

Application No: 16/6007M

Location: 71, HEYES LANE, ALDERLEY EDGE, SK9 7LN

Proposal: Proposed two storey detached house including demolition of garage, conservatory and outrigger.

Applicant: Mr Bryn Davies

Expiry Date: 07-Feb-2017

### **Summary**

The proposals are in accordance with the NPPF and Macclesfield Borough Council Local Plan.

Highways have no objection to the proposal. The site accommodates 4 parking spaces for 2 dwellinghouses (which is double the amount of parking spaces that is required). Therefore there are no substantial highways concerns.

Cheshire East Councils Forestry Officer, has no objection to the proposals. In addition Environmental Health, have no objection to the proposal.

The design is deemed acceptable and in keeping with the area and there are no substantial amenity issues to be caused.

The plot division will result in two plots which are a similar size to surrounding sites.

This proposal has been assessed on its merits and it is concluded that the proposed development has an acceptable impact on the character of the area, living conditions of neighbouring properties and all other matters of public interest.

The proposal is therefore considered to be a sustainable form of development and a recommendation of approval is made.

### **RECOMMENDATION**

Approve subject to conditions

### **REASON FOR REPORT**

The application has been called into committee by Councillor C Browne. The reasons for requesting the application is reported to the planning committee are as follows:

*A number of residents have expressed concerns relating to the potential impact on neighbouring properties, should this development go ahead. The proposals have provoked strong feelings and many residents have signed a petition asking for permission to be refused. Under the circumstances, the application would benefit from a site visit and*

*discussion by the committee, in order that members are fully able to appreciate and debate the issues raised.*

## **PROPOSAL**

This application seeks full planning permission to demolish the garage conservatory and single storey outrigger which currently belongs to number 71 Heyes Lane and erect a new two storey, two bedroom, detached house to the south west of the dwellinghouse at 71 Heyes Lane.

## **SITE DESCRIPTION**

71 Heyes Lane is located within a predominantly residential area of Alderley Edge as defined in the Macclesfield Borough Council Local Plan.

71 Heyes Lane is an end terrace and is set back from 69 Heyes Lane front elevation by 2.3m. The application site contains a detached garage a side conservatory extension and a mono-pitched single storey rear extension. 71 Heyes Lane currently has a site measuring approximately 224sqm. The adjoining property 73 Heyes Lane has a site measuring approximately 85sqm.

The front elevation of the existing house is comprised of a bay window at ground floor and one window at first floor. This also reflects the character and design of other dwellings in close proximity.

## **RELEVANT HISTORY**

None

## **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

### **Development Plan**

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

BE1 (Design principles for new developments)  
DC1 (High quality design for new build)  
DC2 (Extensions and alterations)  
DC3 (Protection of the amenities of nearby residential properties)  
DC5 (Design out crime)  
DC6 (Circulation and Access)  
DC8 & DC37 (Landscaping)  
DC38 (Guidelines for space, light and privacy for housing development)  
DC35 (Materials)  
DC41 (Infill housing development or redevelopment)  
H5 (Windfall housing)

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

### **Other Material considerations**

Cheshire East Local Plan Strategy – Submission Version (CELP)

### **CONSULTATIONS**

Heritage & Design – Forestry – No objection

Environmental Health – No objection subject to conditions

Highways – No objection

### **PARISH/TOWN COUNCIL**

Alderley Edge Parish Council - The Parish Council recommends refusal on the grounds that it is unnecessary infill development, excessive development of the plot, not in keeping with the locality and doesn't enhance the area. There are also concerns that there has been insufficient consultation with neighbours as no's 77, 79 and 81 which are directly behind the property were not consulted and no 90 which is directly opposite was also not consulted.

### **REPRESENTATIONS**

6 objections have been received from local residents and a signed petition by 44 objectors. The objections in full can be located on file. A summary of the objections can be located below.

- Overshadow number 69 Heyes lane and the three properties behind
- Out of keeping with the surrounding Victorian and Edwardian properties
- Concerns over roof height and pitch
- Parking/highways concerns
- Loss of light
- Loss of privacy
- Over development of the site
- Loss of outlook
- Overlooked to the rear

### **APPRAISAL**

The key issues relate to:

- 1) Impact on the character and appearance of the area and relationship with the street-scene;
- 2) Impact on neighbour amenity;
- 3) Highway safety.

### **ENVIRONMENTAL SUSTAINABILITY**

## Design / character

Paragraph 56 of the NPPF notes that “the Government attach great importance to the design of the built environment. Good Design is a key aspect of sustainable development, indivisible from good planning”.

Policy BE1 of the local plan requires new development to achieve the following design principles:

- Reflect local character
- Respect form, layout, siting, scale and design of surrounding buildings and their setting
- Contribute to a rich environment and add to the vitality of the area
- Be human in scale and not normally exceed 3 storeys
- Use appropriate facilities

71 Heyes Lane is an end terrace and set back from 69 Heyes Lane by 2.3m. The proposed dwelling has been specifically positioned to ensure it's front elevation is appropriately staggered between numbers 71 and 69 Heyes Lane.

Number 71 Heyes Lane forms a group of 3 cottages, the cottages are not listed and are not within a Conservation area. The group of cottages has already been altered by various additions and alterations, notably to 71 and 75. The adjoining property, 69 Heyes Lane, has had a single-storey addition and a dormer window to the rear.

The adjoining property, number 69 Heyes Lane contains a pitched roof measuring 10m to the ridge. The proposed dwelling is stepped down and contains a pitched roof with a ridge height of 9.4m and 71 Heyes Lane contains a hipped roof measuring 7.6m to the ridge. The proposed dwelling sits comfortably between the two adjacent dwellings resulting in no substantial impact on the streetscene.

71 Heyes Lane currently has a site area of 224sqm and the adjoining property 73 Heyes Lane has a site area of 85sqm. Therefore subdivision of the site still results in a larger site area than the adjoining dwelling, in addition the wider area has been assessed as detailed in the table below. As evidenced, the plot sizes do vary significantly, however the subdivision results in a plot of approximately 124sqm for the new dwelling and approximately 100sqm for number 71, which is considered to be acceptable and in keeping with the character of the area. Therefore, the proposal does not result in overdevelopment of the site.

Address	Square metre of site
67 Heyes Lane	255 sqm
69 Heyes Lane	242 sqm
73 Heyes Lane	85 sqm
75 Heye Lane	208 sqm
77 Heye Lane	85sqm
79 Heyes Lane	96 sqm
81 Heyes Lane	80sqm

The front elevation of the existing house has been amended during the course of the application and now comprises a bay window and front door at ground floor and two windows first floor, which appropriately reflects the character and design of other properties in close proximity. The roof and roof to the bay window are to be comprised of natural slate and the walls are to be comprised of red brick, which can be conditioned.

It is therefore considered that the proposed dwelling is in keeping with the character and appearance of the area. The proposal is therefore in accordance with the requirements in policies BE1, DC1, and DC2 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.

It is understood that there are no habitable room windows to the side elevation of number 69 Heyes Lane, which faces the application site. The proposed dwelling contains one window in the side elevation that will face number 69, which is to serve a landing and will be conditioned to be obscurely glazed. Therefore the proposed 3.9m gap between the proposed side elevation of the new dwellinghouse and 69 Heyes Lane is deemed not to cause any substantial amenity issues.

To the rear of the proposed dwelling are domestic gardens which serve 77, 79 and 81 Heyes Lane. To ensure no substantial amenity issues are caused the floor plans have been designed so the first floor rear windows serve non habitable rooms and can be obscurely glazed and non-opening up to a minimum 1.7m above the internal floor level. The rear ground floor windows/doors serve a kitchen diner which will look out towards the 1.8m high close boarded fence. Due to the orientation of the proposed dwellinghouse in comparison to 77, 79 and 81 Heyes Lane and taking into account the set back, it is not deemed there will be any substantial loss of light to the dwellings/gardens sited to the rear. Therefore there are no substantial amenity issues anticipated.

The proposed side elevation facing number 71 does not project to the rear as far as the two storey rear elevation of 71 Heyes Lane. This elevation will contain a single window at ground floor which will serve a toilet, and no windows at first floor. Therefore again there are no substantial amenity issues caused.

Number 71 Heyes Lane does contain a first floor side window which will face the proposed dwelling. This is the sole window serving a bedroom. A revised site plan has been submitted evidencing the location of this window in comparison to the proposed dwelling. The new dwelling would obscure part of the 1.5m wide window. However, due to the depth of bedroom 2 and the relationship of the proposed dwelling in relation to the window, there would still be adequate outlook from the window. In addition the applicant is the owner/occupier of 71 Heyes Lane and is happy with the relationship between the two. A further window could also be added to the rear at any time without planning permission should the occupiers require one.

Bearing the above points in mind the proposal is considered to be in accordance with policies DC3, DC38 and H13 of the Macclesfield Borough Council Local Plan.

## **Trees**

There are no trees of amenity value affected by the proposal, and the Council's Forestry Officer raises no objections. The development is therefore in accordance with the requirements in policies DC9 of the Macclesfield Borough Local Plan.

## **Highways**

The Strategic Infrastructure Manager has been consulted on the proposal and raises no objections. It has been confirmed the parking which is to be provided equates to 200% parking being provided at both the existing and proposed dwellings, which is acceptable.

There are no material highway implications associated with this proposal; the proposal for access is satisfactory and off-street parking provision is in accordance with CEC minimum parking standards for residential dwellings.

Furthermore, as the site is to only accommodate one additional dwelling, it is not considered the proposal will result in any significant increase in levels or traffic/vehicular movement. A precedent has been set with a large number of the dwellings in close proximity with regards to providing parking in the front garden and so the proposal is deemed to be in keeping with the local area. A revised plan has been received evidencing a new boundary hedge between the proposed four parking spaces which again is in keeping with the area and to soften the proposal.

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.

## **Other Matters**

The Parish Council and neighbour comments have been taken into consideration with regards to lack of consultation. It is confirmed that letters have been sent to the 5 adjoining neighbours (69, 73, 77, 88 Heyes Lane and Kotona) and in addition a site notice has also been erected for a minimum of 3 weeks. Therefore the correct consultation has taken place.

## **PLANNING BALANCE**

The proposals are in accordance with the NPPF and the Macclesfield Borough Council Local Plan.

Highways have no objection to the proposal. The site accommodates 4 parking spaces for 2 dwellings (which is double the amount of parking spaces that is required). Therefore there are no substantial highways concerns.

The design is considered to be acceptable and in keeping with the character of the area, and no significant amenity issues are raised.

The plot division will result in two plots which will have similar site areas to surrounding sites, and the dwelling will be located in an established residential area, which is a ten minute walk to the centre of Alderley Edge and Railway station.

This proposal has been assessed on its merits and it is concluded that the proposed development has an acceptable impact on the character of the area, living conditions of neighbouring properties and all other matters of public interest.

The proposal is therefore considered to be a sustainable form of development and a recommendation of approval, subject to conditions, is made.

*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 Head of Planning (Regulation) 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: Approve subject to following conditions

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Obscure glazing requirement: Rear and side
5. Should piling be required (details to be submitted)
6. Site Specific Dust Management Plan (DMP)

