

Application No: 16/2807M

Location: LOW RIDGE, 58, TRAFFORD ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7DN

Proposal: Demolition of building comprising two dwellings and garage block and erection of bespoke building comprising three apartments, together with the erection of a block of three garages and car parking/manoeuvring space.

Applicant: Mrs Sally Clowes

Expiry Date: 10-Mar-2017

Summary

The application site is Low Ridge, located on the corner of Trafford Road and Macclesfield Road, Alderley Edge. The application proposes the demolition of Low Ridge, a bungalow with a replacement building containing three apartments.

The benefits of the development include the creation of a 1 additional residential unit within a sustainable location in the predominantly residential area of Alderley Edge.

The proposal has been assessed against the relevant policies in the development plan. It is considered that the proposed development is sustainable and will not have a detrimental impact on the amenity of future or existing residents.

The proposed development is considered to be acceptable. The National Planning Policy Framework states proposals for sustainable forms of development should be approved without delay. It is considered that the proposed development is acceptable and accords with the Development Plan policies outlined in the policies section of the report and the National Planning Policy Framework.

Therefore the proposed development is recommended for approval subject to suitably worded conditions.

This application has been called in to Northern Planning Committee by Councillor Browne.

The Parish Council have raised the following concerns and have asked for this item to be referred to Northern Planning Committee for determination:

* the proposed development is within the Alderley Edge Conservation Area and is not in-

keeping with the existing street scene;

- * the proposals represent an over-development of the plot, which currently provides accommodation for a single bungalow;

- * the submitted plans do not show the proposed elevations, relative to neighbouring properties;

- * the proposed development is expected to add to existing highways/parking congestion issues at the busy Trafford Road/Macclesfield Road junction.

DESCRIPTION OF SITE AND CONTEXT

The application site is Low Ridge which is an extended traditional bungalow located in large grounds on an elongated plot covering an area of 0.21ha and is located on the corner of Macclesfield Road and Trafford Road. The bungalow contains a flat, providing two residential units. The building currently has an attached garage located to the front of the site. There is a strong landscaped boundary around the perimeters of the site. The site slopes from its Trafford Road entrance down to Macclesfield Road. The site has Ashdene immediately to the north with Whitegate across Macclesfield Road with Greenbank immediately opposite on Trafford Road. These are large dwellings set back from the highway by a considerable distance. The set back of dwellings in the immediate area with heavily landscaped perimeters, means that the character of the area is not built up along the pavement edge but leafy, with only glimpses of dwellings set in their landscaped grounds.

The existing bungalow, named Low Ridge is a true single storey bungalow, and has a low pitched roof. The bungalow is empty and requires renovation and is painted white.

DETAILS OF PROPOSAL

The application proposes the demolition of the bungalow and its replacement with a single building accommodating 3 apartments. The scheme has been amended following the original submission, following advice from landscape and arboricultural officers relating to the landscaping at the site and concerns from the Council's Conservation Officer. The scheme proposes 3 apartments in a three storey building, two apartments will be maisonettes occupying the lower ground and ground floors handed, with one apartment occupying the whole first floor. The two smaller apartments have two bedrooms with en-suite bathrooms at ground floor level, with open plan kitchen/living area and study at lower ground level. The lower ground floor will be a full storey on the rear elevation, and will have a subterranean level on the front elevation. The building measures 6.5m in height at the front and 9.9m in height at the rear.

The building has been designed to accommodate the site levels, with three storeys at the rear and two storeys at the front, and as viewed from the highway. The main amenity space to the rear is proposed to be communal. However the two 2 storey apartments will have private garden terraces.

The site is proposed to be heavily landscaped, removing some existing poor landscaping and replacement and enhancement particularly along the boundaries of the site. Landscaping plans have been provided showing 1, 5 and 10 year maturity of the planting proposed.

Car parking is proposed to the front of the building, with a detached flat roof 3 bay garage and

three formal car parking spaces, providing a total of six spaces.

Planning History

17235PB, Conservatory, approved, 21-Dec-1978

45534P, Conservatory extension, approved, 03-Jul-1986

60778PB, Single storey bathroom and bedroom extension, approved, 28-Dec-1989

98/1331P, Detached double garage, approved, 03-Sep-1998

14/0577M, The demolition of the existing building and erection of two duplexes and a penthouse within a replacement building, withdrawn, 12-Mar-2014

14/1132M, The demolition of the existing building and erection of two duplexes and a penthouse within a replacement building, refused, 22-Jul-2015

POLICIES

Local Plan Policy

Para 215 of The Framework indicates that relevant policies in existing plans will be given weight according to their degree of consistency with The Framework.

Macclesfield Borough Local Plan – Saved Policies

NE11 – Nature Conservation

BE1 – Design Guidance

BE2 – Preservation of Historic

BE3 – Conservation Areas

BE4 – Demolition Criteria in Conservation Areas

BE12 – The Edge Conservation Area

H2 – Environmental Quality in Housing Developments

H5 – Windfall Housing Sites

H12 – Low Density Housing Areas

H13 – Protecting Residential Areas

DC1 – Design: New Build

DC3 – Amenity

DC6 – Circulation and Access

DC8 - Landscaping

DC9 – Tree Protection

DC38 – Space, Light and Privacy

DC41 – Infill Housing Development or Redevelopment

Cheshire East Local Plan Strategy – Submission Version

The relevant policies are as follows:

MP1 – Presumption in Favour of Sustainable Development
PG2 – Settlement Hierarchy
SD1 – Sustainable Development in Cheshire East
SD2 – Sustainable Development Principles
SC4 – Residential Mix
SE1 – Design
SE2 – Efficient Use of Land
SE3 – Biodiversity and Geodiversity
SE4 – The Landscape
SE5 – Trees, Hedgerow and Woodland
SE7 – The Historic Environment
CO1 – Sustainable Travel and Transport

Other Material Considerations

The Edge Conservation Area Appraisal
National Planning Policy Framework
Planning Practice Guidance

Material Considerations

National Planning Policy Framework

Paragraph 14 decision making
Part 7 Requiring Good Design
Paragraph 50 housing mix

Supporting Information

Accuracy statement
Arboricultural Report
Landscape Design Scheme
Ecology Report
Design and Access Statement
Heritage Statement

CONSULTATIONS (External to Planning)

Councillor Comments – Called in to committee by Councillor Browne

Environmental Health – No objections subject to conditions

Alderley Edge Parish Council – The Parish Council recommends refusal of this application and asks that it is called in to the Northern Planning Committee; it is of such a scale to represent overdevelopment of the site, it is in a conservation area where the proposal shall detract significantly from the overall character of the area and indeed in isolation based on its location would remove aspect and views. The information submitted within the application fails to suitably represent this.

Highways issues are also not suitably addressed as the access affords limited visibility and

risk of accidents would be compounded by ingress/egress being markedly increased - No comment received in relation to amended scheme.

The Edge Society - The Edge Association wishes to express its strongest objection to this application for the following reasons;

a) the details of the application are little different to that of application 14/1132M for the same site which was Refused by Cheshire East and negatively commented on by the Conservation Officer.

b) the mass and height of the proposed building incorporating 3x dwellings replacing 1x bungalow is not in accord with the principles of the Conservation Area`

c) the proposed building dominates adjacent houses with resulting loss of privacy and amenity. This is combined with the loss of the present low density aspect of the site and space between buildings in contravention of Conservation Area guidelines

d) the development would spoil the rewarding vista and view of the centre of Alderley Edge and distant Cheshire for users of Macclesfield Rd by its excessive height. The submitted supporting photographic evidence does not appear to make a realistic comparison of the present and future views after development.

e) the dangers and disruption to neighbours and local road users of the logistics of demolition and construction at a busy road junction, exacerbated by the extensive parking of contractor personnel in the vicinity as there is minimal available parking or storage facilities on site.

NB

1) Any approval of this development would appear to negate the upcoming safety and road user benefits from the proposals by CE for parking restrictions on Macc & Trafford Rd

2) No Method Statement or similar has been made public on how the development would be managed to ensure a safe environment on and adjacent to the site, and minimise disruption to others.

Highways – No objections subject to condition for Construction Traffic Management Plan.

REPRESENTATIONS

Neighbour Comments – (received between 06/07/2016 – 17/01/2017)

18 letters of objection received from 17 properties raising the following points:

- Proposal does not preserve or enhance conservation area
- Further information should be submitted relating to computer generated imagery submitted and building heights reflect those of original application
- Application should be refused mass of building is out of character with conservation area
- Affects privacy of objectors
- Increased density would have an adverse impact on junction
- Does not comply with policies in local plan
- Does not meet the requirements of the NPPF
- Highways and safety issues
- Concerns of Alderley Edge becoming overdeveloped like a suburb of Manchester
- Out of character
- Loss of visual amenity and harm to the skyline
- The proposed development is in the Conservation Area and in keeping with the conservation

area and would not be prominent in the street scene, support the proposal

- The design of this property is well screened from the road and suits the plot that the current house sits in and will really smarten up the corner of the road. It's nice to see that something modern in design hopefully being built.
- Concern over construction vehicles

OFFICER APPRAISAL

- Principle of Development
- Housing supply and mix
- Design and Heritage
- Landscape
- Trees
- Ecology
- Neighbour Amenity
- Highways Issues
- Other Issues
- Conclusions

Principle of Development

The application proposes the replacement of a bungalow with a building providing three apartments comprising 2 x two bedroom apartments and 1 three bedroom apartment. The bungalow is currently empty and has been for some time.

The site is located within the Alderley Edge Conservation Area, Predominantly Residential Area and Low Density Housing Area.

The principle of residential development within a predominantly residential area is acceptable, providing it delivers a sustainable form of development and is acceptable regarding all other material considerations. The principle of development is acceptable in this case. The site covers an area of 0.2ha and provides 1 building. It is considered that this complies with the low density housing policy H12 as it does not result in the subdivision of the plot further only a subdivided building. Further, it is a replacement building, the single residential building is being replaced by a single building and the developed part of the site will be retained as existing.

Housing

The site is a windfall site, and will make a contribution of 1 whole net dwelling to the Council's 5 year supply of housing land. The current site occupies a bungalow which does contain a separate flat, according to the Councils' gazetteer system.

The Council cannot currently demonstrate a five year supply of deliverable housing land for the purposes of determining planning applications.

Previous application reports have noted the progress that is being made with the Local Plan Strategy and how, through that process, the Council is seeking to establish a 5 year housing land supply. Six weeks of examination hearings took place during September and October

2016 which included the consideration of both the overall housing supply across the remainder of the Plan period and 5 year housing supply. The Council's position at the examination hearings was that, through the Plan, a 5 year housing supply can be achieved. However, in the absence of any indication yet by the Inspector as to whether he supports the Council's position, this cannot be given material weight in application decision-making.

The Council's ability to argue that it has a five year supply in the context of the emerging Local Plan Strategy is predicated on two things which differentiates it from the approach towards calculating five year supply for the purposes of current application decision making. Firstly the Council contended, taking proper account of the Plan strategy, that the shortfall in housing delivery since the start of the Plan period should be met, and justifiably so, over an eight year period rather than the five year period, which national planning guidance advocates where possible and, secondly, that the Local Plan Strategy 5 year housing supply can also, justifiably, include a contribution from proposed housing allocations that will form part of the adopted plan. These include sites proposed to be removed from the Green Belt around towns in the north of the Borough.

Looking ahead, if the Inspector does find that a 5 year supply has been demonstrated through the Local Plan Strategy, this will be material to the determination of relevant applications. Any such change in material circumstances will be reflected in relevant application reports. However, until that point, it remains the case that the Council cannot demonstrate a five year housing supply. This means that paragraphs 49 and 14 of the Framework are engaged.

The proposal will provide two 2 bedroom units and one 3 bedroom unit. Smaller units are required to ensure a mix of dwellings within the Borough. Housing mix is encouraged through paragraph 50 of the NPPF. The proposal is acceptable in this regard.

Design and Heritage

The site is located within the low density housing area which aims to protect the character of the area. It is considered that the physical density of the site will remain as existing as one building is being replaced by one building. The quantum of development across the site will reflect the current position, albeit the building is subdivided into three units. It is not considered that the character of the area would be harmed as a result of the building being flats, as many buildings are subdivided retrospectively, with no external changes and no harmful impact on character.

The design of the building is contemporary. There are many examples within and around Alderley Edge of contemporary architecture. The existing building does not make a positive contribution to the Conservation Area. However, it is very modest and low in stature. Therefore its replacement must be sympathetic and retain the character of the area. The replacement building, measures 6.5m in height at the front elevation and has a flat roof.

The design has maintained a contemporary theme throughout the planning application process; however, the size has been reduced and has been brought in at the sides in order to not fill the full width of the site, as the existing building does. Due to the amount of work required to construct the replacement building, in particular creating foundations, it was considered by the council's Conservation Officer and Arboricultural Officer that landscaping could die along the boundaries which are the most sensitive parts of the site, and are

essential to be retained to maintain the sylvan setting which characterises the area.

Therefore the amendments to the scheme including replacement planting have been carefully considered by officers. The scheme now allows for the construction of the building with the assurance that the planting will survive, and will be enhanced with native species, and poor specimen trees will be removed which has been agreed to be acceptable.

The Conservation Officer has commented on the revisions, and has reviewed all of the information on which concerns were raised over previously. The tree and landscape officers are satisfied with the position of the building and the trees. The evidence provided demonstrates the impacts at various stages 1,5,10 years. The Conservation Officer feels comfortable that the replacement dwelling will preserve the character of the conservation area at this point, and raises no further issues subject to appropriately worded conditions. Therefore it is considered that the amendments have sufficiently overcome concerns and the proposed development will not cause harm to the character of the conservation area or its setting, therefore accords with policies set out to protect the heritage asset.

Landscape

The revised layout shown on Landscape Proposals Plan 3011.04 rev H submitted on 9/1/17 provides a further increase in the area between the proposed apartment building and the Macclesfield Road boundary wall.

Through discussions with the applicant's landscape and arboricultural consultants, it was agreed that by removing the cherry tree (T4) and the apple tree (T5), which are both poor specimens, there would be further scope to plant large, semi-mature trees adjacent to the building which would provide a more effective screen in the long-term.

The landscape scheme includes a new tree belt along the Macclesfield Road boundary wrapping around into Trafford Road. It comprises eighteen semi-mature evergreen and deciduous tree species including Holly, Pear and Cherry plus large understorey shrubs. The proposed trees have a fairly upright form and should eventually screen the development without causing conflict with future residents.

Three streetscene drawings have been submitted showing the existing view from Macclesfield Road and the predicted views at year one just after planting, at year five and at year ten. They illustrate how views of the proposed apartment block would gradually be filtered and screened as the trees mature. The proposed landscape scheme would also enhance the Conservation Area. The landscape officer has no objections subject to conditions.

Trees

The site is located in a sylvan setting where trees and hedgerows are strong features in the character of the area. The revised site layout establishes a greater degree of landscape space to the rear of the retaining wall on the Trafford Road frontage, the loss of additional low value trees has been accepted; with replacement planting seen as a net long term gain in terms of screening the proposed dwelling and providing a greater degree of value to the character of the Conservation Area. The proposed landscape scheme has been resolved with tree species and associated growth patterns reconciled to ensure replacement planting is not placed under

undue pressure from future occupiers. None of the trees identified for removal are considered worthy of formal protection under a Tree Preservation Order.

The majority of the retained trees can be protected in accordance with current best practice; where there are incursions within the identified root protection areas none of the trees including T10 are considered worthy of formal protection. Additional ground protection has been identified where protective fencing distances have been reduced.

The proposal is considered to be acceptable in respect of trees and the social proximity to the new residential units is an acceptable distance. The arboricultural officer has no objections subject to conditions.

Ecology

The proposal is located in an area with ecological potential. Accordingly the application was accompanied by an ecology report. This has been reviewed by the Council's Ecologist who concurs with the conclusions and recommendations and is satisfied that the risk to protected species is minimal, and that no further surveys are required to determine the application.

A condition is required to secure compliance in full with 'Section 10 Recommendations and Implications' of the supporting ecology report (dated 4th March 2016). Subject to this, it is considered that the proposal will not cause harm to protected species and accords with policy NE11 of the MBLP.

Residential Amenity

The proposed development has residential development opposite and to the north. The plot and surrounding plots are generous with significant levels of screening, either side, to the north and south, with no dwellings immediately to the front or rear of the property. The proposal is 35m from Poets Edge located to the rear, and 60m from Greenbank immediately opposite across Trafford Road. The side of the building will be located 13m to the south of the side elevation of Ashdene, which is 10m at the current time. The proposed occupied building will be moved 3m further away than the current bungalow.

Due to the levels, screening, distances and juxtaposition of the development and its surrounding properties, there will be no issues with overlooking, loss of light or loss of privacy to surrounding properties. Interface distances are in excess of what is required by policy DC38 of the MBLP. Therefore there is no material harm to residential amenity as a result of the proposals and the application accords with policy DC3 of the MBLP.

Highways

The application proposes off-street parking for six vehicles. The increase in the number of dwellings from two units to three units is likely to result in a minor increase in traffic which would have a negligible impact on the wider highway network.

The proposals utilise the existing site access, which is acceptable and the proposed level of off-street parking provision is consistent with CEC's minimum parking standards for two/three bedroom dwellings.

It is recognised that there are local concerns relating to the temporary impact of construction traffic at the site. Therefore, a condition should be attached to any permission granted requiring the submission of a Construction Traffic Management Plan to the satisfaction of the Strategic Infrastructure Manager, prior to first development/demolition.

Subject to the provision of a Construction Traffic Management Plan, the Strategic Infrastructure Manager raises no objection to the planning application.

Other Issues

Due to the levels at the site, a levels plan will be required as part of any permission to ensure that the levels are maintained in order to correctly reflect the basis on which the assessment of this application has been made.

United Utilities commented on the previous application at the site and raised no objections therefore it is considered that the site can be adequately drained in terms of foul and surface.

A number of representations have been made in relation to the information supplied with the application. It is considered that the amendments made and the information provided has enabled officers to accurately assess the proposals. All representations have been taken into account and all material planning considerations raised have been addressed in the main body of the report. As the application is for flats it will not benefit from permitted development rights.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development is considered to be acceptable following the revisions made to the application. The National Planning Policy Framework states proposals for sustainable forms of development should be approved without delay. It is considered that no harm or adverse effects will arise as a result of the proposed development and it is sustainable and accords with the Development Plan policies outlined in the policies section of the report and the National Planning Policy Framework.

RECOMMENDATION

APPROVE subject to conditions:

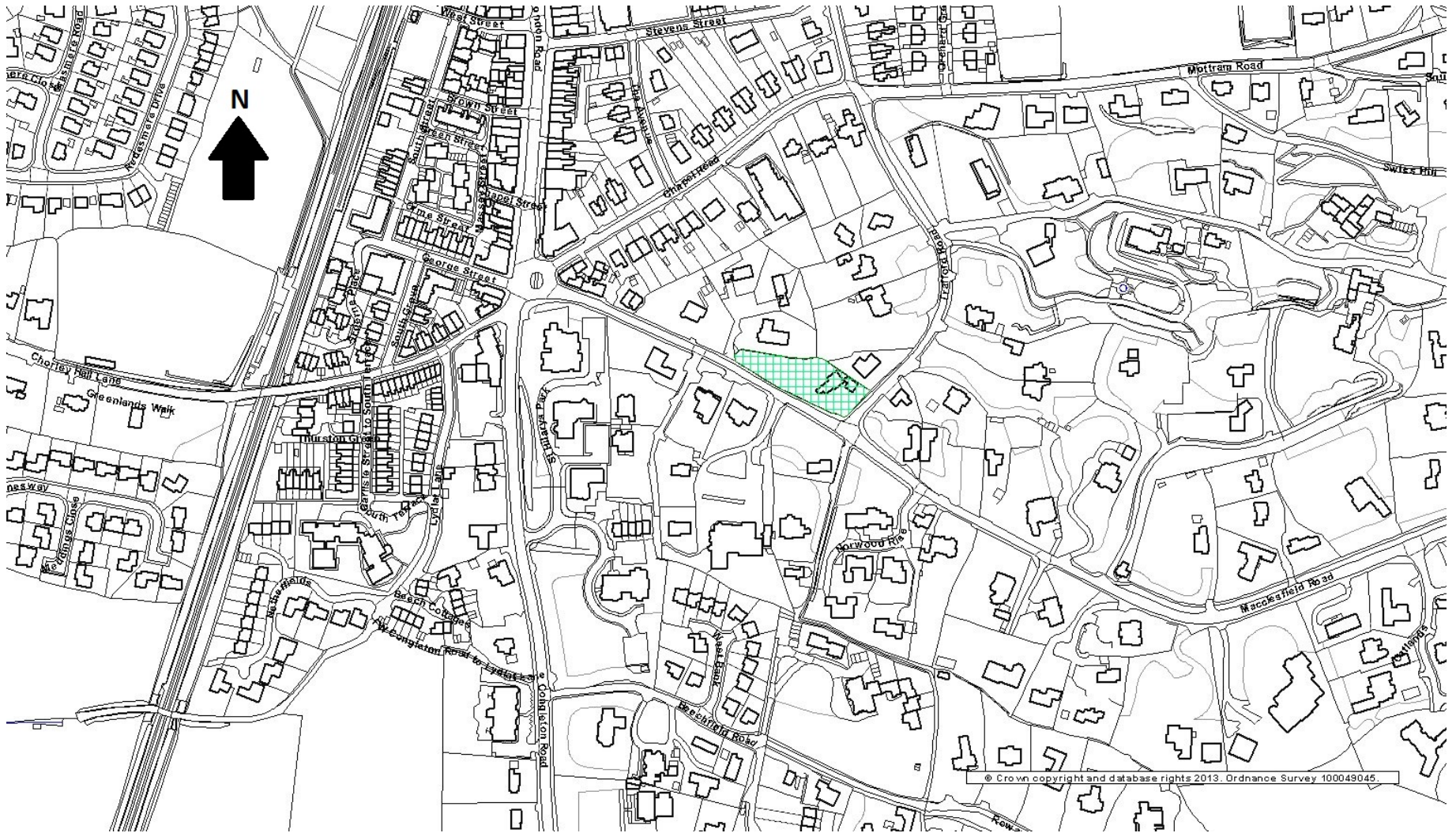
1. Standard Time Limit 3 Years
2. Approved Plans
3. Material Details to be submitted, to include windows doors and rainwater goods.
4. Development to be carried out in accordance with Planting Plan DEP 3011.05. revision B.
5. A04LS Landscape implementation and five year replacement
6. A17LS Prior to commencement, a schedule of landscape maintenance for minimum period of 10 years shall be submitted to ensure that the existing mature vegetation and the proposed new planting along the Macclesfield Road and Trafford Road boundaries are properly maintained.

7. All arboricultural works shall be carried out in accordance with Murray Tree Consultancy Tree Report ref PM/15/12/16 received by the Local Authority on the 9th January 2017.
8. The proposed development is to be carried out in full accordance with 'Section 10 Recommendations and Implications' of the supporting ecology report (dated 4th March 2016).
9. Construction Traffic Management Plan to be submitted
10. Details of bin storage
11. Piling method statement
12. Dust control measures to be submitted
13. Floor Floating details to be submitted
14. Levels to be submitted
15. Drainage details to be submitted

Informatives

1. Environmental Health Piling Informative
2. Environmental Health Contaminated Land Informative
3. Construction Hours of Operation

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



© Crown copyright and database rights 2013. Ordnance Survey 100049045