

AGENDA ITEM 3

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 12th January 2017

ADDENDUM TO THE AGENDA:

ADDITIONAL INFORMATION REPORT (INCLUDING SPEAKERS)

1.0 INTRODUCTION

1.1 This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

1.2 Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chairman.

2.0 ITEM 4 – APPLICATIONS FOR PERMISSION TO DEVELOP, ETC.

REVISED ORDER OF AGENDA (SPEAKERS)

Part 1 Applications for Planning Permission					
Application	Site Address/Location of Development	Ward	Page	Speakers	
				Against RECOMMENDATION	For REC.
86577	38 Stamford Park Road, Altrincham, WA15 9EW	Hale Central	1	✓	✓
87803	23-25 Oxford Road, Altrincham, WA14 2ED	Bowdon	14		
89213	7 Kirkby Avenue, Sale, M33 3EP	Brooklands	28	✓	✓
89557	113 Firs Road, Sale, M33 5FJ	St Mary's	36	✓	
89674	23 Stanhope Road, Bowdon, WA14 3JZ	Bowdon	43	✓	✓
89842	Park Road Primary School, Abbey Road, Sale, M33 6HT	Ashton on Mersey	60		

Page 1 86577/FUL/15: 38 Stamford Park Road, Altrincham

SPEAKER(S)

AGAINST:

James Cordall
(Neighbour)

FOR:

Gavin Garth
(Applicant)

REPRESENTATIONS

One additional letter of representation has been received from the occupiers of 36 Stamford Park Road, a number of issues raised have been addressed in the officer report, however additional comments will be outlined below:

- Loss of privacy due to the bay window proposed to the south elevation.

Officer response: The suggested condition requires the western side of this window to be obscurely glazed with non-opening windows below 1.7m above finished floor level to safeguard neighbouring privacy. The condition suggested would require this arrangement to be retained in perpetuity and could be enforced against.

- Proposed sound proofing condition is not sufficient to limit harm.

Officer response: Pollution and Licensing have been consulted further and it is considered appropriate to increase the level of sound insulation to include the walls and roof of the workshop as shown on the proposed ground floor plan to safeguard the neighbouring residential occupiers from potential noise and disturbance. Condition 13 will be updated to reflect this.

- The neighbour suggest that a condition should be attached to any permission to control the number of covers within the café to eight and to limit the café area to that shown in the submitted plans

Officer response: Given the existing use class of the site, the attachment of this condition would be considered to be onerous. The unit can currently be occupied by an A1 use, which would include a sandwich shop or convenience store, with the associated level of customer activity and comings and goings. The applicant has omitted the external seating areas and it would be considered onerous to limit the café use given the potential alternative use of the site.

- The height of the eaves of the two storey rear extension would be overbearing and result in a loss of light from the east and request that the current eaves height is retained.

Officer response: It has been stated in the report that as the two storey rear proposal would not project any further than the existing two storey outrigger, it would not be considered to result in an undue loss of light or an overbearing impact. The proposal does represent an increase in the eaves height of two storey flank wall that faces No. 36 Stamford Park Road by 0.8m and it is understood that there is a limited garden area to No. 36 Stamford Park Road. Given the existing relationship between No. 36 Stamford Park Road and the application site, in that there is an existing 5.2 m high flank wall sited adjacent to the property and garden area, the addition of section of flank wall proposed within

this application measuring approx. 1.8m wide and 0.8m high, would not be considered to result an overbearing development or result in any harmful loss of light.

- Objections have been previously raised to the proposed corrugated roof for the single storey rear extension and more clarity requested with regard to the proposed material.

Officer response: The pitch and height of the single storey roof has been amended to reduce the impact to the occupiers of No. 36 Stamford Park Road, and subsequently the gradient of the resultant extension is less appropriate for slate tiles. It is considered that given the resultant gradient, the use of a more utilitarian roof material is acceptable. The existing use of this area, albeit at a reduced height which is no higher than the current boundary wall, is enclosed by a corrugated material as it is a utilitarian area of this commercial site. The proposed use of the corrugated material roof would not be considered to be sufficiently harmful to character of area, addition condition however will require details of this to be submitted to and approved by the LPA.

- Objection to the rooflights within the scheme

Officer response: The roof lights as shown on the submitted plans have been omitted from the scheme.

- Object to the water drainage and guttering as shown on the submitted plans and it is requested the plans are amended so that the applicant's drainage and guttering are retained within the application site.

Officer response: The scheme has been amended to omit the down pipe as shown on Drawing No.s 114 Revision D and 111 Revision K received on 10.01.2017. The proposed guttering to the single storey rear extension is also contained within the roof and curtilage of the application site. The proposed guttering for the two storey rear extension would be retained in the original location.

- Objectors suggests that committee report provides an inaccurate representation of the site and proposal and that the assessment in regards to the impact on local highway and parking and residential amenity has not full taken account of the change of use.

Officer response: It is clearly set out in the officer report, that the first floor will remain a residential unit and the ground floor will result in a loss of some residential accommodation to provide an extended retail and café use. The LHA have full assessed the proposal on this basis, the additional comment below provide further clarity on this concluding that the proposal would not result in serve harm to local parking stresses or highway safety given the nature of the

use. With regards to residential amenity the first floor of the property is currently used as residential and could be internally re-arranged without the need for planning permission, and therefore the requirement to install sound proofing at first floor would be considered onerous.

The following additional information has been received from the Local Highway Authority:

'The LHA are content with the principle of mixed A1/A3 use with the current highway layout. There is on street parking available for residents and limited to 2 hours for others on the roads in the vicinity of the site.

The LHA would not be able to object to this application on highway grounds as, if approved, it would not cause "significant impact" to the highway network.

Also, the café opposite operates on a similar basis.'

OBSERVATIONS

Replace Paragraph 3 with:

In addition, there is already an established retail use at this location and the proposal represents an extension of this. The proposal is located approximately 150m south east of Altrincham Town Centre, and is located to the north west of Hale District Centre and therefore is sited in an accessible edge of centre location. The proposal to change the use to a mixed retail and café use is small scale and it is considered that the extended unit would not be harmful to the vitality and viability of Altrincham Town Centre or Hale District Centre.

Replace the first sentence of Paragraph 21 with:

The proposed bay window would be conditioned to contain obscure glazing in the side elevation to mitigate any potential harmful overlooking to the neighbouring property at no.36 Stamford Park Road. The flank elevation of no.47 Hawthorn Road adjacent to the property does not include any windows; therefore the proposal would not result in any undue overlooking to this residential dwelling.

Replace the second sentence of condition 7 with:

The application proposes a 2-bed residential apartment above the shop unit, which would not constitute an additional residential unit.

CONDITIONS

Insert the following additional conditions:

A condition is recommended following the omission of the external seating area to ensure that the outside space cannot be used for external seating in connection with the café.

13. *No use of the external areas of the site shall take place for an outdoor seating area in connection with the mixed use (A1/A3) hereby approved.*

Reason: To safeguard the amenities of neighbouring residents, having regard to Policies L7 and L5 of the Trafford Core Strategy.

An additional condition is recommended to ensure that any extract ventilation system would not be harmful to the visual amenity of the surrounding area.

14. *No external flue or extraction system shall be installation on site until a scheme showing full details of the appearance of a fume extraction system (including the design, size, details of colour coating and location of any external flue on the building) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed in full in accordance with the approved details and retained thereafter.*

Reason: To safeguard the amenities of neighbouring residents, having regard to Policies L7 and L5 of the Trafford Core Strategy.

An additional condition is recommended for details of external lighting to be submitted to safeguard residential amenity.

15. *Notwithstanding the details submitted to date, no development shall take place until full details of external lighting associated with the approved development have been submitted and approved in writing by the Local Planning Authority. The submitted details shall include a contour diagram showing potential light spillage to neighbouring sensitive receptors. Thereafter the development shall only be lit in accordance with the approved details.*

Reason: To safeguard the amenities of neighbouring residents, having regard to Policies L7 and L5 of the Trafford Core Strategy.

16. *Notwithstanding the submitted plans, the roof of the single storey rear extension hereby approved shall be colour treated prior to its installation, in a colour to be first agreed in writing by the Local Planning Authority. The roof shall be retained in that colour thereafter.*

Reason: In the interests of visual amenity, having regard to Policy L7 of the Trafford Core Strategy.

Condition 2 should be amended to read:

2. *The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 102D, 104D, 105J, 106K, 107G, 112G, 113K, 110B and 111K and 114D.*

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy.

Condition 6 should be amended to read:

6. *The materials used in any exterior work, with the exception of the proposed roof to the workshop area at ground floor as shown on Drawing No. 114 Revision D, must be of a similar appearance to those used in the construction of the exterior of the existing building.*

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy L7 of the Trafford Core Strategy.

Condition 7 should be amended to read:

7. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation the bay window in the first floor on the rear elevation shall be fitted with, in the west elevation facing the boundary with No.36 Stamford Park Road, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.*

Reason: In the interest of amenity and in compliance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition13 should be amended to read:

13. *Prior to the first use of the development hereby approved a scheme of sound insulation to the ground floor party wall between the application site and No.36 Stamford Park Road, and to the walls and roof of the work shop area as shown on Drawing No. 105 – Revision J, to safeguard the residential amenity of the occupants of 36 Stamford Park Road, shall be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved details and retained thereafter.*

Reason: To safeguard the amenities of neighbouring residents, having regard to Policies L7 and L5 of the Trafford Core Strategy

Page 28 89213/HHA/16: 7 Kirkby Avenue, Sale

SPEAKER(S)	AGAINST:	Mrs Julie Maxfield (Neighbour)
	FOR:	Mrs Ruth Ande (Applicant)

RECOMMENDATION

That determination of the application be deferred to allow dimensions to be checked on site.

Page 36 89557/HHA/16: 113 Firs Road, Sale

SPEAKER(S) AGAINST: Andrew Baxter
(Recommendation to Refuse) (Applicant)

FOR:

Councillor Chilton has withdrawn his objection to the application.

Page 43 89674/FUL/16: 23 Stanhope Road, Bowdon

SPEAKER(S) AGAINST: Stuart Vendy
(On behalf of Neighbour)

FOR: Patrick Heneghan
(On behalf of Applicant)

APPLICANT'S SUBMISSION

The applicant has submitted a statement in support of the application which is summarised below:

- The application is for the development of a pair of high quality, semi-detached "*Lifetime Homes*" in a sustainable location, which will make a material contribution to addressing the identified housing shortfall within the Trafford area.
- There is a clear presumption in favour of the grant of permission in the absence of any adverse impacts which would "significantly" and "demonstrably" outweigh the benefits
- The proposed scheme is appropriate and entirely in character with the immediate vicinity; there are other divided and/or semidetached properties in area:
 - The application property is of an appropriate scale and size
 - The plot size is similar to that of surrounding properties
 - There is an appropriate amount of space between the proposed property and its boundaries
 - The proposed building otherwise fits well within the street scene
 - The proposed building does not prejudice the amenity of adjacent properties; the application property complies in all respects with the SPGs

- A condition can be imposed to address any concerns in respect of permitted development rights
- There will be no material increased noise from the proposed properties
- The landscaping and parking arrangements at the front of the property are satisfactory and in-keeping with other precedents in the immediate vicinity
- There are no road safety issues
- The proposed gardens will be entirely suitable to the proposed dwellings

REPRESENTATIONS

Cllr Sean Anstee has written in support of the application. He is unable to be present at Committee but wishes his support as a Bowdon Ward member to be noted. For the reasons laid out in the Committee report, he believes the objections have been appropriately addressed and there is no reason for Committee to overturn the officer recommendation.

Neighbours: Following re-consultations carried out in relation to the submission of amended plans a further letter has been submitted on behalf of the occupiers of 21 Stanhope Road stating that although the reduction in fenestration in the gable elevation is noted and results in limited improvements their previously stated objections still stand and the amended proposal is still inappropriate overdevelopment resulting in harm to amenity.

**HELEN JONES, DEPUTY CHIEF EXECUTIVE AND CORPORATE DIRECTOR,
ECONOMIC GROWTH, ENVIRONMENT AND INFRASTRUCTURE**

FOR FURTHER INFORMATION PLEASE CONTACT:

**Rebecca Coley, Head of Planning and Development, 1st Floor, Trafford
Town Hall, Talbot Road, Stretford, M32 0TH. Telephone 0161 912 3149**