

Application No: 16/3610M

Location: LAND TO THE REAR OF 14-18, LONDON ROAD, ALDERLEY EDGE, CHESHIRE

Proposal: Proposed demolition of existing building to the rear of No's 14-18 London Road, Alderley Edge and erection of a two and half storeys residential block comprising three apartments.

Applicant: Mr Anwar Kanj, Atco Export

Expiry Date: 21-Sep-2016

**Date Report Prepared: 22 September 2016**

### **SUMMARY**

This application seeks full planning consent for the construction of a new apartment building for 3no. apartments, replacing an existing storage building. The application follows several previous applications and there is a current extant permission for the erection of a two and a half storey office building which displays a similar design to the proposal.

The Council cannot currently demonstrate a 5 year housing land supply. The development would provide 3no. additional houses, which would make a small but beneficial contribution to meeting an acknowledged shortfall within the Borough.

It is considered that the amendment causes no significant adverse impacts relating to design, impact on the character of the area, residential amenity or highways safety. The proposal accords with the Development Plan and is deemed to be a sustainable form of development.

**RECOMMENDATION: Approve, subject to conditions and comments from Highways**

### **REASON FOR REPORT**

The application is to be presented at Northern Planning Committee because it has been 'called-in' to committee at the request of Cllr Craig Browne on the 31<sup>st</sup> August for the following reasons:

- *'The Parish Council has raised objections to the proposals on the grounds that they represent an overdevelopment of the site; concerns have also been expressed that there is no foreseen provision of car parking for residents and that this is likely to have a severe impact on access to the rear of the retail outlets on London Road itself.'*

## **DESCRIPTION OF SITE AND CONTEXT**

The application site comprises a two storey detached building located at the rear of properties facing London Road and West Street. The site has been subject to a number of applications including the most recent for a three storey office building of similar scale to the proposal that was approved in 2013.

This followed previous refusals on site due to the impact of the development on the amenity of number 6 West Street. This property was subsequently purchased by the applicant and alterations overcame the previous issues for refusal.

The site is located within the centre of the village of Alderley Edge, within a local shopping centre, as defined in the Local Plan.

## **DETAILS OF PROPOSAL**

Full planning permission is sought for the demolition of the existing building on site and erection of a three-storey building with 3no. flats, one on each of the three floors, each with 1no. bedroom. No parking provision is proposed.

## **RELEVANT HISTORY**

- |          |   |
|----------|---|
| 12/4201M | Proposed demolition of existing building to the rear of No's 14-18 London Road, Alderley Edge and erection of a two and half storey office block together with a two storey rear extension and alterations to No 6 West Street.<br>Approved 02 January 2013 |
| 11/1310M | Proposed offices<br>REFUSED 20 <sup>th</sup> July 2011 and DISMISSED on appeal 30 <sup>th</sup> November 2011.  |
| 08/0395P | Demolition of building and erection of new dwelling – Amendments to 02/2950P<br>APPROVED 7 <sup>th</sup> May 2008   |
| 02/2950P | First floor side extension, single storey front extension and front balcony to form a dwelling<br>APPROVED 1 <sup>st</sup> April 2003   |

## **POLICIES**

Macclesfield Borough Local Plan – saved policies

- BE1 (Design principles for new developments)
- DC1 (High quality design for new build)
- DC3 (Protection of the amenities of nearby residential properties)
- DC6 (Safe and convenient access for vehicles, special needs groups and pedestrians)
- DC38 (Guidelines for space, light and privacy for housing development)
- DC41 (Infill Housing Development or Redevelopment)

H1 (Phasing Policy)  
H2 (Environmental Quality in Housing Development)  
H13 (Protecting residential areas)  
NE11 (Nature conservation)  
AEC1 (Protecting a concentration of A1 uses)  
AEC3 (Use of upper floors in shopping areas)  
AEC6 (Housing and Community Uses)

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

### **Other Material Considerations**

National Planning Policy Framework (NPPF)  
National Planning Practice Framework (NPPG)

### **National Policy:**

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs 1, 2, 4, 5, 6 and 7.

### **Cheshire East Local Plan Strategy – Submission Version (CELP)**

The following are considered relevant material considerations as indications of the emerging strategy:

MP1 (Presumption in Favour of Sustainable Development)  
SD1 (Sustainable Development in Cheshire East)  
SD2 (Sustainable Development Principles)  
SE1 (Design)

### **CONSULTATIONS (External to Planning)**

**Environmental Protection:** Acoustic report required in order to assess the impact of the existing commercial units on the amenity of the proposed residential units.

**Strategic Infrastructure Manager:** Comments not received at time of report preparation

### **VIEWS OF THE PARISH / TOWN COUNCIL**

**Alderley Edge Parish Council:** *'recommends refusal on the grounds that it is over development of a very small site, there has been no provision for resident car parking & shall additionally have a severe detrimental impact on parking & access to the rear for retail outlets on London Road..'*

### **OTHER REPRESENTATIONS**

A comment has been received from an agent representing Aberdeen Asset Management PLC who owns the Parade to the north of the site containing Waitrose. Concerns have been raised regarding the access arrangements for the proposed apartments and servicing of the

apartments which would have to take place over land owned by Aberdeen Asset Management PLC. It is acknowledged that this currently occurs to the rear of the properties on London Road, however there is no right of way or agreement for this.

## **OFFICER APPRAISAL**

### **Key Issues**

- Principle of development
- Impact of the development on character and appearance of the site and surroundings
- Impact of the development on residential amenity
- Highway safety

### **Principle of Development**

Policy AEC1 relates to protecting the shopping area from a concentration of non-A1 uses. The existing use of the building already comprises a non-A1 use (storage) and the recent approval was for non-A1 (office) and therefore the proposed development of residential use would not affect the existing supply of A1 uses.

Policy AEC3 relates to the use of upper floors in shopping areas and encourages residential use. Policy AEC6 permits new housing where a satisfactory housing environment can be created.

## **ENVIRONMENTAL SUSTAINABILITY**

### **Design and Impact on the character and appearance of the area**

The most recent application on the site, 12/4201M, gave permission for a 2.5 storey building for office use. One of the conditions of the approval required that an extension be constructed on the rear of number 6 West Street prior to the office block being constructed as there had previously been a refusal on the site (11/1310M) for a three-storey office block, due to the impact on the amenity of number 6 West Street. The extension on the rear elevation of number 6 West Street has been erected (in accordance with the condition) and it is angled away from the approved 2.5 storey office building, thereby overcoming the previous amenity reason for refusal (11/1310M).

The proposal seeks to increase the ridge height of the approved 2.5 storey office building by approx. 0.3m on the proposed block of 3 No. flats. This is considered to be acceptable in the context of the site and the site history.

It is noted that permission 12/4210M has been implemented as the extension on the rear of number 6 West Street has been erected. Consequently, the permission for the office building is extant.

The design of the proposed apartment block is virtually the same as the design of the approved office building, apart from the 0.3m increase in height and an addition storey on the south elevation. It is considered that these amendments are acceptable and the design of the building has already been accepted.

## **Amenity**

The proposed residential use requires a higher degree of amenity between buildings than the approved office building. The distance from the living room windows at ground floor and the existing boundary wall would be approx. 2m which is less than the recommended distances within policy DC38. However, it is noted that there has been an approved application on the site for a dwelling (08/0395P) and this approved dwelling had some habitable room windows on the ground-floor with a similar outlook. Hence, the principle has already been accepted and it is also noted that within the village centre where residential uses are present on the upper floors of the commercial buildings, distance standards between buildings are sometimes closer than those desired in policy DC38. Therefore, it is considered that the amenities of future occupants of the flats would be acceptable and compliant with policies DC3 and DC38 of the Local Plan.

It is also considered that the amenities of neighbouring properties would not experience any significant harm over and above the impact of the approved office building.

## **Highways**

The proposal does not include any car parking on site. The approved 2.5 storey office block included 1no. car parking space. No comments have been received from the Strategic Infrastructure Manager; however the site is within the village centre within close proximity to public transport (railway station and bus stops), public car parks and all the village services and facilities.

With this in mind it is not anticipated that any objections would be raised in terms of highway safety, however further details will be provided as an update.

## **Other Issues**

The issues raised by the owners of the parade are noted; however issues of rights of way are outside of planning control. The properties along London Road already use this area for access, and while no arrangement may exist it would be up to the applicant to come to an arrangement with the owner of the land.

There is provision for a 360l bin space for each apartment which would be sufficient for the size of the units.

## **SOCIAL SUSTAINABILITY**

The development would make a small contribution to delivering housing supply. However, it is only for three apartments and therefore the benefit is limited.

## **ECONOMIC SUSTAINABILITY**

With regard to the economic role of sustainable development, the proposed development will help to maintain a flexible and responsive supply of land for housing to a small extent as well

as to some extent bringing direct and indirect economic benefits to the town including additional trade for local shops and businesses.

## **PLANNING BALANCE**

Whilst the objections are noted, the proposed scheme is considered to be acceptable. The proposal would have an acceptable impact on the character of the area and does not raise significant concerns with regard to amenity or highway safety over and above the previous, extant approval for offices.

Bearing all the above points in mind, it is considered that the proposal accords with all other relevant Development Plan policies and as such it is recommended the application be approved, subject to relevant conditions and Highways comments.

*In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Planning and Enforcement Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.*

Application for Full Planning

### **RECOMMENDATION:**

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Protection from noise during construction (hours of construction)
5. Dust control

ROVING BURNING LODGE 3  
BURNING LODGE 5  
AWN HOUSE 7  
IN HOUSE 9

