

Application No: 17/1977M

Location: NETHERBROOK, CHORLEY HALL LANE, ALDERLEY EDGE,
WILMSLOW, CHESHIRE, SK9 7UL

Proposal: Erection of a single detached dwelling and creation of a new access to the
existing dwelling

Applicant: Alderley Edge 1 GB Ltd

Expiry Date: 14-Jul-2017

SUMMARY

The site is located within a predominantly residential area to the south west of Alderley Edge. Policy DC41 of the Macclesfield Borough Local Plan, PG2 of the newly adopted Cheshire East Local Plan Strategy and paragraphs within the NPPF set out the circumstances where infill development can be acceptable.

The NPPF, at paragraph 14 requires development proposals that accord with the development plan to be permitted without delay and thusly this application goes before the Planning Committee with a recommendation of approval subject to appropriately worded conditions being attached to any grant of permission.

The application raises no issues relating to design, highway safety, amenity or arboricultural concerns.

SUMMARY RECOMMENDATION

Approve subject to conditions.

REASON FOR DEFERRAL

This application was deferred from the Northern Planning Committee on 12th July 2017 to allow for additional details to be submitted with regard to potential flood risk issues to the rear of the site. Concerns were also raised regarding the distances between side boundaries between the proposed dwelling and the existing dwelling, Netherbrook.

APPLICATIONS SUBMISSION SINCE DEFERRAL

Since the previous meeting, the following information has been received:

- Confirmation of materials to be used
- Revised plans indicating a reduction in the size of the dwelling and the re-siting of the dwelling
- Revised drainage plan (additional attenuation tank)

This is an updated report which deals with these considerations and also provides an up to date position on the Cheshire East Local Plan Strategy, which was adopted on the 27th July 2017.

REASON FOR REFERRAL

This application was referred to the Northern Planning Committee as it has been called-in by the Ward Member, Councillor Craig Browne for the following reasons:

"The Parish Council has recommended refusal of this application on the grounds that it represents overdevelopment through the subdivision of an existing plot. Concerns have also been expressed by neighbouring residents with respect to the increase in footprint, massing and height of the proposed dwellings. There is also evidence of an increased flood risk at this location and a flood-risk assessment has been requested; therefore, the application would benefit from consideration by Northern Planning Committee."

PROPOSAL

Planning consent is being sought for the construction of a detached dwelling to the side on an existing dwelling. The permission seeks to split the plot to allow for a second dwelling to be constructed. The proposed dwelling will have 5 bedrooms and will have bedroom space within the roof space. The application will allow for the construction of a separate access to that of Netherbrook, and will provide parking for the proposed dwelling.

SITE DESCRIPTION

The application site is currently occupied by a large detached dwelling which is currently undergoing renovation works. Planning permission has been granted for the original dwelling to reduce its footprint, and to alter the design and finish of the dwelling.

The site is close to an existing area of designated open space, and is to the north of the Green Belt boundary within a predominantly residential area. An area of TPO'd trees lie to the north of the site. The design of the existing dwelling itself does not reflect any specific design period; however, it has a distinct style of its own and is aesthetically concordant with its surroundings. There are no prevailing design features within the street scene and the dwelling is of individual style and taste.

RELEVANT SITE HISTORY

- 17/1330M – New gable and porch to front elevation. Demolition of existing extensions and construction of permitted development rear extensions single and two storey. Rendering of complete building. Approved 2017.

LOCAL AND NATIONAL POLICY

National Planning Policy Framework

Paragraph 17 – Core Planning Principles

Section 7 – Requiring Good Design

Section 11 – Conserving and Enhancing the Natural Environment

Cheshire East Local Plan Strategy

It should be noted that the Cheshire East Local Plan Strategy was formally adopted on 27th July 2017. There are policies within the legacy local plans that still apply and have not yet been replaced. These policies are set out below.

MP1 (Presumption in Favour of Sustainable Development)

PG2 (Settlement Hierarchy)

SD1 (Sustainable Development in Cheshire East)

SD2 (Sustainable Development Principles)

SE1 (Design)

SE4 (The Landscape)

SE5 (Trees, Hedgerows and Woodland)

Macclesfield Borough Local Plan

BE1 (Design)

DC1 (Design)

DC3 (Amenity)

DC6 (Circulation and Access)

DC8 (Landscaping)

DC9 (Tree Protection)

DC38 (Space, Light and Privacy)

DC41 (Infill Development)

DC42 (Subdivision of Property for Residential Purposes)

H13 (Protecting Residential Areas)

Alderley Edge Neighbourhood Plan

Area has been designated as a Neighbourhood Plan area, however a draft plan is not yet available.

CONSULTATIONS

United Utilities – Drainage concerns raised.

Highways – No objection.

Alderley Edge Parish Council – Refusal recommended.

Public Rights of Way – No objection.

REPRESENTATIONS

4 letters of objection received, summarised as follows:

Damage to existing hedges.

Loss of privacy

Construction should be restricted to working hours

Design and scale of the development

Drainage/sewerage

Highway concerns

APPRAISAL

Sustainability

The National Planning Policy Framework definition of sustainable development is:

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment”

There are, however, three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and These roles should not be undertaken in isolation, because they are mutually dependent.

ENVIRONMENTAL SUSTAINABILITY

Infill Development

Local Plan Policy DC41 (which has been retained) relating to infill housing development, states that infill housing will be required to comply with a number of criteria prior to being considered appropriate development. These criteria relate to the design of the proposed dwelling, the impact the dwelling will have on the amenity of the neighbouring dwellings, and the impact on highway safety.

Amenity and highway safety are addressed within a separate section of this report, therefore design is considered below.

Dwellings along the length of Chorley Hall Lane are of differing design and finished materials. Therefore provided that the design of the proposed dwelling does not create a significant contrast between itself and the existing dwellings there are no design concerns regarding the dwelling itself. The dwelling will be 3 storey, and will have a vertical emphasis due to the width constraints of the site, but this does not pose a concern as existing dwellings are either of 2 or 3 storey design.

The proposed materials are a light red brick to the elevations and a graphite tile to the roof. These materials are considered acceptable and have been submitted in order to mitigate the need for a pre-commencement condition relating to materials of construction.

Concern has been raised that the dwelling will occupy a very small site which would result in an over development of the original Netherbrook site. The original dwelling Netherbrook has been reduced in width by the removal of a large single storey side extension. It is considered that the site itself is large enough to accommodate both dwellings with sufficient amenity space and parking space without having a significant detrimental impact on the character of the surrounding street scene.

It is therefore considered that the proposed dwelling subject of this application will not have a significant detrimental impact on the character of the area, nor will it create an anomalous feature within the immediate vicinity. Therefore, the proposed development complies with policies SD1, SD2 and SE1 of the Cheshire East Local Plan.

Drainage

Drainage concerns have been raised by United Utilities and have since been addressed by the submission of a revised drainage scheme. Whilst flooding has been raised as a concern, and is one of the reasons for the application to have been called in to the Planning Committee, it is considered that a flood risk assessment is not necessary for this proposal as the dwelling lies within Flood Zone 1 as designated by the Environment Agency, meaning that it is at minimal risk of fluvial flooding.

Since the deferral of the application from the last meeting, revised drainage details have been submitted which indicate an additional flooding attenuation tank to the rear garden of the proposed dwelling. This has been added to the scheme to address the concerns regarding potential flooding to the rear of the dwelling. Further comments have been received from the

Council's Flood Risk Team regarding the revised scheme and no objection has been raised. A condition has been recommended by the Flood Risk Officer which requires ground testing on site prior to commencement of development. The proposal is therefore acceptable in terms of flood risk and drainage.

An error regarding the proposed house layout has been identified on the revised drainage plan. This will be addressed by way of an update.

Arboricultural Impacts

Cheshire East Local Plan policy SE5 states that development which would result in a threat to the continued wellbeing of trees which are considered worthy of protection will not be allowed. The site contains a number of large well established trees which make a positive contribution to the character of the site itself and the surrounding area. Although these are not protected by any TPOs it was considered necessary to consult the Arboricultural Officer due to their significance.

A small area of TPO'd trees are positioned to the north of the site. No significant work is to take place in this location. However, in order to achieve the proposed visibility splays, a section of the boundary hedge may need to be removed. Comments have not been received from the Arboricultural Officer with regard to the proposed development; therefore once these have been received they will be included in an update report.

A landscape condition will be added to any subsequent decision in order to ensure that the green and leafy character of the immediate surroundings is maintained.

Highways

Concern has been raised by members of the public regarding the safe access and egress to and from the proposed dwelling. These concerns were mirrored by comments from the Highways Department regarding sufficient visibility splays being achievable. A revised plan showing the required visibility splays has been received and is now considered acceptable by Highways.

The NPPF places great emphasis on encouraging sustainable development, including the use of sustainable modes of transport. The site is considered to be within a sustainable location with good access to local amenities and public transport links. The dwelling will be within a 20 minute walk to the local railway station and town centre. The railway station provides links to Manchester to the north and Stoke to the south which could reduce the use of private vehicles.

SOCIAL SUSTAINABILITY

Residential Amenity

Cheshire East Local Plan Policies SE1 and SD2, in hand with Macclesfield Local Plan Policy DC3, place significant weight in the protection of the amenity of existing neighbours and future residents of new properties. Development should not have a detrimental impact on the privacy, light or comfort of neighbouring residents.

The site of Netherbrook on Chorley Hall Lane is a large site with significant and well established boundary detail to all sides.

The construction of the dwelling will not result in loss of light, or overshadowing to the rear of any neighbouring dwelling by virtue of its location as it is to the north of dwelling on Downesway and therefore does not impact on levels of direct sunlight to these dwellings. The residents of Aeolia to the east will also not suffer loss of light, or overshadowing due to the position of the dwelling, and the existing boundary detail.

Privacy distances have been met between the proposed dwelling and dwellings on Downesway, and the established boundary detail further protects the privacy of all residents. Concern has been raised by the resident of Aeolia regarding potential loss of privacy due to the 4 windows to be placed in the side elevation of the dwelling. Whilst these windows are not to habitable rooms, it is intended that they be obscurely glazed in the interests of privacy for both the neighbours and the future occupiers of the dwelling.

It has been requested that a condition be placed on any subsequent approval with regard to the hours of construction. Whilst hours of construction have not been suggested by Environmental Protection, due to the level of work to be carried out on the site, and the proximity to neighbouring properties, an informative will be added which restricts the hours of construction works.

As amenity concerns have been addressed it is considered that the proposed development complies with legacy policies DC3 and DC38 of the Macclesfield Borough Local Plan, policies SE1 and SE2 of the Cheshire East Local Plan and the relevant sections of the NPPF.

Councillors raised concerns at the committee meeting regarding the distance between the proposed and the existing dwelling. To allay this concern, the width of the proposed dwelling has been reduced by 0.9m, and the dwelling has been moved away from the existing dwelling Netherbrook by 0.7m in order to address the concerns raised regarding the distance between the existing and proposed dwelling. The gap between the dwellings is now 4.4m at the narrowest point. The re-siting of the dwelling closer to the eastern boundary will not harm the amenity of the residents to the east.

Housing Land Supply

Cheshire East Local Plan (adopted 27/07/17) confirmed the housing trajectory for Cheshire East illustrates the expected delivery rate of new dwellings. The overall growth proposition is to deliver at least 36,000 new homes by 2030. These figures represent a pro-growth policy position that is forecast to see the borough's population grow by around 58,100 people.

The NPPF reiterates the requirement to maintain a 5 year rolling supply of housing in order to significantly boost the supply of housing. This proposal would help to deliver an additional 1 no. dwelling within the plan period in a sustainable location within the settlement boundary of one of the key Local Service Centres for the Borough.

ECONOMIC SUSTAINABILITY

It is accepted that a development of this size would bring the usual economic benefit to the closest shops in Alderley Edge for the duration of the construction, and would potentially provide local employment opportunities in construction and the wider economic benefits to the construction industry supply chain. There would be some economic and social benefit by virtue of new resident's spending money in the area and using local services.

As such, it is considered that the proposed development would be economically sustainable.

SUMMARY AND PLANNING BALANCE

All objections and comments received have been noted and considered during the recommendation of this application. The presumption in favour of development is however a significant material consideration. The merits of the application have been taken into account, and it is considered that the application complies with both local and national policy, therefore satisfying the presumption towards sustainable development.

Paragraph 14 of the NPPF requires development proposals that accord with the development plan to be permitted without delay. Thus, this application goes before the Planning Committee with a recommendation of approval subject to appropriately worded conditions being attached to any grant of permission.

RECOMMENDATION

Approve Subject to conditions

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning Regulation 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: Approve subject to following conditions

1. A02FP - Commencement of development
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A25GR - Obscure glazing requirement
5. A01LS - Landscaping - submission of details
6. A04LS - Landscaping (implementation)
7. Hours

