

VARIATION OF CONDITION 2 (APPROVED PLANS) OF PLANNING PERMISSION 77307/FULL/2011 (ERECTION OF 10NO. THREE BEDROOM HOUSES WITH ASSOCIATED OFF-STREET CAR PARKING AND LANDSCAPING AFTER DEMOLITION OF EXISTING DWELLINGS) TO ALLOW EXTERNAL AMENDMENTS TO ELEVATIONS AND OPENINGS; BUILDING FOOTPRINTS AND POSITIONING WITHIN SITE.

Aura House, 77 Dane Road, Sale, M33 7BP

APPLICANT: NAPA Estates

AGENT: SP Architects Ltd

RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT

SITE

The application site is located on the north side of Dane Road at the junction with Danefield Road and extends to approximately 0.2ha in size with an irregular configuration. The site previously included a number of detached buildings used as storage and office use. Planning permission was granted on the 3rd July 2012 for the redevelopment of the site to provide 10no.dwellings (77307/FULL/2011).

To the north side of the site is Crossford Bridge Sports Centre and recreation grounds, a row of semi-mature Sycamore trees are located outside the site boundary on this northern boundary beyond which is the access road to the recreational grounds. To the east side of the site is Danefield Road, on the opposite side of which is Chester House and Metro House which are detached three storey office buildings.

On the south side of the site is Dane Road with residential terraced properties located fronting onto Dane Road. To the west side of the site is GT Mechanics, 75 Dane Road and Braddocks Garage, 73 Dane Road both garage buildings are single storey structures. To the north west side of the site is a terrace of residential dwellings (Wellington Close) erected in the early 1990's, the gable end of 10 Wellington Close faces towards the application site, this property has a first floor stairwell landing window on this particular elevation.

The site is unallocated within the UDP.

PROPOSAL

Following the granting of planning approval for the erection of 10x dwellings, works have progressed on site with external landscaping and internal finishing still to be completed. As erected on site the two blocks of terraced dwellings have been subject to a number of external alterations which are not in compliance with the approved plans.

The applicant has therefore submitted the current application to vary condition 2 (Approved plans) of planning permission 77307/FULL/2011 to regularise the alterations undertaken to the dwellings.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The Trafford Core Strategy, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The Revised Trafford Unitary Development Plan (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF; and
- The Regional Spatial Strategy for the North West of England, adopted September 2008. The Secretary of State for Communities and Local Government has signaled that it is the intention of the Government to revoke all Regional Spatial Strategies so that they would no longer form part of the development plan for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004 and therefore would no longer be a material consideration when determining planning applications. Although the Government's intention to revoke them may be a material consideration in a very limited number of cases, following a legal challenge to this decision, the Court of Appeal has determined their continued existence and relevance to the development plan and planning application decision making process until such time as they are formally revoked by the Localism Act. However, this will not be undertaken until the Secretary of State and Parliament have had the opportunity to consider the findings of the environmental assessments of the revocation of each of the existing regional strategies.
- The Greater Manchester Joint Waste Plan, adopted 01 April 2012. On 25th January 2012 the Council resolved to adopt and bring into force the GM Joint Waste Plan on 1 April 2012. The GM Joint Waste Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L1 – Land for New Homes
L2 – Meeting Housing Needs
L4 – Sustainable Transport and Accessibility
L5 – Climate Change
L7 – Design
L8 – Planning Obligations
R2 – Natural Environment
R3 – Green Infrastructure
R5 – Open Space, Sport and Recreation

PROPOSALS MAP NOTATION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

H4 – Release of Other Land for Development
OSR8 – Improvement and Provision of Outdoor Sports Facilities

PRINCIPAL RSS POLICIES

DP1 – Spatial Principles

DP2 – Promote Sustainable Communities

DP4 – Make the Best Use of Existing Resources and Infrastructure

DP5 – Manage travel Demand; Reduce the Need to Travel, and Increase Accessibility

DP7 – Promote Environmental quality

RDF1 – Spatial Priorities Quality

L1 – Health, Sport, Recreation, Cultural and Education Services Provision

L4 – Regional Housing Provision

RT2 – Managing Travel Demand

MCR1 – Manchester City Region Priorities

MCR3 – Southern part of the Manchester City Region

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. With immediate effect the NPPF replaces 44 documents including Planning Policy Statements; Planning Policy Guidance; Minerals Policy Statements; Minerals Policy Guidance; Circular 05/2005: Planning Obligations; and various letters to Chief Planning Officers. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

77307/FULL/2011 – Erection of 10 no three bedroom houses with associated off-street car-parking and landscaping after demolition of existing buildings. – Approved 03/07/2012.

H/40388 - Demolition of existing two storey offices & storage buildings and erection of 3 storey offices with ancillary car parking, including new access to Danefield Road – Approved with conditions 19/07/1995

H/30687 – Demolition of existing two storey offices & storage buildings and erection of 3 storey offices with ancillary car parking, including new access to Danefield Road – Approved with conditions 14/02/1990

CONSULTATIONS

None

REPRESENTATIONS

Neighbours:- An e-mail has been received from a local resident querying why they have been notified of the planning application as works have been on-going for a period of time.

OBSERVATIONS

DESIGN AND APPEARANCE

1. The approved scheme included a layout of two blocks of terraced dwellings; block B located to the north side of the site incorporating six units and block A located

centrally within the site incorporating four units. Both blocks still propose living accommodation over three levels. The revised plans do not propose any fundamental change from the approved layout.

Block A

2. Block A will retain 2m to the eastern boundary with Danefield Road, the approved scheme retained 2.8m. The footprint of block A as proposed will measure approximately 17.5m x 10.2m; the approved scheme measured approximately 17m x 9.9m. The ground to ridge height of the approved scheme measured approximately 9.4m in height; the proposed scheme measures 9.6m.
3. External changes to the appearance of Block A include omission of sections of render to the recessed front wall elevations along with render panels between ground and first floor windows on the projecting gables. A hall window at ground floor and secondary bedroom 3 window at first floor have also been omitted from the front elevations. A window on the south facing gable of Block A has also been omitted. The front facing dormer window to each of the four dwellings within Block A will project 1.8m at the furthest point; the approved scheme allowed for a projection of 1.3m, the design (square formation) of the dormers has not altered.
4. To the rear elevation of Block A, each dwelling now has two roof lights as opposed to one on the approved scheme. The roof lights will serve bedroom one utility room at second floor. At first floor level the larger and smaller windows both serving bedroom two have been switched around.

Block B

5. Block B will retain a distance of 2m approximately to the eastern boundary with Danefield Road, the approved scheme retained 2.8m. The distance retained from the western elevation of Block B to the side elevation of 10 Wellington Close as approved was approximately 2.4m; the proposed scheme would retain a distance of 3.5m.
6. The ground to ridge height of the approved scheme is approximately 11m, the proposed scheme is 11.2m. The footprint of the approved scheme is approximately 30.6m x 9.5m, the proposed scheme footprint is 31.5m x 9.7m. The main external changes to Block B include the omission of the individual gable feature to each property, replaced by one larger gable extending across the front of two properties. Second floor front facing windows have been reduced in height.
7. On the rear elevation an additional window has been added to the second floor with the existing second floor window also reduced in size. The first floor secondary living room window has been reduced in size with a glass balustrade positioned across the double door opening. A section of rendered detail at ground floor has been omitted in lieu of brick work.
8. On balance the number of changes undertaken are minor and are not considered to raise any undue impact with regards the streetscene.

RESIDENTIAL AMENITY

9. The additional roof lights on the rear elevation of Block A will be positioned 1.5m above eaves level with a distance of between 12.5m – 11m retained to the rear western boundary with the garage (GT Mechanics). Internal floor to eye level heights of 1.7m are considered as an acceptable parameter to prevent any undue

overlooking. Council guidance on new residential development contained with Supplementary Planning Guidance recommends that 10.5m be retained from first floor clear glazed windows to a shared boundary, with an additional 3m added for every additional level of accommodation proposed. In this particular instance 13.5m would be required from the roof lights to the rear boundary, however as a commercial premises is located to the western boundary, it is considered that no undue harm would be result from the additional rooflights and the marginal shortfall in the internal height of the roof lights. This was also the conclusion reached on assessing the roof lights on the original grant of planning permission.

10. The remaining alterations undertaken are not considered to raise any adverse impact on residential amenity. The relationship with 10 Wellington Close is actually improved with block B being moved approximately 1m further away from the gable elevation of No. 10 Wellington Close.

ACCESS AND PARKING

11. The proposed parking provision of 20 spaces (2 per unit) has not altered from the original approval. Access to block A will be from the existing site access from Danefield Road nearest Dane Road, the parking spaces for Block A are located to the south side of the building (8 spaces). Parking for Block B will still include one garage space within each unit and a six space parking bay to the front of Block B. The existing (second) access to the site along the northern extremity of the boundary with Danefield Rd will be used for access to block B. The car-parking layout is in line with the scheme approved as part of the discharge of landscaping condition attached to the original grant of planning permission.
12. The applicant has included new vehicular gates on the submitted plan but has provided no elevational details regarding any proposed gates. The applicant has been advised that a new planning application would be required for the erection of any vehicular gates and associated gate piers to both site accesses. Works on these gate piers has commenced on site.

DEVELOPER CONTRIBUTIONS

1. The original permission (77307/FULL/2011) secured contributions through a s106 Legal Agreement to reflect the requirements of the Revised Trafford UDP and the previous regime of developer contributions. Those contributions are still outstanding and are required to be paid "prior to first occupation". Although the Core Strategy and SPD1:Planning Obligations have been adopted in the intervening period, given the nature of the proposal, and the fact that development commenced on site some time ago, it is not considered that there should be any amendment to the agreed s106 figures in relation to the original approved development floorspace. However, a "Deed of Variation" would be required to ensure that the agreed s106 contributions can be tied to any new permission. The new dwellings are not yet occupied.
2. The contributions required under the previous approval included £9,981.63 towards Childrens Playspace/Outdoor Sports Provision; £990.00 towards Highway Network Provision and £3,340.00 towards Public Transport Provision. A sum of £9300.00 was required under the provisions of the Red Rose Forest, minus £310.00 for every tree planted on site. The approved landscape plan indicated 27 trees, the approved development (Ref:77307/FULL/2011) required 30 trees under the Red Rose Forest (or alternatively a financial contribution), therefore the developer still has a shortfall of £930 to be paid or alternatively provide an additional 3 trees on site. The developer has been made aware of the shortfall of trees on site but has not confirmed at this

stage if the additional three trees are to be planted on site (planting/landscaping works have only just commenced on site). A response from the developer regarding the additional tree planting or payment will be reported on the additional information report to committee.

RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT

- (A) The completion of an appropriate legal agreement and that such legal agreement be entered into to secure:-
- (i) A contribution to outdoor facilities of a maximum of £9,981.63 in accordance with the Council's SPG 'Informal /Children's Playing Space and Outdoor Sports Facilities Provision and Commuted Sums'.
 - (ii) A contribution to tree planting of a maximum of £9,300 in accordance with the Council's SPG 'Developer Contributions towards the Red Rose Forest'.
 - (iii) A total contribution of £4330.00 in accordance with SPD1 'Highways Network Provision and Public Transport Schemes'. This contribution will include £990.00 towards Highway Network Provision and £3,340 towards Public Transport Provision.
- (B) That upon satisfactory completion of the above legal agreement, planning permission be GRANTED subject to the following conditions: -
- 1. Standard
 - 2. Approved Plans
 - 3. Submission of materials
 - 4. Landscaping Plan (Soft and hard Landscaping Details)
 - 5. Retention of garage spaces
 - 6. Retention of parking
 - 7. Parking – Submission of porous materials for parking area.
 - 8. Removal of Permitted Development rights.
 - 9. Details of Bin Stores

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