

Application No: 18/5001M

Location: 65 & 67, London Road, Alderley Edge, Cheshire, SK9 7DY

Proposal: Erection of a ground floor extension to the rear of no.67 London Road and the associated amalgamation of internal floorspace and demolition of existing retail space to create a c.2,000 sq.ft unit (Class A1); reconfiguration of floorspace at first and second floor to create five two-bedroom apartments (Class C3); installation of a dormer window and all associated physical works and car parking

Applicant: Mr Alex Yeramain, CCM Industries

Expiry Date: 14-Feb-2019

SUMMARY

This application proposes erection of a ground floor extension to the rear of no.67 London Road and the associated amalgamation of internal floorspace and demolition of existing retail space to create a c.2,000 sq.ft unit (Class A1); reconfiguration of floorspace at first and second floor to create five two-bedroom apartments (Class C3); installation of a dormer window and all associated physical works and car parking. The site is located in a predominantly shopping area.

It is considered that the proposal is environmentally, socially and economically sustainable and accords with the development plan and the Framework. The site is located very sustainably within the village centre of Alderley Edge and the proposal represents an efficient use of land that will enhance the vitality and viability of Alderley Edge which is identified as a Local Service Centre.

Cheshire East is currently able to demonstrate a 7.2 year supply of housing and this proposal will make a valuable contribution in maintaining this position.

It is considered that the proposal represents sustainable development and accords with the development plan policies outlined in the report and national planning policy and guidance.

SUMMARY RECOMMENDATION: Approve subject to conditions

REASON FOR REPORT

The application has been called in by Councillor Browne for the following reason;

Following concerns expressed by local residents and Parish Councillors with respect to potential overdevelopment of the site, parking provision, proximity to the Conservation Area and access to the site by construction vehicles, this application is called in to allow a full discussion of the various issues.

SITE DESCRIPTION

The application site measures 0.06ha and is located within Alderley Edge Village Centre. The buildings are of a typical Victorian retail frontage. The two units sit centrally within the main retail frontage, which extends to the north and south along both sides of London Road. The character is a mix of traditional and contemporary. There is a traditional underpass access from London Road to the adjoining units.

65 London Road has a traditional shop frontage with double bay. Unit 67 affords an expanse of quite dated, aluminium framed glazing. The upper floors are traditional in appearance, with original timber sash windows at first floor and the original timber formed dormer windows to the second. Both properties consist of original local brickwork with stone mullions, plinths and quoins with a slate roof over. The rear elevation has been subject to many changes over several years, with the addition of poorly constructed outbuildings, the blocking up of original window openings and the replacement of some existing sash windows with deteriorating UPVC casements and solid fire doors. The ground and basement floors within no.65 London Road are currently occupied by Cancer Research UK for a retail use (Class A1), with an office use at first floor (Class B1). No.67 London Road is currently vacant, having previously been occupied as a pharmacy (Class A1). The basement and first floor levels are also vacant. Both units benefit from a shared car park providing seven car parking spaces to the rear. Existing vehicles access the car park from The Avenue, parallel to London Road (to the east). Large three storey residential properties set within generous mature gardens line The Avenue and Chapel Road, sharing a common boundary with the car park.

DETAILS OF PROPOSAL

It is proposed to erect a three-storey rear extension and reconfigure the ground floor retail (Class A1) floorspace and change the use from office (Class B1) to residential (Class C3) at first and second floor. Install an additional front dormer window together with associated external works and car parking.

The proposals would create five two-bedroomed apartments and first and second floor. Access to the proposed reconfigured car parking would be as existing from the Avenue and would provide 10 allocated parking spaces with dedicated cycle parking. Bin storage is proposed separately for residential and retail uses.

RELEVANT PLANNING HISTORY

No relevant history

POLICIES

Cheshire East Local Plan Strategy

Policy MP1 - Presumption in favour of Sustainable development

Policy PG1- Overall development hierarchy

Policy PG7 - Spatial distribution

Policy PG2 - Settlement Hierarchy

Policy SC4 – Residential Mix

Policy SD1 - Sustainable development in Cheshire East

Policy SD2 - Sustainable development principles

Policy SE1 - Design

Policy SE5 -Trees, hedgerows and woodlands

Policy SE7 – The Historic Environment

Macclesfield Borough Local Plan - saved policies

Policy AEC1 – Shopping Area

Policy AEC3 – Upper Floor Development

Policy BE2 – Historic Fabric

Policy DC2 – Extensions and Alterations

Policy DC3 - Amenity

Policy DC6 - Circulation and access

Policy DC9 - Tree protection

Policy DC14 - Noise

Policy DC38 - Space light and privacy

Policy DC41 – Infill Housing Development or Redevelopment

Policy DC42 – Subdivision of Property for Residential Purposes

Other Material Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Framework (NPPG)

Cheshire East Borough Design Guide Supplementary Planning Document

CONSULTATIONS

Strategic Infrastructure Manager - No objections

Environmental Health – Have requested conditions in respect of noise insulation, emissions and contamination.

VIEWS OF THE PARISH / TOWN COUNCIL

Alderley Edge Parish Council - *Recommends refusal and call in to committee. There is likely loss of amenity and privacy to properties to the rear through overlooking from the apartment's windows and terraces. Whilst some imaginative consideration has been given to car park provision it's probably insufficient when considering the apartments and commercial space together. There are also concerns around the very limited access. The properties have questionable access rights and it is long and narrow, leading to a very minor road, as to be impractical bordering on dangerous. During construction there would be significant concerns around access particularly in excavation phases. The access way is used for other properties and this proposal could make this untenable, compounded through lack of turning space and lead to loss of amenity in this regard and subsequent undesirable displacement.*

OTHER REPRESENTATIONS

9 properties have made comment on the application and in summary raise the following issues of objections;

- Overdevelopment and cramped as a result of the scale of development
- Insufficient unworkable car parking
- Not in character
- Access too narrow and inappropriate
- Loss of privacy and overlooking
- Loss of trees and ecology
- Hawthorn tree not in applicants ownership
- Insufficient information on levels and ramped access
- Unattractive design
- Poor bin storage

Edge Association – Recommend refusal as the extension and reconfiguration of the properties to create a block of five apartments is too large. The proposal creates a property which will be far too imposing on the houses to the rear. The rear access road to the proposed development is unsuitable, being very narrow and having too greater impact on the residents of the “The Avenue”. Possible conflicts with the right of access to the car parking area. The impracticality of actually implementing the proposed development if it were to gain approval has not been addressed and It appears that no provision or Method Statement has been made available covering the unacceptable issues that will be created for existing nearby residents and businesses and lack of access for heavy good vehicles during any potential building phase.

OFFICER APPRAISAL

PRINCIPLE OF DEVELOPMENT

The site is located within the boundary with Alderley Edge village centre. Policy SD 1 states that development should wherever possible contribute to creating a strong, responsive and

competitive economy, prioritise investment and growth within the Principal Towns and Key Service Centres, contribute to the creation of sustainable communities, ensure that development is accessible by public transport, walking and cycling, provide a locally distinct, high quality, sustainable, well designed and durable environment, support the achievement of vibrant and prosperous town and village centres, make efficient use of land, protect the best and most versatile agricultural land and make best use of previously developed land where possible and prioritise the most accessible and sustainable locations.

Policy PG 2 states in the Local Service Centres, small scale development to meet needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities. The proposal would contribute to the economic well being of Alderley Edge as the new residential occupants would add to the vitality and viability of the local shops and restaurants in the village centre coupled with the refurbishment of the retail space. It would rationalise the space to the rear adding order and demarcation and thus the proposals admirably comply with policy of principle.

Policies AEC1 prescribes that change of use from A1, A2, and A3 to non shopping uses will not normally be allowed. In this application the A1 use is being retained and regenerated thus it complies with AEC1. Policy AEC3 states that the use of upper floors will be encouraged for housing. In this application, the upper floors are being converted to housing in the form of flats, and it thus complies with AEC3.

The principle of the development is acceptable as it complies with relevant policies.

HOUSING LAND SUPPLY

In addition to the letter from the applicant the NPPF was updated after the publication of the report and the housing land supply section of the original report should be amended to read as follows;

The Cheshire East Local Plan Strategy was adopted on the 27th July 2017 and forms part of the statutory development plan. The plan sets out the overall strategy for the pattern, scale and quality of development, and makes sufficient provision for housing (36,000 new dwellings over the plan period, equating to 1,800 dwellings per annum) in order to meet the objectively assessed needs of the area.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted.

The National Planning Policy Framework (NPPF) identifies the circumstances in which relevant development plan policies should be considered out-of-date. These are:

- Where a local planning authority cannot demonstrate a five year supply of deliverable housing sites (with appropriate buffer) or:

- Under transitional arrangements, where the Housing Delivery Test Result indicates that the delivery of housing was substantially below 25% of housing required over the previous three years.

In accordance with the NPPF, the council produces an annual update of housing delivery and housing land supply. The council's most recent Housing Monitoring Update (base date 31 March 2018) was published on the 6th November 2018. The report confirms:

- A five year housing requirement of 12,630 net additional dwellings. This includes an adjustment to address historic shortfalls in delivery and the application of a 5% buffer.
- A deliverable five year housing land supply of 7.2 years (18,250 dwellings).

The 2018 Housing Delivery Test Result was published by the Ministry of Housing Communities and Local Government on the 19th February 2019 and this confirms a Cheshire East Housing Delivery Test Result of 183%. Housing delivery over the past three years (5,610 dwellings) has exceeded the number of homes required (3,067). The publication of the HDT result affirms that the appropriate buffer to be applied to the calculation of housing land supply in Cheshire East is 5%.

Relevant policies concerning the supply of housing should therefore be considered up-to-date and consequently the 'tilted balance' at paragraph 11 of the NPPF is not engaged.

HERITAGE AND DESIGN ISSUES

Policies SE1 and SD2 seek to ensure that new development respects the character of the area and is of an appropriate design. This is consistent with the provisions of the NPPF and is supported through the Cheshire East Design Guide. The site is adjacent to the Alderley Edge Conservation area and thus policies BE2 (MBLP) and SE7 (CELPS) apply.

The front elevations facing onto London Road would have limited changes. They comprise the addition of a small dormer window to the second floor to 67 London Road to reflect the existing dormer windows to the second-floor elevations to either side. The changes to the frontage to London Road would be in keeping and seamlessly fit in with the street scene.

Turning to the changes to the rear the extension to the rear elevation will increase the height of the built form on this part of the site, but would be no higher than the existing ridge of the roofline. The functional shape of the extension proposed enables accommodation to be incorporated within the roof space in a similar fashion to neighbouring properties. Full length windows are proposed with Juliette balconies similar to those within an adjoining property.

The design proposal is simple in style to the rear and it is considered acceptable in this context to utilise the space to the rear of the retail frontage. It would be an efficient design solution and would vastly improve the present run down position that is in need of modernisation. It is not considered to be cramped or overdeveloped as it would reflect the urban context of the site and would comply with policies SE1, SD2 and the Cheshire East Design Guide.

The site itself is not within a conservation area but it does adjoin a conservation along the eastern boundary of the site. A Heritage Statement has been submitted in support of the application and the Conservation Officer considers that there would be no impact on the setting of the Conservation Area. Therefore proposals comply with the requirements of Policies SE7 and BE2.

IMPACT ON RESIDENTIAL AMENITY

In order for the proposals to be acceptable, it is important that they do not result in a detrimental impact on the amenities of existing residents. Local Plan policies DC3, DC38 and DC42 seek to ensure that new development does not injure the amenities of adjoining or nearby residential property.

The separation distance required by policy DC38 and the Design Guide between habitable room windows remains at 21 – 25 metres and the proposal affords a distance that is generally around 24 metres. In this instance this is considered acceptable as the stated distances are for guidance only and the relationship is angled, rather than directly facing windows. A level of screening is also afforded between the site and the neighbouring properties.

In terms of overlooking of existing rear gardens the nearest windows in the proposed units would be approximately 7.5 metres to the rear fence and this is considered sufficient to comply with DC3, DC38 and DC42 and not overly impact on amenity for both existing residents and future occupiers.

A condition is recommended to ensure the proposed residential units are adequately insulated against noise from the ground floor and adjoining commercial uses.

IMPACT ON TREES

The Forestry Officer has commented that the application is supported by an Arboricultural Impact Assessment and Arboricultural Method Statement.

The supporting detail identifies two trees T1&T2 along with two groups of trees G1 & G2 for removal to facilitate the development proposals. The removal of T1 is required irrespective of the development proposals due to its condition, both G1 and G2 are considered to be of sufficiently low amenity value to warrant their unclassified (U) valuation in terms of BS5837:2012, with only T2 (Silver Birch) identified as a moderate value category B specimen. The Silver Birch stands outside the Trafford Road Conservation Area; formal protection as part of a Tree Preservation Order (TPO) is not considered appropriate given the absence of clear views of the tree which are obscured by the shops associated with London Road and the residential dwellings on Chapel Road and The Avenue.

Located off site within one of the gardens on The Avenue, and protected as part of the Trafford Road Conservation Area stands a mature Horse chestnut identified as T4. The tree has been managed as a heavy pollard over the

preceding years leaving the tree as a stumped off low value specimen. The proposed car parking extends within the trees RPA, the incursion is not considered detrimental given the absence of any significant amenity value associated with T4, however an appropriate condition relating to the proposed tree works is recommended.

ACCESS AND PARKING

As described earlier the site benefits from a shared car park providing seven car parking spaces to the rear of the building. Vehicles currently access the car park from The Avenue, parallel to London Road (to the east). Large three storey residential properties set within generous mature gardens line The Avenue and Chapel Road, sharing a common boundary with the car park.

The present situation at the rear of the London Road units is confused and unmanaged. At present no formal spaces are marked out and parking is used on an informal basis.

The highways officer has commented that there are no material highway implications associated with the above proposal as the site is accessed from an unadopted private service road, that serves the current site's B1 use and its associated car parking, its continued use to serve the site for residential use is considered to be acceptable. Also the proposed level of off-street parking provision for the residential element of the proposal (10 spaces) is in accordance with CEC parking standards.

It is noted that no off-street car parking provision is made for the A1 use but given that the site is located within the main shopping area of Alderley Edge, where there are a number of A1 premises with no off-street parking provision, this is considered to be acceptable.

There are no other material highway considerations associated with this proposal; accordingly, the Strategic Infrastructure Manager has no objection to the planning application subject to conditions. Therefore it is considered that the proposals comply with policy DC6 and this application should significantly improve and administer control over the area to the rear of the site. A condition will be included on the decision notice to ensure the parking layout shown in the proposed plans is provided before the residential units are occupied.

COMMENTS ON REPRESENTATIONS

A number of the points of objection have been addressed in the main body of the report and the remaining are that it is considered that the level of information submitted is acceptable as levels are shown via sections provided. The ownership of the hawthorn tree is a civil matter between the parties but the applicants are aware of the comments and are to investigate the matter.

CONCLUSION

The issues raised in representation have been duly considered and the proposals are considered to comply with National and Local Policy. The development will regenerate this section of the frontage, whilst bringing additional housing into the village centre that assists in improving the vitality and viability of Alderley Edge as a Local Service Centre.

Policy MP1 of the CELPS states that *“Planning applications that accord with the policies in the Development Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.”*

Accordingly the application is recommended for approval 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. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Submission of construction method statement
5. Noise/Glazing
6. Arboriculture
7. Implement the approved parking layout before the residential units are occupied.

