

Cheadle Area Committee

5th April 2022

DEVELOPMENT APPLICATIONS

Report of the Director for Place Management

ITEM 1

DC/079528

SITE ADDRESS

86 Altrincham Road
Gatley
Cheadle
SK8 4DZ

PROPOSAL

Application for Outline Planning Permission with Access, Layout and Scale to be considered, all other matters reserved, for the demolition of the existing bungalow and the erection of 4 dwellings (2no. two storey, semi-detached pairs) within Use Class C3(a), including associated parking, landscaping and boundary treatments.

ITEM 2

DC/081284

SITE ADDRESS

Ivy Cottage
120 Stanley Road
Heald Green
Cheadle
SK8 6RF

PROPOSAL

Demolition of existing single storey link extension and the erection of a two storey link extension

ITEM 3

DC/083939

SITE ADDRESS

Fabrick
8 Warren Road
Cheadle Hulme

Cheadle
SK8 5BT

PROPOSAL

Erection of a block of apartments comprising nine 2-bed flats, with associated landscaping, car parking, bin & cycle store.

INFORMATION

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants [and those third parties, including local residents, who have made representations] have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Article 8 and Protocol 1 Article 1 confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Development and Control has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

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ITEM 1

Application Reference	DC/079528
Location:	86 Altrincham Road Gatley Cheadle SK8 4DZ
PROPOSAL:	Application for Outline Planning Permission with Access, Layout and Scale to be considered, all other matters reserved, for the demolition of the existing bungalow and the erection of 4 dwellings (2no. two storey, semi-detached pairs) within Use Class C3(a), including associated parking, landscaping and boundary treatments.
Type Of Application:	Outline Planning Application
Registration Date:	25 th May 2021
Expiry Date:	31 st May 2022 (extension of time agreed)
Case Officer:	Rebecca Whitney
Applicant:	Mr N Warr
Agent:	B2 Architecture Ltd

DELEGATION/COMMITTEE STATUS

Five objections have been received, contrary to the Case Officer's recommendation of approval.

DESCRIPTION OF DEVELOPMENT

The proposal is for the demolition of the existing bungalow and the erection of 4 dwellings (2no. two storey, semi-detached pairs) including associated parking, landscaping and boundary treatments. The application seeks outline planning permission for access, layout and scale to be considered, all other matters (including appearance and landscaping) are reserved.

SITE AND SURROUNDINGS

The site is located on Altrincham Road close to the junction with Longley Lane and Park Road. The site contains a single storey bungalow with vehicular access off Altrincham Road. The site contains and is bounded by mature planting, however there are no protected trees on or around the site.

Properties within the locality, including 86 Altrincham Road, typically comprise good sized single or two storey dwellinghouses, with predominantly detached or semi detached properties present. Rosewood Gardens which is located to the rear of the site contains smaller terraced properties. The area is characterised by properties

which are set within established green and spacious landscaped grounds, with off-street parking and with dwarf walls and mature hedging forming the majority of boundary treatments.

POLICY BACKGROUND

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

The Statutory Development Plan includes:-

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

Saved policies of the SUDP Review

EP1.7 – Development and Flood Risk

EP1.9 – Safeguarding of Aerodromes and Air Navigation Facilities

EP1.10 – Aircraft Noise

MW1.5 – Control of Waste from Development

L1.2 – Children's Play

LDF Core Strategy/Development Management Policies

CS1: OVERARCHING PRINCIPLES: SUSTAINABLE DEVELOPMENT – ADDRESSING INEQUALITIES AND CLIMATE CHANGE

SD-1: Creating Sustainable Communities

SD-3 Delivering the Energy Opportunities Plans – 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

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: Quality Places

SIE-3: Protecting, Safeguarding and Enhancing the Environment

SIE-5: Aviation Facilities, Telecommunications and Other Broadcast Infrastructure

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

Supplementary Planning Guidance does not form part of the Statutory Development Plan; nevertheless it does provide non-statutory Council approved guidance that is a material consideration when determining planning applications.

The following are relevant to the determination of this application:

Open Space Provision and Commuted Payments SPD

Sustainable Design and Construction SPD

Sustainable Transport SPD

Design of Residential Development SPD

National Planning Policy Framework (NPPF)

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) on 20th July 2021 and replaced the previous NPPF (originally issued 2012 & revised 2018 and 2019). The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments up-to-date planning policy which should be taken into account in dealing with applications focuses on achieving a lasting housing reform, facilitating the delivery of a greater number of homes, 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. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed.

N.B. In respect of decision-taking the revised NPPF constitutes a “material consideration”.

Para.1 “The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied”.

Para.2 “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”.

Para.7 “The purpose of the planning system is to contribute to the achievement of sustainable development”.

Para.8 “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 – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved

productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Para.11 “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”.

Para.12 “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”.

Para.38 “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”.

Para.47 “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”.

Para.60 “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

Para.64 *“Provision of affordable housing should not be sought for residential developments that are not major developments.”*

Para.69 *“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should..... support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes;”*

Para.86 *“Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should..... define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters; recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.”*

Para.98 *“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.”*

Para.104 *“Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*

- a) the potential impacts of development on transport networks can be addressed;*
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;*
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;*
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and*
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.”*

Para.110 *“In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:*

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
- b) safe and suitable access to the site can be achieved for all users;*
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and*
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”*

Para.111 *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

Para.112 *“Within this context, applications for development should:*

a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and

e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.”

Para.119 *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”*

Para.120 *“Planning policies and decisions should:*

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure).”

Para.124 *“Planning policies and decisions should support development that makes efficient use of land, taking into account:*

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.”

Para.126 *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*

Para.130 *“Planning policies and decisions should ensure that developments:*
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Para.131 *“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.”*

Para.134 *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

Para.152 *“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should*

help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

Para.154 “New development should be planned for in ways that:

a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.”

Para.157 states “In determining planning applications, local planning authorities should expect new development to:

a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption”.

Para.167 “When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.”

Para.174. “Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

Para.185 “Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.”

Para.219 “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)”.

Planning Practice Guidance

The Planning Practice Guidance (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.

<https://www.gov.uk/government/collections/planning-practice-guidance>

RELEVANT PLANNING HISTORY

Reference: DC/070573; Type: FUL; Address: 86 Altrincham Road, Gatley, Cheadle, Stockport, SK8 4DZ, ; Proposal: Erection of a 4-bedroom detached dwellinghouse (Use Class C3(a)), with shared access (existing), landscaping, parking and boundary treatments, following demolition of part of existing bungalow.; Decision Date: 14-FEB-19; Decision: WDN

Reference: DC/062960; Type: DOC; Address: 9A Rosewood Gardens, Gatley, Cheadle, Stockport, SK8 4GR, ; Proposal: Discharge of conditions 3, 5, 10 and 11, 12, 13 and 14 of DC/053876; Decision Date: 26-SEP-16; Decision: DOC

Reference: DC/016355; Type: FUL; Address: 86 Altrincham Road, Gatley, Cheadle, Cheshire, SK8 4DZ; Proposal: Single storey side extension; Decision Date: 14-OCT-04; Decision: GTD

Reference: DC/011346; Type: FUL; Address: 86 Altrincham Road, Gatley, Cheadle, Cheshire, SK8 4DZ; Proposal: Demolition of existing garage and outhouse & erection of single storey side extension; Decision Date: 20-JUN-03; Decision: GTD

Reference: DC/009068; Type: FUL; Address: 86, Altrincham Road, Gatley, Cheadle, Cheshire, SK8 4DZ; Proposal: Demolition of existing garage and outhouse, construction of a side extension; Decision Date: 20-NOV-02; Decision: REF

Reference: J/63209; Type: FUL; Address: 271/3 Longley Lane Gatley; Proposal: "Demolition of existing dwellings, erection of ten dwellings with car parking and construction of new access road"; Decision Date: 24-APR-96; Decision: GTD

Reference: M/031469; Type: XHS; Address: 271/273 Longley Lane, Gatley; Proposal: Erection of seven detached dwellinghouses with gardens and associated landscaping after demolition of existing building 271/273 Langley Lane Gatley;

Decision Date: 23-JUN-88; Decision: REF

Reference: M/029732; Type: XHS; Address: 86 Altrincham Road, Gatley, Cheadle, SK8 4DZ; Proposal: Garden area erection of three dwelling houses.; Decision Date: 22-DEC-87; Decision: GTD

NEIGHBOUR'S VIEWS

7 neighbouring properties were consulted by letter. 5 objections have been received which can be summarised as follows:

- a. Site is at a major junction and the access to the site would impact the flow of traffic
- b. Safety of site access
- c. Parking during construction
- d. Parking during occupation
- e. Noise from additional vehicles
- f. Drainage issues
- g. Impact on the character and appearance of the area
- h. Scarcity of bungalows
- i. Privacy
- j. Loss of light
- k. Increase in population on the site would increase noise
- l. Storage of bins
- m. Property values
- n. Plans are vague and do not show details of windows, so impacts on privacy cannot be assessed
- o. Boundary treatments are not clear

A second consultation process was carried out following the receipt of plans showing an amended access and parking arrangements. 3 further responses were received, which reiterated and expanded upon the comments made previously.

CONSULTEE RESPONSES

SMBC Highway Engineer

Final comments dated 24th February 2022:

Objection removed. Conditions are recommended to require the submission of details of the new dropped kerb access, the closure of the existing access and details of the parking area.

Prior to the provision of final comments on 24th February 2022 informal interim comments were provided on amended details, with some concerns remaining.

Initial commented dated 15th July 2021:

Whilst the proposed development would increase traffic levels on Altrincham Rd these are not of a scale that would be likely to result in any severe impact so would not justify refusal. Nature of traffic to site would not change as remains residential.

The proposed level of off-street parking meets required standards in providing 2 spaces per dwelling.

The width of the footway affords adequate inter-vehicle visibility with traffic on the adjacent road.

It is noted that no electric vehicle charging points and no cycle storage provided are provided as required by current policies. With respect to the access and hardstanding, these are to be constructed in accordance with sustainable drainage principles resulting in no increased impact on surface water drainage system. These requirements would presumably be dealt with outside of the outline application as reserved matters.

The proposed development effectively re uses the existing vehicular entrance with some slight modification. The access appears to be slightly widened eastwards, towards the site boundary with no 84. This results in a potential worsening of visibility for vehicles exiting the development. In particular, the required 1m x 1m pedestrian visibility splay should be indicated to each side of the access within which nothing higher than 600mm above ground level is permitted to obscure visibility.

No evidence is given that the proposed parking spaces can be satisfactorily used and accessed. Applicant to provide accurately scaled plan indicating swept paths for vehicles entering and leaving car parking spaces, to demonstrate that cars can access and turn within site as to egress in forward gear.

I have no objection to the principle of development would request confirmation of some matters of detail.

Recommendation: Further information required.

SMBC Arboriculture Officer

The proposed development is not within a Conservation Area and there are no legally protected trees within this site or affected by this development.

Recommendations:

The construction site footprint predominantly sits within the hard standing and informal grounds of the site and the proposed new developments will potentially impact on several low amenity trees. A full tree survey has not been supplied as part of the planning application to show the condition and amenity levels of the existing trees and where applicable which trees could be retained to increase the amenity levels of the site with retained mature trees.

There is only one concern over the proposed scheme which is the potential loss of the trees at the front of the site as any construction traffic, material storage or encroachment would come close to the trees and potential impact on them to facilitate the scheme.

The additional landscaping required will need to consider the local provenance and improved amenity and interest, with this in mind the following species should be considered; *Quercus robur* 'Fastigiata' (Upright Oaks) or *Ilex aquifolium* varieties (Variegated Holly) if any opportunity allows for the increase tree cover for the new and old residential sites.

Any removal of trees will lessen the screening of the development and reduce the overall canopy spread of the site which is against current policy and as such a detailed landscaping scheme is required to off-set the loss.

In principle the design will potentially have a small negative impact on the trees on site and within neighbouring properties. Therefore it could be accepted in its current format with some improved landscaping design, taking care with the proposed siting of the trees and the species of the trees to offer some diversity and improved biodiversity the trees offer, increasing wildlife benefits to an ever increasing urban area.

Conditions would be relevant to any planning application relating to the site regarding the protection and retention of existing trees, and regarding new planting.

SMBC Nature Development Officer

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

Many buildings and trees 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

A bat survey has been carried out and submitted with the application. The survey was carried out in 2020 by a suitably experienced ecologist (Kingdom Ecology, August 2020). An external and internal inspection of the property was carried out in June 2020 to search for signs of bats and assess the likelihood of a bat roost being present. In general the property is in good condition and well-sealed but some gaps were noted under roof slates at the south facing gable. Internally no obvious potential bat access points into the loft spaces were identified. No signs of bats were recorded during the survey but owing to the presence of minor gaps, the building was assessed as offering low bat roost potential. None of the trees within the application site were identified as offering any suitable bat roosting features.

In accordance with best practice survey guidelines a bat emergence survey was subsequently carried out in August 2020. No bats were recorded to be roosting within the property during the survey. Low levels of bat activity were recorded during the survey, with noctule, common pipistrelle and soprano pipistrelle bats observed flying over the site.

Buildings and trees/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). House sparrows were recorded nesting under the roof slates at the south facing gable.

No other evidence of or significant potential for any other protected species was identified during the survey.

Recommendations:

A suitable level of survey effort has been carried out and no evidence of roosting bats was recorded during the surveys. As such the proposed works are considered to be of low risk to roosting bats. Bats can be highly cryptic in their roosting behaviour however and can sometimes roost in seemingly unlikely places and regularly switch roost sites. As a precautionary measure it is therefore recommended that an informative is attached to any planning consent granted 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.

House sparrows were recorded nesting within the property. To protect breeding birds, no building roof/demolition/tree or vegetation clearance works should take place during the bird nesting season (which is generally between 1st March and 31st August inclusive), unless it can be demonstrated that nesting birds are not present and/or suitable mitigation measures are in place. This is referred to in the submitted bat survey report which states that a pre-works survey should be carried out by an ecologist immediately prior to any such works in the bird nesting season. The pre-works survey should be carried out by a suitable experienced person no more than 48 hours in advance of works commencing. This can be secured by condition.

Ecological conditions can change over time. In the event that works have not commenced within two years of the 2020 survey (i.e. by August 2022) then update survey work will be required to ensure the ecological impact assessment remains valid. This can be secured via condition. The lifespan of ecological surveys should be borne in mind as part of any future reserved matters application to ensure any application is supported by suitably up-to-date survey data.

Plans submitted with the application indicate that tree loss will be required to accommodate the proposed scheme. Replacement planting to mitigate for proposed tree loss will be required.

Biodiversity enhancements are expected within the development in line with national and local planning policy. Suitable measures include the provision of an integrated bat and/or bird box at a rate of one per each new dwelling (i.e. total 4 within the site).

Details of the proposed type, number and location of the bat and/or bird boxes should be submitted to the LPA for review. This should be secured via a pre-commencement condition as part of any future reserved matters application since it is difficult to retrofit integrated boxes.

Further enhancements for biodiversity would be expected within a sensitive landscape planting scheme for the site: comprising wildlife-friendly species (preferably locally native). Tree planting should be maximised across the site. Furthermore, native species hedgerows should be used to demark site and plot boundaries (rather than using fencing). Where the use of close-boarded fencing is unavoidable, gaps should be provided at the base (130mm x 130mm, at least one gap per fence elevation) to provide access and maintain habitat connectivity for species such as hedgehog (a UKBAP species and Species of Principle Importance under the NERC Act 2006). Further information can be found: <https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/>

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/news/2018/09/new-guidance-on-bats-and-lighting>)

SMBC Environmental Health Officer (Amenity)

Summary:

Insufficient information has been submitted with the application, in order to adequately assess the impact of transportation noise upon the proposed development.

In the absence of this information, it has not been possible to demonstrate that the proposal would comply with material planning considerations.

It is recommended that the applicant addresses this issue in future planning applications or provides this information should the application be delayed or withdrawn.

Potential Noise Impact upon Existing Noise Sensitive Receptors:

There are a number of noise sensitive residential properties in the vicinity of the site, which may be sensitive to construction noise, so an informative relating to acceptable construction hours is recommended.

Required Information to Support Planning Application Submission:

A Noise Impact Assessment is required. Mitigation to achieve recommended BS8233:2014 and WHO internal and external noise levels arising from transportation noise is considered necessary. For the protection of residential quality of life, the applicant is required to submit a noise impact assessment (NIA), to address the following:

Residential Acoustic Design Criteria:

Any mitigation shown as part of the report must achieve the acoustic design criteria:

- BS8233:2014, Guidance on sound insulation and noise reduction for buildings
 - (i) Internal ambient noise levels for dwellings and
 - (ii) Design criteria for external noise - desirable external noise level of 50dB LAeq,16hr
- WHO 1999, Guidelines for Community Noise
 - (i) 45 dB LAmax for bedrooms – to avoid sleep disturbance, for single sound events.

Residential Development Noise Insulation Scheme:

Upon obtaining the appropriate external noise level data for a particular site and taking into account the internal noise design criteria, a suitable noise insulation scheme shall be stated.

The agreed noise mitigation scheme shall be implemented, and maintained throughout the use of the development.

Partially off-setting noise impact:

Details of how noise impact may be partially off-set as per Planning Practice Guidance - Noise, Paragraph: 011 Reference ID: 30-011-20190722, Revision date: 22 07 2019

Informatives are recommended regarding hours of operation for demolition and construction, pile foundations and dust management.

SMBC Planning Policy Officer (Energy)

All new development is required to submit an energy statement showing evidence of full consideration of all low / zero carbon (LZCs) technologies including specific evidence such as site relevant constraints and estimated technology costs. I am unable to find evidence of an energy statement in the paperwork submitted for this application.

In order to assist with this, I have endeavoured to draft an appropriate energy statement (attached) based on the submitted paperwork. This statement does not commit the applicant to any use of renewable energy technologies but does provide appropriate assessment of the LZCs as required by Stockport's Core Strategy Policy SD3, taking account of technologies for their technical feasibility (pertinent to the site) and, where relevant, their financial viability (evidence of costs). If the applicant is happy with the content of the attached document, then I would suggest they submit it as a policy compliant energy statement or make appropriate changes if other activities are planned that are not recorded in submitted paper work.

It should be noted that the attached document provides a basic desk-based feasibility assessment for the development. Any options identified within the document should be checked with an appropriate installer for technical accuracy if they are of interest. Such installers can be researched using the site post code to

search on the following website:

www.microgenerationcertification.org/consumers/installer-search

The running costs of the property would be reduced such that the cost of installing such technologies could be offset in an appropriate uplift in sale value which could be marketed to potential buyers – free guidance on uplift in value and marketing of low carbon homes is also attached. This would ensure that these properties contribute to the GM Zero Carbon target for 2038 and prevent the need for costly retrofit of the properties in the near future – another positive marketing factor for the development.

The requirement for low carbon buildings is reflected in Stockport Council's declaration of a climate emergency and adoption of the Climate Action Now Strategy.

SMBC Environmental Health Officer (Contaminated Land)

No objection to the proposed application, however due to the number of sensitive receptors that will be introduced to the site post development, the developer will need to undertake a site investigation.

It is recommended that conditions are attached to any permission granted in respect of land contamination investigation, remediation, and validation of the remediation undertaken

ANALYSIS

The proposal is for the demolition of the existing bungalow and the erection of 4 dwellings (2no. two storey, semi-detached pairs) including associated parking, landscaping and boundary treatments. The application seeks outline planning permission with access, layout and scale to be considered, all other matters (including appearance and landscaping) are reserved.

It is noted that neighbour objections have been received which raise concerns that the submitted plans are vague and that the boundary treatments are not shown, however as the application is in outline only, this is to be expected.

Principle of Development

Paragraph 60 of the NPPF puts additional emphasis upon the government's objective to "significantly boost the supply of homes". Stockport is in a position of housing undersupply (2.6 years) against the minimum requirement of 5 years +20% buffer as set out in paragraph 73 of the NPPF.

Policy CS2 of the Core Strategy places a focus on providing new housing through the effective and efficient use of land within accessible urban areas, and confirms a previously developed land target of at least 90%. The site is located north of Cheadle High Street, approximately 100m from Cheadle District Centre. The site offers easy access to services and facilities, and onward travel options via public transport. The site also comprises previously developed land and the reuse of a vacant building (albeit not for residential purposes). The proposal is

considered to comply with the aims of Policy CS2.

Policy CS4 of the Core Strategy directs new residential development towards the more accessible parts of the Borough identifying 3 spatial priority areas (Central Housing Area; Neighbourhood Priority Areas and the catchment areas of District/Large Local Centres; and other accessible locations). Policy H-2 confirms that when there is less than a 5 year deliverable supply of housing (as is currently the case) the required accessibility scores will be lowered to allow the deliverable supply to be topped up by other sites in accessible locations. This position has been regularly assessed to ensure that the score reflects the ability to 'top up' supply to a 5 year position. However, at present, the scale of shortfall is such that in order to genuinely reflect the current position in that regard the score has been reduced to zero. As such the application site is considered to be in an accessible location and accords with policies CS4 and H-2 of the Core Strategy.

It is noted that the site is currently in residential use, and in light of the above, the principle of residential development can be supported, subject to all other material planning considerations as assessed below.

Housing Density

The site area measures approximately 0.095ha. The proposed development would therefore result in a housing density of approximately 42 dwellings per hectare, in accordance with the indicative standards set out in Policy CS3 of the Core Strategy which seeks densities of 70dph in town centre locations, decreasing to 40-50dph outside of central locations, and a minimum of 30dph in suburban locations.

Impact on the Character and Appearance of the Area

Core Strategy Policy CS8 and the NPPF welcome development that is designed and landscaped to a high standard and which makes a positive contribution to a sustainable, attractive, safe and accessible built and natural environment. This position is supported by Policy SIE-1 which advises that specific regard should be paid to the use of materials appropriate to the location and the site's context in relation to surrounding buildings (particularly with regard to height, density and massing of buildings).

The NPPF sets out the Government's most up to date position on planning policy and confirms that the Government attaches great importance to the design of the built environment.

Appearance and landscaping are reserved matters, so the matters for assessment in relation to the impact upon the character and appearance of the area are limited to layout and scale.

It is noted that neighbour objections have been received which raise concerns that the proposed development would result in adverse impacts upon the character and appearance of the area.

Layout

Layout relates to the arrangement of built form within the site, and the relationship between new development and the existing buildings and spaces around the site.

The proposed dwellings would be positioned within the existing building line, with the front and rear elevations in line with, or slightly stepped back from, the elevations of the neighbouring dwellings.

As noted above, the proposed development would have a housing density of approximately 42 dwellings per hectare, which is an efficient use of land and meets the indicative standards set out in Core Strategy Policy CS3. The dwellings would have rear garden spaces measuring 70-75sqm, which is considered acceptable in relation to the Council's guidance for small family dwellings of 2-3 bedrooms. The submitted plans show that there is ample opportunity for bin and cycle storage to be provided, and details of these should be required by condition.

The proposed dwellings would each have two car parking spaces provided to the front of the site in a shared car parking area. Noting that the area is characterised by properties which are set within established green and spacious landscaped grounds, with off-street parking and with dwarf walls and mature hedging forming the majority of boundary treatments Officers raised initial concerns regarding this arrangement due to the amount of hardstanding and the limited opportunity for landscaping. This was addressed to an extent as a result of amendments to the site access which relocated this to the centre of the site, providing more opportunity for landscaping to either side, and views toward the proposed dwellings.

Scale

Scale relates to how big buildings and spaces are (their height, width and length).

As noted above, the proposed dwellings would be positioned within the existing building line, with the front and rear elevations in line with, or slightly stepped back from, the elevations of the neighbouring dwellings.

The dwellings would replace the existing single storey dwelling, but would have a height to match the neighbouring dwellings to the west. The dwellings to the north (rear) of the site on Rosewood Gardens are also two storey in height, as are the neighbouring dwellings to the southern side of Altrincham Road.

Appearance

Appearance addresses how buildings and space will look, including building materials and architectural details. As noted above, appearance and landscaping are reserved matters and details will be submitted as a part of a reserved matters application.

As noted above, Officers raised concerns that the area is characterised by properties which are set within established green and spacious landscaped grounds, with off-street parking and with dwarf walls and mature hedging forming the majority of boundary treatments. The proposed access and car parking

arrangements will disrupt this existing arrangement, and as a result it is recommended that a condition is attached to any permission granted to require the submission of details of boundary treatments, in order to ensure that the development is satisfactorily assimilated into the area in accordance with Core Strategy Policies H-1, CS8, SIE-1 and SIE-3.

In relation to layout and scale, the proposed development is considered to be acceptable when considered against Policies H-1, CS8, SIE-1 and SIE-3 of the Core Strategy.

Impact Upon On Residential Amenity

Development Management policy SIE-1 advises, “development that is designed and landscaped to the highest contemporary standard, paying high regard to the built and/or natural environment within which it is sited, will be given positive consideration. Specific account should be had of...” a number of factors including, “the site's context in relation to surrounding buildings and spaces (particularly with regard to the height, density and massing of buildings);” “Provision, maintenance and enhancement (where suitable) of satisfactory levels of access, privacy and amenity for future, existing and neighbouring users and residents; The potential for a mixture of compatible uses to attract people to live, work and play in the same area, facilitating and encouraging sustainable, balanced communities.”

Regard has also been paid to the Design of Residential Development SPD. This SPD provides guidance as regards the implementation of Core Strategy Policy H-1 regarding new housing design and standards.

The aim of the SPD, in respect of the section regarding ‘Space About Dwellings’ (pages 32-33) is to ensure that there is sufficient space around developments, that overlooking is kept to a minimum and that which does occur is not unacceptable or out of keeping with the character of the area. The SPD is, however, a guide, and it is acknowledged within the guidance (page 33) that “rigid adherence to the standards can stifle creativity and result in uniformity of development. The Council therefore encourages imaginative design solutions and in doing so may accept the need for a flexible approach,” depending upon the context.

To this aim, regarding space and privacy within habitable rooms and garden areas, the SPD suggests that for 2 storey developments there should be a distance of 21m between habitable room windows on the public or street side of dwellings, 25m between habitable room windows on the private or rear side of dwellings, 12 metres between habitable room windows and a blank elevation, elevation with non-habitable rooms or with high level windows, and 6m between any proposed habitable room window and the development site boundary. For every floor of accommodation in excess of 2 storeys an additional 3m should be added to the above figures.

It is noted that neighbour objections have been received which raise concern in relation to privacy, loss of light and an increase in noise as a result of the increased number of occupants on the site.

Privacy

In terms of privacy both within habitable rooms and garden areas, the Council's SPD for residential development confirms that the design and layout of a development should minimise overlooking and should not impose any unacceptable loss of privacy on the occupiers of existing dwellings.

The site layout plan demonstrates the distances between existing properties and the proposed building, and the site boundary. The site layout is a matter for assessment under the current application, but appearance is a reserved matter, meaning that only indicative window and door openings and use of the rooms have been identified at this time.

The neighbouring two storey dwelling to the west does not have any windows on the side elevation facing toward the site, and nor does the two storey dwelling to the north (rear). The single storey dwelling to the east of the application site does have windows to the side elevation facing toward the site. It is considered that any overlooking toward these windows could be mitigated through the careful placement of openings on the easternmost of the proposed dwellings, and the use of boundary treatments.

It is considered likely that windows will be proposed to the front and rear elevations of the proposed dwellings. To the front elevation, the dwellings would be separated from the dwellings to the southern side of Altrincham Road by distance of over 25m. To the rear elevation, the dwellings would be separated from the nearest dwellings to the north by a distance of approximately 12m which would be in accordance with the Council's design guidance as the neighbouring dwelling has a blank side elevation facing toward the application site.

In light of the above, the proposed development would be capable of compliance with the separation distances set out within the Design of Residential Development SPD and the site is therefore capable of providing development without significant overlooking impacts. The impacts of the proposed development will be assessed again at reserved matters stage.

It is therefore considered that the proposed development would accord with the NPPF and the Development Plan, including Core Strategy Policy SIE-1, regarding designing quality places.

Overshadowing

Noting the proposed scale and layout of the proposed dwellings and the layout of the neighbouring dwellings and gardens, the proposed development is not considered to result in significant overshadowing impacts to neighbouring residential properties.

As noted above, the proposed dwellings would be positioned within the existing building line, with the front and rear elevations in line with, or slightly stepped

back from, the elevations of the neighbouring dwellings, minimising any impacts upon the garden spaces.

The neighbouring two storey dwelling to the west does not have any windows on the side elevation facing toward the site, however the single storey dwelling to the east does. Whilst these windows will be impacted to some extent, this is not considered to be significant as a result of the positioning of these windows in close proximity to the existing single storey dwelling. The two storey dwelling to the north (rear) of the application site does not have any southern facing windows which would be affected by shadowing as a result of the proposed development.

Noise and Disturbance

The Environmental Health Officer for Amenity has assessed the proposal and their comments are provided in the “Consultee Comments” section above. The site is located in an area impacted by road and aviation transportation noise.

The application is not supported by a Noise Impact Assessment to address the impacts of road and aviation transport noise upon the amenity of future occupiers, or to assess the impacts of the proposed development on other noise sensitive receptors. The Environmental Health Officer for Amenity has raised an objection on this basis.

The site is currently occupied by a single dwelling and it is located within close proximity to other neighbouring residential properties. On this basis, the impacts of road and aviation transportation noise are not considered to be prohibitive to development. As the application is for outline planning permission, it is considered reasonable that a condition is attached to any planning permission granted to require the submission of a Noise Impact Assessment, and to require the implementation of any recommended mitigation measures prior to the first use of the development.

The proposed residential development is not considered to result in a level of noise and disturbance beyond that which may be reasonably expected of a residential area. An informative should be attached to any permission granted with regard to working hours during development.

It is concluded that the proposed development would have an acceptable impact upon the residential amenities of the locality, subject to any required mitigation being secured via conditions, in accordance with the NPPF and the development plan, including Core Strategy Policy SIE-3.

Highway Safety, Traffic Generation and Parking

Core Strategy policy CS9 supported by Policy T-1 requires development to be in locations which are accessible by walking, cycling and public transport. Policy T-2 requires developments to provide car parking in accordance with the maximum standards and confirms that developers will need to demonstrate that developments will avoid resulting in inappropriate on street parking that causes harm to highway safety. Developments are expected to be of a safe and practical

design (Policy T-3). The NPPF confirms at Paragraph 111 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Highways Engineer has assessed the proposal and their comments are provided in the “Consultee Comments” section above. An objection was raised in the initial comments provided, and on the receipt of amended plans showing a relocated access and reconfigured parking area, this objection was removed.

Neighbour objections were received in relation to the site access, traffic generation, parking and highway safety. Following the receipt of amended access details, a second consultation was carried out, and 3 further comments were received reiterating these concerns.

It is recommended that conditions are attached to any planning permission granted to require the submission of details of the new dropped kerb access, the closure of the existing access and details of the parking area.

In order to ensure policy compliance, details of cycle parking, bin storage and electric vehicle charging points will also be required, and these can be required via condition. It is noted that neighbour objections raised concerns regarding bin storage, and this condition is considered to address those concerns.

It is concluded that the proposed development can be safely accommodated on the site subject to condition to ensure that the site benefits from a safe and practical access and parking facilities. The proposal is therefore considered to be acceptable in relation to Core Strategy policies SIE-, CS9, T-1, T-2 and T-3.

Flood Risk and Drainage

Policy SD-6 requires development to incorporate Sustainable Drainage Systems (SuDS) so as to manage the run-off of water from the site. Development on previously developed (brownfield) land must reduce the rate of unattenuated run-off by a minimum of 50% if it is within an identified Critical Drainage Area (CDA). Until CDAs have been identified in detail the same reduction (a minimum of 50%) will be required of developments on brownfield sites in all areas; once detailed CDAs have been identified the minimum required reduction of run-off on brownfield sites outside of CDAs will be 30%. Development on greenfield (not previously developed) sites will be required, as a minimum, to ensure that the rate of run-off is not increased.

It is noted that neighbour objections have been received in respect of drainage issues. The site is located in Flood Zone 1 (low risk). Having regard to the size of the site and scale of the proposed development there is no requirement for the application to be accompanied by a Flood Risk Assessment. Notwithstanding this, Core Strategy Policy SD-6 requires all development to be designed in such a way as to avoid, mitigate or reduce the impacts of climate change. In this respect development is required to incorporate sustainable drainage systems so as to manage run off water from the site. Given the small scale of the proposed

development, compliance with this policy is not required to be demonstrated at this stage, however, in the event that permission is approved, it is recommended that a condition is attached to require the submission of a SUDS compliant drainage scheme for the site.

A condition should also be attached to any permission granted to require that foul and surface water are drained on separate systems.

Trees and Landscaping

The Arboriculture Officer has assessed the proposal and their comments are provided in the "Consultee Comments" section above. The proposed development is not within a Conservation Area and there are no legally protected trees within this site or affected by this development.

The Arboriculture Officer has commented that there is only one concern over the proposed scheme which is the potential loss of the trees at the front of the site as any construction traffic, material storage or encroachment would come close to the trees and potential impact on them to facilitate the scheme.

Any removal of trees will lessen the screening of the development and reduce the overall canopy spread of the site which is contrary to planning policies, and as such a detailed landscaping scheme is required to off-set the loss.

In principle the design will potentially have a small negative impact on the trees on site and within neighbouring properties, therefore it could be accepted in its current format with some improved landscaping design, take care with the proposed siting of the trees and the species of the trees to offer some diversity in the species and improved biodiversity the trees offer increasing wildlife benefits to an ever increasing urban area.

As landscaping is a reserved matter, the concern raised with regard to loss of tree cover is considered capable of being addressed through the submission of a detailed landscaping scheme. The Arboriculture Officer advises that a detailed landscaping scheme should have regard to local provenance and improved amenity and interest, with this in mind the following species should be considered; *Quercus robur* 'Fastigiata' (Upright Oaks) or *Ilex aquifolium* varieties (Variegated Holly) if any opportunity allows.

It is recommended that conditions are attached to any planning permission granted regarding the protection and retention of existing trees, and regarding new planting, are requested.

Biodiversity

The Nature Development Officer has assessed the proposal and raises no objections subject to the imposition of conditions (as recommended in their comments, set out in full in the "Consultee Comments" section above).

The site has no nature conservation designations, legal or otherwise. A bat survey has been carried out and submitted with the application. No signs of bats were recorded during the survey but owing to the presence of minor gaps, the building was assessed as offering low bat roost potential. None of the trees within the application site were identified as offering any suitable bat roosting features.

In accordance with best practice survey guidelines a bat emergence survey was subsequently carried out. No bats were recorded to be roosting within the property during the survey. Low levels of bat activity were recorded during the survey, with noctule, common pipistrelle and soprano pipistrelle bats observed flying over the site.

Buildings and trees/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). House sparrows were recorded nesting under the roof slates at the south facing gable.

No other evidence of or significant potential for any other protected species was identified during the survey.

The Nature Development Officer commented that a suitable level of survey effort has been carried out and no evidence of roosting bats was recorded during the surveys. As such the proposed works are considered to be of low risk to roosting bats. Bats can be highly cryptic in their roosting behaviour however and can sometimes roost in seemingly unlikely places and regularly switch roost sites. As a precautionary measure it is therefore recommended that an informative is attached to any planning consent granted 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.

House sparrows were recorded nesting within the property. To protect breeding birds, no building roof/demolition/tree or vegetation clearance works should take place during the bird nesting season (which is generally between 1st March and 31st August inclusive), unless it can be demonstrated that nesting birds are not present and/or suitable mitigation measures are in place. This is referred to in the submitted bat survey report which states that a pre-works survey should be carried out by an ecologist immediately prior to any such works in the bird nesting season. The pre-works survey should be carried out by a suitable experienced person no more than 48 hours in advance of works commencing, and this is a matter for control via condition.

Ecological conditions can change over time. In the event that works have not commenced within two years of the 2020 survey (i.e. by August 2022) then updated survey work will be required to ensure the ecological impact assessment remains valid. This can be secured via condition. The lifespan of ecological surveys should be borne in mind as part of any future reserved matters application to ensure any application is supported by suitably up-to-date survey data.

Plans submitted with the application indicate that tree loss will be required to accommodate the proposed scheme. This is to be required by condition as noted in the Arboriculture Officer's comments, but it is also noted that landscaping is a reserved matter, and any new tree planting should be integrated into the wider hard and soft landscaping scheme.

Biodiversity enhancements are expected within the development in line with national and local planning policy. Suitable measures include the provision of an integrated bat and/or bird box at a rate of one per each new dwelling (i.e. total 4 within the site). It is recommended that a condition is attached to any planning permission granted to require the submission of details of the proposed type, number and location of the bat and/or bird boxes. The Nature Development Officer recommends that this is a pre-commencement condition as it is difficult to retrofit integrated boxes, however Officers consider it reasonable that the details instead be agreed prior to the commencement of above ground works.

It is noted that a landscaping scheme has not been provided at this stage, as this is a reserved matter. The Nature Development Officer has commented that further enhancements for biodiversity would be expected within a sensitive landscape planting scheme for the site comprising wildlife-friendly species (preferably locally native). Tree planting should be maximised across the site. Furthermore, native species hedgerows should be used to demark site and plot boundaries (rather than using fencing). Where the use of close-boarded fencing is unavoidable, gaps should be provided at the base (130mm x 130mm, at least one gap per fence elevation) to provide access and maintain habitat connectivity for species such as hedgehog (a UKBAP species and Species of Principle Importance under the NERC Act 2006). Further information can be found: <https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/>

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/news/2018/09/new-guidance-on-bats-and-lighting>)

Subject to the imposition of conditions to ensure habitat enhancement and protection of protected species, the proposed development is considered acceptable in relation to Saved UDP Policy NE3.1, Core Strategy Policy SIE-3, and the NPPF. An informative should be attached to any planning permission to remind the developer of the need to stop works and report any evidence of bats is found during construction works, and to abide by the relevant biodiversity legislation.

Other Matters

Recreational Open Space Provision/Maintenance Contributions

In accordance with saved UDP policy L1.2, Core Strategy DPD policy SIE-2, the Open Space Provision and Commuted Payments SPD and the NPPG, there is a requirement for the provision and maintenance of formal recreation and children's

play space and facilities within the Borough to meet the need of residents of the proposed development.

Developer contributions will be required based on the number of bedrooms and therefore the number of predicted occupants, and a monitoring fee will also be required. These contributions are to be secured via an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), prior to the granting of planning permission.

Energy

Following the advice of the Planning Policy Officer for Energy (included in the 'Consultee Comments' section above), the submitted Energy Statement is compliant with Core Strategy Policy SD-3. It is recommended that a condition is attached to any planning permission granted in order to ensure that the appropriate details of the percentage carbon savings are provided.

Land Contamination

The Environmental Health Officer for Contaminated Land has assessed the proposal and their comments are set out above. It is recommended that conditions are attached to any permission granted in respect of land contamination investigation, remediation, and validation of the remediation undertaken, pursuant to Core Strategy Policy SIE-3.

Other Matters

It is noted that neighbour objections have been received in relation to impacts on property values. This is not a material planning consideration and cannot be given weight in this assessment.

Neighbour objections have also raised concerns regarding the scarcity of bungalows. Whilst it is noted that the proposal would result in the loss of a bungalow, this is not considered to weigh against the proposal to a significant extent as there is not a planning policy requirement for single storey dwellings to be retained in their current form.

CONCLUSION

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

The National Planning Policy Framework (NPPF) advises that "the purpose of the planning system is to contribute to the achievement of sustainable development." It is considered that the proposed scheme serves to balance the three overarching economic, social and environmental objectives of the planning system, to achieve a sustainable form of development.

The site is currently occupied by a single dwelling and is located within a Predominantly Residential Area. The principle of residential development on the site is supported, subject to all other material planning considerations as assessed above.

The proposed development would have a housing density of approximately 42 dwellings per hectare, which is an efficient use of land and meets the indicative standards set out in Core Strategy Policy CS3. The dwellings would have rear garden spaces measuring 70-75sqm, which is considered acceptable in relation to the Council's guidance for small family dwellings of 2-3 bedrooms.

The layout and scale of the development is considered acceptable, and the details submitted at this stage indicate that the development proposed can be accommodated on the site without resulting in significant harm to the character and appearance of the area, nor amenities of the neighbouring occupiers. In this respect the proposal is in compliance with policies CS4, H1, CS8, SIE1 and SIE3 of the Core Strategy.

It is noted that a number of neighbour objections have been received in relation to the site access, traffic generation, parking and highway safety. Following amendments to the proposed access and parking arrangements, the Highways Engineer does not raise an objection. It is therefore considered that the proposed development would not result in significant adverse impacts upon highway safety, and the proposed access and parking layout is considered to be safe and practical to use in accordance with the Council's standards, in accordance with Core Strategy policies CS9, T1, T2 and T3.

Additional information is required in relation to noise impacts and any required mitigation, and this can be suitably managed through the imposition of a condition. Similarly, the submission of a detailed drainage scheme and land contamination investigation can be required via condition.

Further, it is noted that appearance and landscaping are reserved matters, however no objections are raised in relation to the indicative information submitted in this regard.

Summary

In considering the planning merits against the NPPF, the proposal would, as a whole, represent a sustainable form of development; and therefore, Section 38(6) of the Planning and Compulsory Purchase Act 2004 would require that the application be granted subject to conditional control and a Section 106 Agreement to secure developer contributions toward open space.

RECOMMENDATION

Grant subject to:

- a) conditions;
- b) the applicant entering into a Section 106 Agreement to secure developer contributions toward open space.