

Application No: 16/0605M

Location: BRIDGEPOOL, MACCLESFIELD ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7BW

Proposal: Demolition of an existing 1950s residential property and replacement to provide a new family home.

Applicant: Matt Maguire

Expiry Date: 27-Apr-2016

REASON FOR REPORT

The application has been called into committee by Councillor Craig Browne for the following reasons:

The proposed development lies within the curtilage of the Alderley Edge Conservation Area (this is important as a number of established trees would be under threat if the development were to go ahead);

The increase in scale and massing of the proposed development is significant (compared with the existing dwelling);

The proposed development is overbearing, particularly given the contours of the land, which mean that the development will directly overlook neighbouring properties & gardens;

Unfettered use of the common driveway with the neighbouring properties of Tamanaco & Old Vine means that it cannot be used for parking or waiting by construction vehicles;

Off site parking loading/unloading on Macclesfield Road will create congestion and a danger to public safety;

The sewerage system, which is shared with the neighbouring property of Old Vine, is not designed to cope with the egress of water from the proposed swimming pool;

Existing utilities (gas, electricity, water, telephone) are routed along the bank adjacent to the common driveway with Old Vine & Tamanaco and the development of the site represents a major risk of service disruption to these neighbouring properties;

The proposals include the replacement of an established hedge with a permanent fence alongside the common driveway with Old Vine & Tamanco, which would adversely change the character of the area.

SUMMARY

The proposal will preserve the character and appearance of the Alderley Edge Conservation Area. Therefore would meet the objectives of local plan policies BE1, BE2, BE3, BE4, BE12, DC1, DC2 and also BE12 which seeks to protect the special character of the conservation area and overall design. It is also in accordance with the NPPF.

No highways issues are raised and the trees can be adequately protected by conditions.

The extra storey is added sensitively by reducing the existing lower ground level and by providing upper level accommodation within the roof by using dormer windows. The proposed height is deemed acceptable and will not cause any substantial amenity issues. The first floor windows on the north facing elevation shall be permanently glazed in obscure glass again to minimise amenity issues. The proposal is in accordance with policies DC3, DC38 and H13 of the Macclesfield Borough Council Local Plan.

Existing utilities (gas, electricity, water, telephone) and sewerage system are not points that can be taken into account whilst determining the planning application. These aspects will need to be addresses separately.

Overall the proposal is considered to be a sustainable form of development and a recommendation of approval is made.

RECOMMENDATION

Approve subject to conditions

PROPOSAL

This application seeks full planning permission to demolish the existing 1970s dwelling and erect a replacement 4 bed family home over 3 floors (lower ground floor, ground floor and first floor).

To the south of the dwellinghouse the proposal is to include a workshop and store at lower ground floor and a garage at ground floor.

SITE DESCRIPTION

The application site is situated within the Alderley Edge Conservation Area. The site is also classed as a low density housing area and predominantly residential area of Alderley Edge as defined in the Macclesfield Borough Council Local Plan.

The existing house is set towards the north eastern edge of its plot. The front of the plot reduces in level by nearly 2m over a short distance. This level change takes the form of a grassed earth slope from the road towards the existing house. As a result the lower storey is largely unseen from street level. The front door is accessed via a sloping bridge link from the driveway.

The elevation facing the roadside (east elevation) is bounded by a mature hedgerow and two mature trees including a copper beech. The remaining three sides are enclosed by a mix of mature Leylandii, fir and deciduous trees which make for a private site. The site extends significantly to the western edge in the form of a mature garden.

There is a single track road from Macclesfield Road which leads to Bridgepool and also serves two other dwellinghouses (Old Vine and Tamanaco).

RELEVANT HISTORY

8906P PROPOSED ERECTION OF DETACHED DWELLING. Approved with conditions 14/12/76

NATIONAL & LOCAL POLICY

National Policy

The National Planning Policy Framework establishes a presumption in favour of good design. Of particular relevance are paragraphs: 56-67

The National Planning Policy Framework also believes with regards to development to a designated heritage asset, great weight should be given to the asset's Conservation. The more important the asset, the greater the weight should be. Of particular relevance are paragraphs: 132 -134

Development Plan

The relevant Saved Policies of the Macclesfield Borough Local Plan are:

BE1 (Design principles for new developments)
BE2 (Preservation of Historic Fabric)
BE3 (Conservation Area)
BE4 (Design criteria for conservation areas)
BE12 (The Edge, Alderley Edge)
DC1 (High quality design for new build)
DC2 (Design quality for extensions and alterations)
DC3 (Protection of the amenities of nearby residential properties)
DC6 (Circulation and access)
DC8 (Landscape Scheme)
DC9 (Tree protection)
DC38 (Space light and privacy)
DC41 - (Infill Housing Development or Redevelopment)
H12 - (Low Density Housing Areas)
H13 (Protecting residential areas)

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Other Material consideration

Cheshire East Local Plan Strategy – Proposed Changes Version (CELP)

CONSULTATIONS

Two consultations have taken place. The comments from the initial consultation letter can be located below.

CONSULTATIONS (External to Planning)

Environmental Health – No objection however conditions/informatives requested

Highways – No objection however a construction management plan requested.

PARISH/TOWN COUNCIL

Alderley Edge Parish Council - The Parish Council recommends refusal of this application on the grounds that it is an overdevelopment of the plot and inappropriate development for a conservation area.

REPRESENTATIONS

12 letters of representation have been received objecting to the proposal on the following grounds:

- Parking and access for contractor parking (narrow drive, minimum parking and standards)
- Close proximity to the existing boundaries resulting in demolition and rebuild not being able to be built in a neighbourly way
- Out of scale, character mass and footprint
- Project further towards the private access road resulting in the new dwelling being over prominent
- Conservation area concerns
- Intrusive, loss of privacy and unneighbourly
- Loss of amenity/privacy
- Concerns over design
- Concerns over impact to the streetscene and existing dwellings
- Concerns over space between dwellings
- 1.8m fence and gates removes the open aspect of the close and result in H&S issues with regards to no reversing points
- Noise pollution
- Dust pollution
- Concerns over removal of trees
- Result in over prominent and enclosing impact due to new location and boundary fence
- Concerns over screening to the Old Vine
- Concerns the Old Vine is set at a lower level than Bridgepool
- Overbearing and oppressive
- Single track to Bridgepool is unsuitable for demolition or construction vehicles
- Concerns over utilities and sewerage systems

- Concerns over damage to grass verges

Revised plans were received 25/05/16 and therefore a second consultation letter dated the 09/06/16 was sent with a new publicity expiry date of the 23/06/16. The comments on the second consultation can be located below.

None additional objections have been received raising the following issues:

- Increase in height, mass and footprint
- Loss of privacy
- Amenity issues
- Design issues
- Access to site/contractor vehicle parking/storage facilities
- Effect on the Conservation Area
- Overshadowing
- Overlooking/loss of outlook
- Loss of daylight/sunlight
- Noise issues
- Highways safety issues
- Sit 4m further towards the private access road resulting in a negative effect on the streetscene
- Boundary treatment concerns
- Concerns over damage to water and sewerage

APPRAISAL

The key issues relate to:

- 1) design/impact on the character and appearance of the Conservation Area and relationship with the street-scene;
- 2) impact on neighbour amenity;
- 3) protected trees;
- 4) highways;
- 5) landscape.

ENVIRONMENTAL SUSTAINABILITY

Design / character

The site lies within the Alderley Edge Conservation Area and as such policy BE3 of the local plan applies. This policy states that within a Conservation Area, development will only be permitted which preserves or enhances the character and appearance of the Conservation Area.

Paragraph 132 of the NPPF notes that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting'.

The orientation of the proposed dwellinghouse is remaining unchanged. The house design has been increased from 2 to 3 floors however the site characteristics and levels have been exploited and so the east elevation (roadside elevation) will appear 2 storey. The proposed dwellinghouse has been located closely to the existing house footprint.

The initial proposal submitted was not acceptable due to the height of the proposed garage/workshop and store. Revised plans were therefore submitted reducing the height. The initial proposed garage/workshop and store measured approx. 5.2m from the road to the ridge on the north elevation of the garage/workshop and store. This resulted in an over development of the site and unacceptable massing. The revised plan reduced the height resulting in the height measuring approx. 2.3m from the road to the flat roof and therefore now sits in the main behind the hedge and gates.

The initial proposal measured approx. 4.4m from the east elevation (when measured from the north east point) to the east boundary line. This was deemed too close and over prominent and so has been set back by 1m and so now measures approx. 5.4 from the road. In addition the initially proposed terrace encroached a further approx. 2.5m towards the road, and this element has now been removed.

The proposed width of the dwellinghouse is approx. 17.7m and the existing width is approx. 19.7m and therefore the width is decreasing by approx. 2m. The depth of the current dwellinghouse is approx. 11m and the proposed depth is increasing to approx. 13.9 on the ground and first floor and an additional approx. 3.8m including the lower ground floor. Due to plot size, the use of the land levels and the maturely screened landscaping that surrounds the south west, west and north boundary line and taking into account the decrease in width, the scale of the proposed dwellinghouse is considered to be acceptable.

Macclesfield Road contains many different architectural styles within the immediate area. The appearance of the existing house is predominantly brickwork to all sides with slightly more glazing to the garden facing elevation. The east elevation is Cheshire brickwork with punched white mullioned windows. The north and south elevations are largely solid with the south elevation including the single garage and front door at the upper level. The west elevation has increased levels of glazing and includes a single-storey conservatory to improve the connection with the garden.

The proposed materials are a blend of contemporary and traditional. The proposed red Cheshire brickwork for the main elevations, dark grey slate-like fibre cement roof tile, dark grey aluminium windows, flat stone-like cladding in buff to the main entrance, dark grey stone-like cladding to the dormer windows to merge with the roof scape, oak finished and dark grey aluminium glazed doors and large glazed areas to the garden elevation are all considered to be acceptable materials for the area.

The Conservation Officer has noted that the pattern of development is generally substantial individual properties in large plots. There are cases where this has been eroded by subdivision of historic plots; this is one such area where 4 dwellings on much smaller plots sit on land which appears to have historically belonged to Springfield.

The revised plans now show the removal of the terrace on the east elevation and garage set at a significantly lower level. Therefore the overall scale and mass has been reduced and now appears to sit more comfortably on the site. These changes have helped to reduce the impact of the building on the character of the Conservation Area. Whilst there is an increase overall on the existing building it is considered the revised proposal will not harm the Conservation Area.

The proposed replacement dwelling is contemporary in design, but generally reflects the scale of surrounding properties and will be constructed from high quality materials and in a palette, albeit contemporary, in keeping with the area. Therefore the proposal has been considered in line with paragraph 132 of the Framework - great weight should be given to the asset's conservation. There is not considered to be any harm to the significance of the designated heritage asset (The Edge, Conservation Area).

The proposed development would preserve the character and appearance of the Alderley Edge Conservation Area. Therefore would meet the objectives of local plan policies BE1, BE3 and also BE12 which seeks to protect the special character of the Conservation Area, including the sylvan low density housing and the interesting and individual design of the large houses set in spacious grounds.

Trees / landscape

The Forestry Officer has no objection to the proposal. The application identifies the removal of a limited number of mature Cypress which form part of an unmanaged hedge associated with the southern vehicle access point. The linear group are not considered worthy of retention under a Tree Preservation Order. A small ornamental tree located adjacent to the access also requires removal. The tree cannot be seen from any public vantage point, removal is not contested.

Standing on the eastern plot frontage is a maturing Cedar which unfortunately exhibits advanced signs of reduced vigour and vitality, with a large percentage of the needle mass 'browned off'. The tree is identified for retention but this is clearly not feasible given its condition and potential social proximity to the revised build line. Removal will be inevitable irrespective of the development proposals.

The site is devoid of any additional meaningful tree cover, with only a mature Cypress hedge forming the boundary to the plot.

A tree protection scheme is required to ensure the retained boundary planting is not compromised during the construction process.

In landscape terms, the proposed sliding gates are deemed acceptable and the timber close boarded fence has been purposely placed behind the existing hedgerow to retain a green feeling and openness.

Subject to the tree protection scheme and boundary treatment the proposal is therefore in accordance with the requirements in policies DC8 and DC9 of the Macclesfield Borough Local Plan.

Residential Amenity

Policies DC3, DC38 and H13 seek to protect the residential amenity of nearby properties having regard to space, light and privacy etc.

To accommodate the 3 storey dwellinghouse the lower ground level has been reduced by 0.5m. The height of the dwelling house is to be 10m which is an approx. 1.8m increase in the ridge height and 1.9m increase in eaves height. The extra storey is added sensitively by reducing the existing lower ground level and by providing upper level accommodation within the roof by using dormer windows. The proposed height is deemed acceptable and will not cause any substantial amenity issues.

The west three storey element and terrace will not be prominent due to the mature tall landscaping that surrounds the south west, west and north boundary line. The Leylandii is approx. 6m high

The north elevation is to be approx. 4m (at its closest point) to the north boundary line and the adjoining property (Old Vine) is a further approx. 3.5m away from the south boundary line. The approx. 7.5m distance between the two side elevations (Bridgepool and Old Vine) is deemed acceptable. The north boundary line is well screened with approx. 6m high Leylandii. There are to be no windows on the ground floor north elevation and the proposed first floor north elevation windows are to be obscurely glazed.

Due to the reduction in height of the proposed garage/workshop and store the relationship between the proposals and Sienna Lodge is considered to be acceptable.

Given the nature of the existing relationship between the application dwelling and the immediate neighbouring properties, overall the proposal would not significantly impact on neighbouring amenities. Bearing the above points in mind the proposal is in accordance with policies DC3, DC38 and H13 of the Macclesfield Borough Council Local Plan.

Highways

Bridgepool is located in a relatively quiet thoroughfare with regard to traffic and pedestrian movement.

The Head of Strategic Infrastructure has confirmed as this is a replacement dwelling and as the access to the site is an existing private shared drive there can be no highway objection to the application.

As with other recent developments in the vicinity of the site, construction and demolition has caused problems with parking, especially on Macclesfield Road affected the flow of traffic. A Construction Management Plan therefore needs to be submitted and approved prior to commencement that sets out where contractors vehicles will be parked and how HGV deliveries will access the site.

The 4 bed dwellinghouse requires 3 parking spaces to be in accordance with the Cheshire East Local Plan Parking Standards, which are provided.

The proposal is therefore in accordance with the requirements in policy DC6 of the Macclesfield Borough Local Plan and Cheshire East Local Plan parking standards.

PLANNING BALANCE

The proposal will preserve the character and appearance of the Alderley Edge Conservation Area. Therefore would meet the objectives of local plan policies BE1, BE2, BE3, BE4, BE12, DC1, DC2 and also BE12 which seeks to protect the special character of the conservation area and overall design. It is also in accordance with the NPPF.

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Overall the proposal is considered to be a sustainable form of development and a recommendation of approval is made.

RECOMMENDATION

The application is recommended for approval.

Application for Full Planning

RECOMMENDATION:

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A32HA - Submission of construction method statement
5. A01LS - Landscaping - submission of details
6. A12LS - Landscaping to include details of boundary treatment
7. A25GR - Obscure glazing requirement
8. PILE FOUNDATIONS
9. Dust
10. Tree proection

11. Damage

12. NPPF

13. Contaminated Land

14. CONSTRUCTION HOURS OF OPERATION – Noise Generative Works

15. times

