of 21no. spaces of which 5 are for disabled use. In addition to the basement 2 no. visitor/disabled spaces are to be positioned to the front of the site as per the approved scheme.

No comments formal comments have been received from the Strategic highways Manager; however no concerns or objections are anticipated.

CONCLUSIONS AND REASON(S) FOR THE DECISION

In conclusion, the revisions currently proposed are to be contained within the building envelope and, on balance, are not considered to lead to materially greater harm to the character or setting of the application site, residential amenity, highway safety or to the well being of protected trees within the site than that previously approved. The resulting development will have an acceptable impact on the street scene and will not significantly injure the amenities of the occupiers of nearby residential properties. The proposed development accords with the relevant policies of the Development Plan and guidance within the Framework.

A recommendation of approval is provided.

Application for Variation of Condition

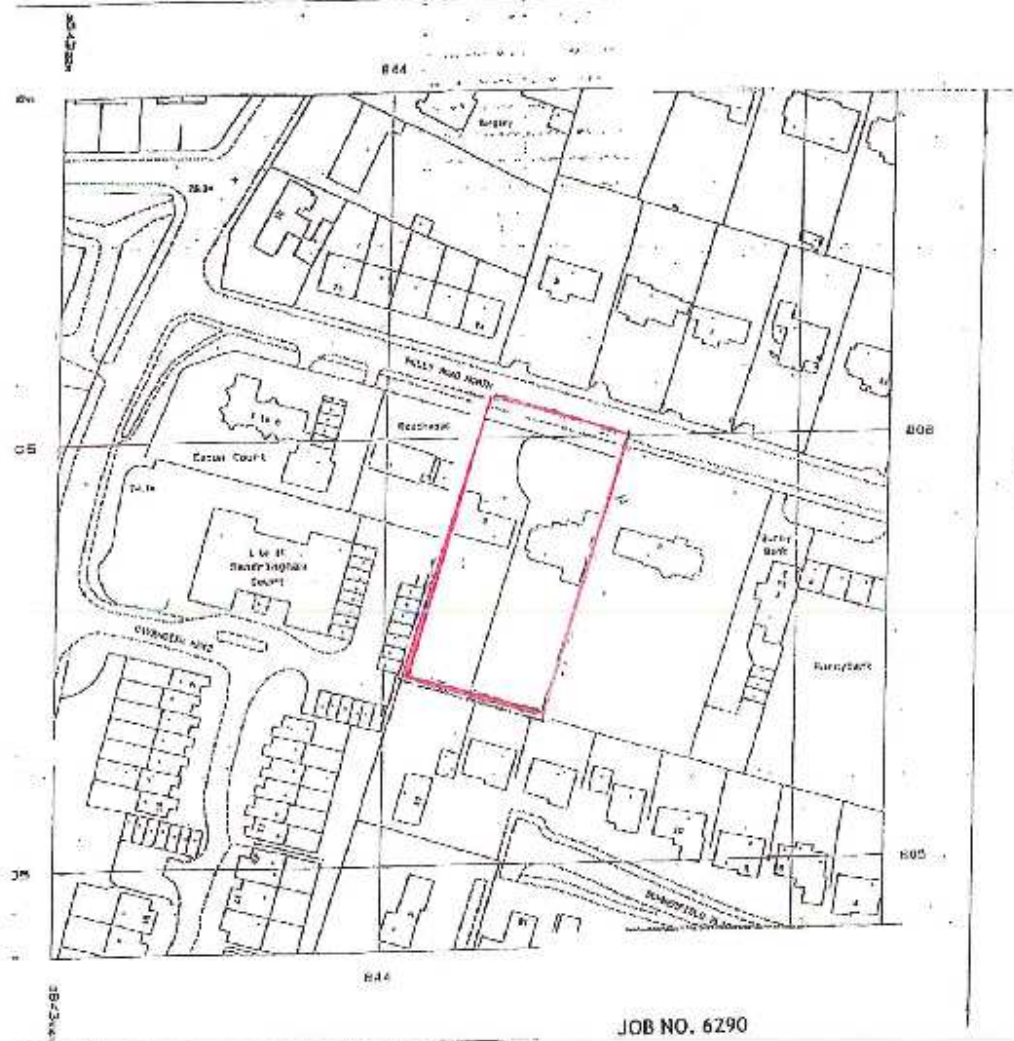
RECOMMENDATION:

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A05EX - Details of materials to be submitted
4. A12HA - Closure of access
5. A13HA - Construction of junction / highways (outline)
6. A01HP - Provision of car parking
7. A10HP - Driveway surfacing - single access drive
8. A01LS - Landscaping - submission of details

- 9. A04LS - Landscaping (implementation)
- 10.A01TR - Tree retention
- 11.A02TR - Tree protection
- 12.A03TR - Construction specification / method statement
- 13.A05TR - Arboricultural method statement
- 14.No gates or obstruction shall be erected across the vehicular access
- 15.Access to be constructed before occupation of the building
- 16.Drainage of car park surfaces
- 17.Provision of cycle stands
- 18.Provision of cycle store
- 19.Windows in side elevation shall be obscured and non-opening
- 20.External Appearance
- 21.non standard

Ordnance
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Superplan

Planning Extract - 1
Site-centred



JOB NO. 6290

2-4 HOLLY ROAD NORTH
WILMSLOW
CHESHIRE
SK9 1LX

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