

ITEM 2

Application Reference	DC/079216
Location:	8 Manor Road Marple Stockport SK6 6PW
PROPOSAL:	Demolition of existing bungalow and erection of 1 no. dwellinghouse.
Type Of Application:	Full Application
Registration Date:	07/01/2021
Expiry Date:	04/03/2021
Case Officer:	Mark Burgess
Applicant:	Mr And Mrs Alcaraz Royo Murray
Agent:	

DELEGATION/COMMITTEE STATUS

Marple Area Committee. Application referred to Committee due to receipt of more than 4 letters of objection, contrary to the Officer recommendation to grant.

DESCRIPTION OF DEVELOPMENT

Full planning permission is sought for the demolition of an existing detached residential bungalow at Number 8 Manor Road, Marple and the erection of 1 no. detached residential dwellinghouse.

The proposed dwellinghouse would have a width of 9.0 metres, a maximum length of 11.5 metres and a maximum height of 9.16. The proposed dwellinghouse would be of two storey scale with accommodation within the roof space and would be of gable roof design with a gable fronted feature and a single storey outrigger to the rear. The materials of external construction are specified as brickwork and render for the external walls and tiles for the roof covering. Private amenity space to serve the proposed dwellinghouse would be provided to the rear.

Vehicular access to serve the proposed dwellinghouse would be taken from the existing access from Manor Road to the front (South West) and the existing off-road parking facilities and detached garage to the side/rear would be retained. Existing trees and soft landscaping within the site would be retained.

The application is accompanied by the following supporting documents :-

- Daytime Bat Survey.

The scheme has been amended since its original submission, in order to address Officer concerns raised.

Details of the design and siting of the proposed development are appended to the report.

SITE AND SURROUNDINGS

The application site is located on the North Eastern side of Manor Road in Marple and comprises an existing detached single storey residential bungalow at Number 8 Manor Road with associated curtilage and detached garage. Vehicular access to the site is taken from an existing access from Manor Road to the South West, with off-road parking provided to the side and rear. The site is enclosed by a variety of fences and hedges.

The site is adjoined to the South Eastern side by a detached bungalow at Number 6 Manor Road. To the North Western side is a recently constructed modern residential development of two storey dwellinghouses at Bramley Gardens. Adjoining the site to the rear (North East) is a detached bungalow at Number 5 Ley Hey Avenue. To the front (South West) of the site is Manor Road, with residential properties beyond.

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications and appeals to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for Stockport comprises :-

- Policies set out in the Stockport Unitary Development Plan Review (saved UDP) adopted on the 31st May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; and
- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document (Core Strategy DPD) adopted on the 17th March 2011.

The application site is allocated within a Predominantly Residential Area, as defined on the UDP Proposals Map. The site is subject to a Tree Preservation Order (Manor Road/Oakdene Road, Marple 1976). The following policies are therefore relevant in consideration of the proposal :-

Saved UDP policies

- EP1.7 : DEVELOPMENT AND FLOOD RISK
- L1.1 : LAND FOR ACTIVE RECREATION
- L1.2 : CHILDRENS PLAY
- MW1.5 : CONTROL OF WASTE FROM DEVELOPMENT

Core Strategy DPD policies

- CS1 : OVERARCHING PRINCIPLES : SUSTAINABLE DEVELOPMENT - ADDRESSING INEQUALITIES AND CLIMATE CHANGES
- SD-1 : CREATING SUSTAINABLE COMMUNITIES
- SD-3 : DELIVERING THE ENERGY OPPORTUNITIES PLAN – NEW DEVELOPMENT
- SD-6 : ADAPTING TO THE IMPACTS OF CLIMATE CHANGE
- CS2 : HOUSING PROVISION
- CS3 : MIX OF HOUSING
- CS4 : DISTRIBUTION OF HOUSING

- H-1 : DESIGN OF RESIDENTIAL DEVELOPMENT
- H-2 : HOUSING PHASING
- H-3 : AFFORDABLE HOUSING
- CS8 : SAFEGUARDING AND IMPROVING THE ENVIRONMENT
- SIE-1 : QUALITY PLACES
- SIE-2 : PROVISION OF RECREATION AND AMENITY OPEN SPACE IN NEW DEVELOPMENTS
- SIE-3 : PROTECTING, SAFEGUARDING AND ENHANCING THE ENVIRONMENT
- CS9 : TRANSPORT AND DEVELOPMENT
- CS10 : AN EFFECTIVE AND SUSTAINABLE TRANSPORT NETWORK
- T-1 : TRANSPORT AND DEVELOPMENT
- T-2 : PARKING IN DEVELOPMENTS
- T-3 : SAFETY AND CAPACITY ON THE HIGHWAY NETWORK

Supplementary Planning Guidance and Documents

Supplementary Planning Guidance and Documents (SPG's and SPD's) do not form part of the Statutory Development Plan. Nevertheless, they do provide non-statutory Council approved guidance that is a material consideration when determining planning applications. Relevant SPG's and SPD's include :-

- DESIGN OF RESIDENTIAL DEVELOPMENT SPD
- OPEN SPACE PROVISION AND COMMUTED PAYMENTS SPD
- PROVISION OF AFFORDABLE HOUSING SPG
- SUSTAINABLE TRANSPORT SPD
- TRANSPORT AND HIGHWAYS IN RESIDENTIAL AREAS SPD
- SUSTAINABLE DESIGN AND CONSTRUCTION SPD

National Planning Policy Framework (NPPF)

The NPPF, initially published on 27th March 2012 and subsequently revised and published on 19th February 2019 by the Ministry of Housing, Communities and Local Government, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF will be a vital tool in ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment.

In respect of decision-taking, the revised NPPF constitutes a 'material consideration'.

Paragraph 1 states '*The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied*'.

Paragraph 2 states '*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise*'.

Paragraph 7 states '*The purpose of the planning system is to contribute to the achievement of sustainable development*'.

Paragraph 8 states '*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)* :-

- a) *An economic objective*
- b) *A social objective*
- c) *An environmental objective'*

Paragraph 11 states '*Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means :-*

c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless :-

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'.

Paragraph 12 states '*.....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. Local Planning Authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed'.*

Paragraph 38 states '*Local Planning Authorities should approach decisions on proposed development in a positive and creative way..... Decision-makers at every level should seek to approve applications for sustainable development where possible'.*

Paragraph 47 states '*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing'.*

Paragraph 213 states '*existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.*

National Planning Practice Guidance (NPPG)

NPPG is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

RELEVANT PLANNING HISTORY

- DC074941 : First floor extension to a bungalow to create a two storey house :
Granted – 31/01/20.

NEIGHBOUR'S VIEWS

The owners/occupiers of surrounding properties were notified in writing of the application and following the submission of amended plans.

Letters of objection from 5 properties have been received to the application, the contents of which are summarised below :-

Impact on Visual Amenity

- The proposed height of the dwellinghouse is unproportional to the properties it sits alongside, both on Manor Road and Ley Hey Avenue. It would appear higher than the new buildings to the left and would dwarf the tiny bungalow at Number 6 Manor Road to the right. The amended plans do not overcome the issue of dwarfing the bungalow to the right.
- The proposed dwellinghouse would be significantly higher than the newly constructed house at Number 1 Bramley Gardens, despite the change in site levels and the fact that the application site sits several feet lower than this property. The proposal would be considerably larger than this property and will dominate the bungalow at Number 6 Manor Road.
- The proposed dwellinghouse is far too tall for a comfortable sit within the street scene and out of character for this end of Manor Road, which is predominantly low rise dwellinghouses.
- The Eastern elevation of the proposed dwellinghouse would be sited closer to the adjacent bungalow at Number 6 Manor Road than the existing bungalow at the site, adding to the domination of the proposed building over that bungalow.
- Whilst the siting of the proposed dwellinghouse would be in line with the bungalow at Number 6 Manor Road, it would be several metres in front of and closer to the road than the new detached houses on Bramley Gardens. These properties are set back from the road, presumably to partly mitigate the domineering effect upon the existing bungalow. Given the size of the proposed dwellinghouse, it would be more appropriate for it also to be set back from the road with a frontage in line with the detached house at Number 1 Bramley Gardens. This would then have less of an impact upon the bungalow at Number 6 Manor Road and the general appearance of the road.
- Concerned that we are witnessing a domino effect, with houses being constructed of an ever increasing size. The new development at Bramley Gardens appear to have opened the way for a larger property to be proposed at the application site. A similar plan may be submitted for the adjacent bungalow at Number 6 Manor Road in the near future.
- Not objecting to any new development on Manor Road, however any design should be in keeping with the adjacent properties and with the character of that section of the road.

- If the existing bungalow cannot be re-modelled, it should be replaced with another more modern style bungalow on a larger footprint.
- A more suitable proposal would be a 'super bungalow', using the ground level space or a low-level dormer bungalow, so that the street scene takes on a sliding downward scale in height to the bungalows which adorn this part of the road and thus maintaining the status quo.
- Number 4 Manor Road is a shining example of recent planning permission applied superbly by the Council, to what was a tiny outdated bungalow, no a modern dormer style bungalow, befitting the style and feel of the lower part of Manor Road. A significant improvement was achieved at Number 4 Manor Road, resulting in an admirably house which is in keeping with this section of the road. It would be a pity that the thoughtful and sensitive design of this property would be a waste of time.

Impact on Residential Amenity

- The proposal would increase the overall size of the property and appears to have windows on both side aspects which will intrude of the privacy of adjacent properties and the properties to the rear. The Planning Department have previously refused permission for side windows at neighbouring properties and forced to use roof lights. Is the Council being hypocritical if they pass this proposal?
- The height of the proposed development should not exceed the height of the adjacent properties, to ensure minimal encroachment of current views over the existing bungalow.
- The plans look too overbearing and unsightly for neighbours to be looking out onto. Present view from upstairs windows is extremely pleasant and looks across to the hills.

Other Issues

- It is unclear from the submitted information whether or not existing trees and hedges would be removed. It is important that the hedge at the front is retained. Most properties on both sides of Manor Road have either hedges or low walls and bushes bordering the pavement. Hedges are an important part of the character of the local area.
- Yet another bungalow is being demolished to make way for a larger property, to the detriment of older clientele. The proposed development is obviously going to be inhabited by a larger family rather than a retired couple. This does not lend itself to the present older residents who moved here to a quieter neighbourhood rather than large family houses. This is the third bungalow that has been demolished in the area. It seems to be the policy of Stockport Council and other Boroughs to remove bungalows without replacing them. Government planning allocation acknowledges that in the last year only 2418 Bungalows were built in total in the UK and this type of property is in extreme shortage for Marple's over 65's (8.6% of the town's population and increasing).

- The proposed building would be higher than the adjacent bungalow and surely compromises the safety of occupants of the proposed new build. Are we sure that does not breach Building Control Regulations?

CONSULTEE RESPONSES

Highway Engineer

I raise no objection to this application, noting that :-

- 1) The proposal will replace an existing dwelling located in an existing residential area with a new dwelling, constructed on a similar footprint.
- 2) The proposal should not result in a material increase in vehicle movements or change in character of traffic on the local highway network in the vicinity of the site
- 3) An adequate level of car parking will be provided (having regard to the adopted parking standards and expected demand) within the existing driveway which will be largely unchanged
- 4) No changes are proposed to the site's access arrangements

There will be a need to agree matters of detail, although this can be dealt with by condition.

- Recommendation : No objection, subject to the following conditions :-

No development shall take place until a method statement detailing how the development will be constructed (including any demolition and site clearance) has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details on phasing, access arrangements, turning / manoeuvring facilities, deliveries, vehicle routing, traffic management, signage, hoardings, scaffolding, where materials will be loaded, unloaded and stored, parking arrangements and mud prevention measures. Development of the site shall not proceed except in accordance with the approved method statement.

Reason: To ensure that the approved development is constructed in a safe way and in a manner that will minimise disruption during construction, in accordance with Policy T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD. The details are required prior to the commencement of any development as details of how the development is to be constructed need to be approved prior to the commencement of construction activities.

The existing driveway, as indicated on drawing M20-22-P-01 Rev - shall be retained and be made available for use for parking by the occupiers of, and visitors to, the approved development prior to its occupation. The driveway shall thereafter be retained and shall remain available for use.

Reason: To ensure that adequate parking facilities are provided and that they are appropriately located and are of a safe and practical design, in accordance with Policies SIE-1 'Quality Places', T-1 Transport and Development', T-2 'Parking in Developments' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD, supported by Chapter 10, 'Parking', of the SMBC 'Sustainable Transport' SPD.

A charging point for the charging of electric vehicles shall be provided within the site for the approved dwelling. Prior to its provision, details of the charging point shall be

submitted to and approved in writing by the Local Planning Authority. The approved dwelling shall not be occupied until the charging point has been provided in accordance with the approved details and is available for use. The charging point shall thereafter be retained (unless it is replaced with an upgraded charging point in which case that should be retained).

Reason: To ensure that adequate parking with facilities for the charging of electric vehicles are provided in accordance with Policies SD-6 'Adapting to the impacts of climate change', SIE-3: Protecting, Safeguarding and enhancing the Environment, T-1 Transport and Development', T-2 'Parking in Developments' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD and Paragraphs 110, 170 and 181 of the National Planning Policy Framework.

No work shall take place in respect to the provision of cycle parking within the site until details of proposals to provide a long-stay cycle parking facility for the approved dwelling (which shall be in the form of a covered and secure cycle store that will accommodate a minimum of one cycle for the dwelling) have been submitted to and approved in writing by the Local Planning Authority. The approved dwelling shall not be occupied until the cycle parking facility has been provided in accordance with the approved details. The cycle parking facility shall then be retained and shall remain available for use at all times thereafter.

Reason: To ensure that safe and practical cycle parking facilities are provided so as to ensure that the site is fully accessible by all modes of transport in accordance with Policies CS9 'Transport and Development', T-1 'Transport and Development' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD and the cycle parking facilities are appropriately designed and located in accordance with Policies SIE-1 'Quality Places' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD, supported by paragraph 5.6, 'Cycle Parking', of the SMBC Transport and Highways in Residential Areas SPD.

Arboricultural Officer

The proposed development is not within or affected by a Conservation Area.

There is legally protected tree within this site or affected by this development (Manor Road/Oakdene Road, Marple 1976).

The proposed development in relation to the demolition and construction of the new detached structure to the residential property site will potentially not have a negative impact on trees located on or adjacent site, all remaining trees on or adjacent to the site are to be retained, so in line with council policy and further enhancements can easily be achieved through landscaping planting as well as tree protection through root protection fencing.

The lack of an arboriculture report is disappointing, however due to the limited impact it can be worked around and details the health and condition of all trees present on site has been identified through site visit and professionalism of the officer.

The main concern for the development is the lack of detailed information in relation to the material storage or deliveries in close proximity to any protected trees or hedges, details on the storage and working areas when working in proximity of the trees and the landscaping plan to enhance the site therefore further detail will be required to enhance the screening of the site.

The sites front and rear boundary has a poor level of vegetation and trees and as such there cannot be any loss of trees on site as this will have a negative impact on amenity and biodiversity without an enhanced landscaping plan showing an agreed level of replacements.

In principle the scheme as a whole will not have a negative impact on trees in the area as long as a method statement is detailed showing the low impact construction, therefore should be considered for approval from an arboriculture aspect. If the scheme is considered for approval then a landscaping plan needs to be considered to enhance the frontage.

The following conditions are required if the scheme is approved :-

Condition Tree 1

- No existing tree within the site shall be cut down, topped, lopped, uprooted, wilfully damaged or wilfully destroyed without the prior written approval of the local planning authority, with the exception of those indicated otherwise on the approved plan. Any hedgerows, woody plants or shrubbery removed without such consent or dying or being severely damaged or being seriously diseased, within 5 years of the development commencing, shall be replaced within the next planting season with trees of such size and species as may be approved in writing by the local planning authority.

Condition Tree 2

- No development shall take place until all existing trees on the site except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2012 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.

Condition Tree 3

- No development shall take place until details of all proposed tree planting, including the intended dates of planting, have been submitted to and approved in writing by the local planning authority. All tree planting shall be carried out in accordance with the approved details prior to the development being brought into use.

Nature Development Officer

Site Context

The site is located on Manor Road in Marple. The application is for demolition of the existing bungalow and erection of 1 no. dwelling house.

Nature Conservation Designations

The site has no nature conservation designations, legal or otherwise.

Legally Protected Species

Many buildings have the potential to support roosting bats. All species of bats, and their roosts, are protected under Section 9 of the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. The latter implements the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora. Bats are included in Schedule 2 of the Regulations as 'European Protected Species of animals' (EPS). Under the Regulations it is an offence to :-

- 1) Deliberately capture or kill a wild EPS
- 2) Deliberately disturb a wild EPS in such a way that significantly affects:
 - a) the ability of a significant group to survive, breed, rear or nurture young.
 - b) the local distribution of that species.
- 3) Damage or destroy a breeding place or resting site of such an animal

Buildings and vegetation also offer suitable nesting habitat for breeding birds. All breeding birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended).

A bat survey has been carried out and submitted with the application (Rachel Hacking Ecology Ltd, 2020). The survey was carried out in January 2020 by a suitably experienced ecologist. An internal and external inspection survey of the bungalow and garage was carried out to search for signs of bats and assess the potential for roosting bats to be present. The bungalow and garage were in general found to be well-sealed with mortar intact and tiles tight fitting. A gap was observed behind the bungalow soffit and two raised tiles were identified within the bungalow roof but these were inspected with an endoscope and found to be small and cobwebbed (the latter indicating no recent use by bats (or other wildlife)). No signs of roosting bats were observed and bungalow and garage are assessed as offering negligible potential to support roosting bats.

Local Planning Policies

- Core Strategy DPD Policy CS8 'Safeguarding and Improving the Environment' (Green Infrastructure : 3.286; Biodiversity and Nature Conservation : 3.296).
- Core Strategy DPD Policy SIE-1 'Protecting, Safeguarding and Enhancing the Environment' (A) Protecting the Natural Environment : 3.345, 3.347, 3.361, 3.362, 3.364 and 3.369).

Recommendations

No evidence of roosting bats was recorded within the bungalow and garage and it is considered that these buildings offer negligible bat roosting potential. Bats can be highly cryptic in their roosting behaviour however and can sometimes roost in seemingly unlikely places and regularly switch roost sites. It is recommended an informative should therefore be attached to any planning consent granted as a precautionary measure so that the applicant is aware of the potential for roosting bats to be present. It should also state that the granting of planning permission does not negate the need to abide by the legislation in place to protect biodiversity. If at any time during works, evidence of roosting bats (or any other protected species) is discovered on site, works must cease and a suitably experienced ecologist contacted for advice.

Ecological conditions can change over time. In the event that works have not commenced within two years of the January 2020 survey then update survey work will be required to ensure the baseline conditions and ecological assessment remains current. This can be secured via condition.

In relation to breeding birds, the following informative can be used: Trees, scrub and structures are likely to contain nesting birds between 1st March and 31st August inclusive. Structures are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist (or other suitably qualified person) to assess the nesting bird activity on site during this period and it is absolutely certain that nesting birds are not present.

Biodiversity enhancements are expected within the development in line with national and local planning policy. Any proposed landscaping should comprise wildlife-friendly species (preferably locally native) to maximise benefits for biodiversity. A further suitable measure would be the provision of bat and/or bird boxes on new building. Integrated boxes are available which are less conspicuous than externally mounted boxes. Any bat/bird boxes should be woodcrete/woodstone as these have greater longevity than timber boxes. Details of the proposed type, number and location of bat and/or bird boxes should be submitted to the LPA for review and this can be secured via condition.

Any proposed lighting should be sensitively designed so as to minimise impacts on wildlife associated with light disturbance (following the principles outlined in Bat Conservation Trust guidance: <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>).

Environment Team (Land Contamination)

I have no objections to the proposed development. The developer will need to keep a watching brief for any unexpected contamination. They will need to report this to us if any is suspected or found, as such I would request the CON 2 informative is used on the decision notice :-

- Should contamination be suspected, found or be caused at any time when carrying out the development that was not previously identified, the local planning authority should be notified immediately and development affected or potentially affected by the contamination should stop and an investigation and or risk assessment and/or remediation carried out to establish the most appropriate course of action. Failure to stop and notify may render the Developer or Owner liable for the costs of any investigation and remedial works under Part IIA of the Environmental Protection Act 1990.

Drainage Engineer

The application does not include a drainage strategy for the proposed scheme.

However, I have reviewed our records which show :-

- The site is located in flood zone 1
- The site has a low surface water risk
- The closest watercourse is located circa 173m away from the site
- The site to be highly Compatible for Infiltration SuDS

- A water table level of > 5m below ground surface
- We have recorded the following historical flood event circa 30m from the site related to exceptional weather coupled with hydraulic inadequacy, which led to internal cellar flooding

The application should be supported by a drainage strategy/plan showing the applicants intentions.

The applicant should strictly follow and demonstrate the drainage hierarchy (infiltration, watercourse, SW sewer and then combined sewer) with every stage looking to manage the surface water on site as much as possible.

An assessment of SuDS for the site would also be required.

United Utilities

With regards to the above development proposal, United Utilities Water Limited (United Utilities) wishes to provide the following comments.

- *Drainage*

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

We request the following drainage conditions are attached to any subsequent approval to reflect the above approach :-

Condition 1 (Surface Water) : Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

Condition 2 (Foul water) : Foul and surface water shall be drained on separate systems.

Reason : To secure proper drainage and to manage the risk of flooding and pollution.

The applicant can discuss any of the above with a Developer Engineer by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

- *Management and Maintenance of Sustainable Drainage Systems*

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

For schemes of 10 or more units and other major development, we recommend the Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition. You may find the below a useful example :-

Condition 3 (Drainage Management and Maintenance) : Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason : To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company. We would not be involved in the discharge of the management and maintenance condition in these circumstances.

- *Water Supply*

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

- *United Utilities' Property, Assets and Infrastructure*

A public sewer crosses this site and we may not permit building over it. We will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of Part H of the Building Regulations, for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer may be necessary. All costs associated with sewer diversions must be borne by the applicant.

To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

- Water assets – DeveloperServicesWater@uuplc.co.uk
- Wastewater assets – WastewaterDeveloperServices@uuplc.co.uk

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>

You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring [0370 751 0101](tel:03707510101) to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>

ANALYSIS

Policy Principle

The application site is located within a Predominantly Residential Area, as defined on the UDP Proposals Map and accommodates an existing residential bungalow at Number 8 Manor Road. The proposal would comprise the replacement of an existing residential property at the site, with no increase in residential units. As such, the principle of a replacement dwellinghouse at the site is considered acceptable and does not conflict with the requirements of Core Strategy DPD policies CS2, CS4 and H-2.

Developer Contributions

With regard to affordable housing, notwithstanding the requirements of Core Strategy DPD policy H-3 and the Provision of Affordable Housing SPG, the NPPF states that the provision of affordable housing should not be sought for residential developments that are not major developments (10 residential units or more). As such, on the basis of the proposal for a replacement dwellinghouse with no net increase in residential units, there is no requirement for affordable housing provision within the development.

Whilst the requirements of saved UDP policy L1.2, Core Strategy DPD policy SIE-2, the Open Space Provision and Commuted Payments SPD and the NPPG are noted, the proposed replacement dwellinghouse would not result in any increased population capacity over and above the extant planning permission for a four bedroomed dwellinghouse at the site, granted as part of planning application DC074941 in January 2020. As such, there is no requirement for a contribution for the provision and maintenance of formal recreation and children's play space and facilities within the Borough in this particular case.

Design, Siting and Impact on Visual Amenity

The neighbour objections received to the application on the grounds of the siting, design, height and scale and of the proposed development and the impact on the visual amenity of the area are noted and appreciated.

As highlighted within the neighbour objections raised to the application, it is acknowledged that the proposed dwellinghouse would be sited 1.5 metres from the boundary with the adjacent single storey bungalow at Number 6 Manor Road to the South East and would be higher than this property by 4.0 metres. Nevertheless, consideration must be taken of the varied and mixed street scene along the North Eastern side of Manor Road. Whilst it is acknowledged that the properties at Numbers 2, 4 and 6 Manor Road to the South East are detached single storey bungalow, the recent development at Bramley Gardens to the North West are of two storey scale, as are the more traditional properties beyond this development.

In order to address Officer concerns raised to the originally submitted scheme, the proposal has been amended, with the overall height of the proposed dwellinghouse reduced to a height that would be lower than the ridge height of the property at Number 1 Bramley Gardens to the North West by 1.17 metres. On this basis of the amended scheme and taking into consideration the varied and mixed Manor Road street scene, it is considered that the proposed dwellinghouse would not result in an unduly incongruous or alien feature with the street scene.

Members are also advised that the principle of a two storey scale of dwellinghouse at the site, of a similar siting, albeit of a reduced footprint and height, has previously been considered acceptable as part of planning permission DC074942 in January 2020. This development is capable of implementation.

No concerns are raised to the general design of the proposed development, of gable roof design with a gable fronted feature, which would be similar in nature to the design of the properties on Bramley Gardens to the North West. Although sited forward of the front elevation of Number 1 Bramley Gardens to the North West, the proposed dwellinghouse would be sited at a similar level to the front elevation of the existing bungalow at Number 6 Manor Road to the South East. Private amenity space of 150 square metres would be retained to serve the proposed dwellinghouse, in accordance with the 100 square metre requirement of the Design of Residential Development SPD. Suitably worded planning conditions would be imposed to secure appropriate matters of details, in relation to materials of external construction, hard and soft landscaping, boundary treatment and bin storage.

In view of the above, in its amended form, it is considered that the siting, size, scale, height and design of the proposed development could be accommodated on the site without causing undue harm to the character of the street scene or the visual amenity of the area. As such, the proposal is considered to comply with Core Strategy DPD policies H-1 and SIE-1 and the Design of Residential Development SPD.

Impact on Residential Amenity

The neighbour objections received to the application on the grounds of impact on residential amenity of surrounding properties are noted and appreciated.

The Design of Residential Development SPD defines required minimum separation and privacy standards that should be retained between proposed development and neighbouring residential properties. The required minimum separation/privacy distances for proposed single storey and two storey development include :-

- 21.0 metres between habitable room windows on the public or street side;

- 25.0 metres between habitable room windows on the private or rear side;
- 12.0 metres between habitable room windows and a blank elevation, elevations with non-habitable room windows or with high level windows;
- 6.0 metres between habitable room windows and site boundaries.
- For 3+ storeys, add 3.0 metres per storey to the above distances.

In assessment of the proposal, Members are advised of the following :-

- The proposed development, containing ground floor, first floor and second floor habitable room windows in the front elevation, would be sited over 30.0 metres from the original, principal habitable room windows in the front elevation of the properties on the opposite side of Manor Road to the front (South West). This complies with the required minimum privacy/separation distance of 24.0 metres.
- The proposed development, containing ground floor and first floor habitable room windows and roof lights in the rear elevation, would be sited 14.0 metres from the North Eastern rear boundary with the property at Number 5 Ley Hey Avenue to the rear. This complies with the required minimum privacy/separation distance of 6.0 metres. The proposed development would be sited at an oblique angle to the habitable room windows of this property.
- The proposed development, containing ground floor, first floor and second floor habitable room windows in the North Western side elevation, would be sited 9.3 from the boundary with the neighbouring property at Number 1 Bramley Gardens. This complies with the required minimum privacy/separation distance of 9.0 metres. The siting of the proposed development would be such that it would achieve an acceptable relationship with the habitable room windows in the front elevation of this property.
- The proposed development would be sited 2.3 metres from and would have limited projection beyond the habitable room windows in the front and rear elevations of the adjacent bungalow at Number 6 Manor Road to the South Eastern side. Due to the proximity of the proposed development to the boundary with this property, a condition is recommended to require that the proposed windows in the South Eastern side elevation are fitted and retained with obscure glazing.

In view of the above, notwithstanding the objections raised, Members are advised that the proposed development complies with the adopted minimum separation/privacy distances to surrounding properties, as defined by the Design and Residential Development SPD, and achieves an appropriate relationship to surrounding properties. As such it is considered that the siting, height, scale and massing of the proposed development could be accommodated on the site without causing undue harm to the residential amenity of surrounding properties, by reason of overshadowing, over-dominance, visual intrusion, loss of outlook, overlooking, loss of privacy, noise or disturbance. On this basis, the proposal is considered to comply with Core Strategy DPD policies SIE-1 and H-1 and the Design of Residential Development SPD.

Highways Considerations

The detailed comments received to the application from the Council Highway Engineer are contained within the Consultee Responses section above.

In raising no objection to the proposal, the Highway Engineer notes that the proposal would replace an existing dwelling, located in an existing residential area; the proposal should not result in a material increase in vehicle movements or change in the character of traffic on the local highway network in the vicinity of the site; an adequate level of parking would be provided, having regard to adopted parking standards and expected demand, within the existing driveway which would be largely unchanged; and no changes are proposed to the sites access arrangements.

Matters of details would be secured by way of the imposition of appropriately worded planning conditions. Such conditions would require the submission, approval and implementation of a demolition and construction Method Statement; to require the existing driveway to be retained for parking for the development; to secure appropriate Electric Vehicle charging facilities; and to secure appropriate cycle parking facilities.

In view of the above, in the absence of objections from the Highway Engineer and subject to conditional control, the proposed replacement dwelling is considered acceptable from a traffic generation, parking and highway safety perspective. On this basis, the proposal is considered to comply with Core Strategy DPD policies SD-6, SIE-1, SIE-3, CS9, T-1, T-2 and T-3, the Sustainable Transport SPD and the Transport and Highways in Residential Areas SPD.

Impact on Trees

The application site is subject to a Tree Preservation Order (Manor Road/Oakdene Road, Marple 1976). The detailed comments received to the application from the Council Arboricultural Officer are contained within the Consultee Responses section above.

Whilst it is acknowledged that no Arboriculture Report has been submitted in support of the application, the Arboricultural Officer notes that the proposal would not have a negative impact on existing trees within the site, with all existing trees on the site to be retained. In order to prevent any potential adverse impacts on existing trees during construction, conditions are recommended by the Arboricultural Officer to ensure that no existing tree is worked to and to require the provision of protective fencing to existing trees during construction. A further condition is recommended to require the provision of additional planting/landscaping to provide enhancements from a biodiversity and visual amenity perspective.

In view of the above, in the absence of objections from the Arboricultural Officer and subject to conditional control, the proposal is considered acceptable in terms of its impact on existing trees on site, in accordance with Core Strategy DPD policies SIE-1 and SIE-3.

Impact on Protected Species and Ecology

The detailed comments received to the proposal from the Council Nature Development Officer are contained within the Consultee Responses section above.

It is noted that the site has no nature conservation designations, legal or otherwise. The Bat Survey submitted in support of the application observed no evidence of roosting bats and the existing building to be demolished offered negligible potential to support roosting bats. Nevertheless, as a precautionary measure, the applicant will be advised of the low potential for roosting bats to be present, legislation in place to protect biodiversity and procedures to follow should protected species be

discovered by way of informative. A further informative is recommended to advise the applicant of relevant procedures to follow when undertaking works during the bird nesting season.

Due to the fact that ecological conditions can change over time, a condition is recommended to require the submission of update survey work should the development not be commenced within two years of the January 2020 Bat Survey. Further conditions are recommended to require the provision of biodiversity enhancements within the development and to ensure that any external lighting is sensitively designed so as to minimise impacts on wildlife.

In view of the above, in the absence of objections from the Nature Development Officer and subject to conditional control, the proposal is considered acceptable in terms of its impact on protected species, biodiversity and the ecological interest of the site, in accordance with Core Strategy DPD policies CS8 and SIE-3.

Flood Risk and Drainage

Core Strategy DPD policy SIE-3 states that all development will be expected to comply with the approach set out in national policy, with areas of hard-standing or other surfaces, should be of a permeable construction or drain to an alternative form of Sustainable Drainage Systems (SuDS). Core Strategy DPD policy SD-6 requires a 50% reduction in existing surface water run-off and incorporation of Sustainable Drainage Systems (SuDS) to manage the run-off water from the site through the incorporation of permeable surfaces and SuDS.

The detailed comments received to the application from the Council Drainage Engineer and United Utilities are contained within the Consultee Responses section above. The site is located within Flood Zone 1, therefore has a low risk of fluvial flooding. Whilst it is noted that no drainage related information has been submitted in support of the application, as acknowledged by United Utilities, appropriate surface water drainage of the site could be secured by way of suitably worded planning conditions. Such conditions would require the submission, approval and subsequent implementation of a sustainable surface water drainage system, including management and maintenance of such at all times thereafter, which should incorporate a Sustainable Urban Drainage System (SUDS), based on the hierarchy of drainage options identified by National Planning Practice Guidance and taking into account ground conditions. Subject to compliance with such conditions, it is considered that the proposed development could be drained in an appropriate and sustainable manner without the risk of flooding elsewhere, in accordance with saved UDP policy EP1.7 and Core Strategy DPD policies SD-6 and SIE-3.

Land Contamination

The detailed comments received to the application from the Council Environment Team are contained within the Consultee Responses section above.

In raising no objections to the proposal, the Environment Team notes the requirement to keep a watching brief for any unexpected contamination. As such, the applicant will be advised of relevant procedures should contamination be discovered when carrying out the development by way of informative. On this basis, it is considered that the proposed development would not be at risk from land contamination, in accordance with Core Strategy DPD policies CS8 and SIE-3.

Energy Efficiency

As the proposed development would not exceed 10 residential units, the proposed development does not trigger the Council's carbon reduction targets, as defined by Core Strategy DPD policy SD-3. The submission of an Energy Statement, to confirm that energy efficient measures would be incorporated within the fabric of the development and to assess the potential use of low and zero carbon technologies within the development would be secured by way of suitably worded planning condition.

SUMMARY

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 8 of the NPPF establishes three dimensions to sustainable development – economic, social and environmental and indicates that these should be sought jointly and simultaneously through the planning system.

The principle of the proposed development, within a Predominantly Residential Area and in an accessible and sustainable location, is considered acceptable.

In its amended form, it is considered that the siting, scale, height and design of the proposed development could be accommodated on the site without causing undue harm to the character of the street scene, the visual amenity of the area or the residential amenity of surrounding properties.

In the absence of objections from relevant consultees and subject to conditional control, the proposal is considered acceptable with regard to traffic generation, parking and highway safety; impact on trees; impact on protected species and ecology; flood risk and drainage; land contamination; and energy efficiency.

In view of the above, the proposal is considered to comply with relevant saved UDP and Core Strategy DPD policies and relevant SPG's and SPD's. In considering the planning merits of the proposal against the requirements of the NPPF, the proposal is considered to represent sustainable development. On this basis, notwithstanding the objections raised to the proposal, in accordance with the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application is recommended for approval.

RECOMMENDATION

Grant.