HPK/2012/0394

04 JUL 2012

PDA GROUP

PRICE DINSDALE ASSOCIATES LTD
CHARTERED ARCHITECTS

With

THE PLANNING CO-OPERATIVE

PLANNING STATEMENT

For

CONSTRUCTION OF DETACHED DWELLING

At

REAR OF 24, MACCLESFIELD ROAD, BUXTON

June 2012

Revised Proposals for 24 Macclesfield Road Buxton. Permission HPK/2008/0678

Planning Statement

The above Consent has been commenced.

Construction will progress to include all those elements of the scheme that remain unchanged in the revised proposals.

The applicants' fall-back position, should this Application not receive Consent, is therefore to complete the construction of the existing Consent in its entirety.

This Application is to revise certain details of the fenestration and external balconies. **The footprint, height and massing of the building remain unchanged.**

The changes arise from a combination of technical and cost issues.

Technical issue

The specialist contractor undertaking the erection of the building has identified that the steel cantilevers supporting the balconies would form a thermal bridge across the wall of the structure. This would compromise its extremely high insulation performance which the applicants are reluctant to allow as it is a defining feature of the design of the building. The original balconies are shown on enclosed drawings nos. 1151/ 30-33.

The alternative means of support that avoids this problem involves slender steel legs on the outer edge of the balconies. This creates a new visual element to the building. The applicants have also decided to reduce significantly the number of balconies, and totally omit those previously proposed on the eastern elevation, which is identified in the existing consent as sensitive in terms of its relationship with the adjoining property. The revised balcony details are shown on enclosed drawings nos. 1151/ 40-43.

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Cost Issue

The clerestory windows have proved to be very expensive in relation to the amount of additional light they permit into the building. The majority of them are proposed to be removed from the scheme, as shown on the revised elevations (drawings nos. 1151/ 40-43).

Effect

The net effect of these proposed changes is to lessen the visual impact of the building and reduce the scope for overlooking of neighbouring properties. As such they constitute a further improvement to the already approved design.

Other Matters

There are no matters of principle or policy context material to this application. The Consent for a building of this type, scale and design is already secured as a result of construction having commenced. All conditions precedent were fully discharged before construction began.

Notwithstanding the above it is anticipated that arguments will be presented by those opposed to the original application, concerning the change in the status of rear garden land in respect of new housing provision. However, the removal of support in principle for 'Garden grabbing' from planning policy at the national level no more rules it out where it is appropriate than its categorisation as previously developed land meant that inappropriate sites should be granted Consent. It is, therefore, not a relevant issue in the determination of this Application.

Policy Context

More significantly, the new national policy framework includes explicit support for buildings of exceptional contemporary design and for buildings that demonstrate a low carbon footprint - defining both these as attributes of sustainable development.

The proposed changes would further underline the building's credentials in this regard and place it at the forefront of any such development in Buxton, and most probably anywhere in the High Peak as an exemplar piece of design.

As for practical matters all the relevant separation distances have been secured and the views from the surrounding properties are further mitigated by the substantial tree cover which the site enjoys. The technical issues of access, parking, drainage etc have been satisfactorily resolved and are not affected by these proposed changes.

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Despite being a full Application, material considerations are limited to the proposed changes to details of the scheme, all of which reduce rather than raise the prospect of increasing any impacts on the surrounding area.

The individual changes are itemised below for completeness and ease of reading the submitted drawings

1. Changes to fenestration

(i) Reduction in the number of windows on the East facing elevation (ie. those facing the development on 20 and 22 Macclesfield Road) reducing further the scope for overlooking which was judged as being acceptable in the extant Consent.

The majority of the remaining windows on the East facing aspect would now be obscurely glazed.

(ii) Reduction in the total extent of glazed areas by omitting the clerestory windows on all but the ground floor. The omission of the clerestory windows will serve to improve the thermal efficiency of the whole house and its "*passivhaus*" design credentials.

2. Extent of Balconies

Reduction in the extent of the balconies by % 60% so that they are no longer all the way around the new dwelling reduces further any potential for overlooking neighbouring properties.

3. Balcony Support Structure

Change in the support structure for the remaining balconies from being cantilevered to vertical legs. This is necessary to avoid thermal bridging between the timber frame and steel balconies which would adversely affect the thermal performance of this *passivhaus* design.

4. Roof Deck Rain Shelter

Infill within the pergola to form a rain shelter. This is not part of the habitable house as, like the garage, it is not included in the heated volume of the building. The roof area, however, was always going to be a sun deck, and is also available for easy maintenance of roof-mounted sustainable energy source plant, such as the intended PV panel array.

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5. Switching of Accommodation on First and Second Floors

Changes to the layout of the first and second floors increases privacy for the bedrooms that are now proposed on the first floor. This is an internal alteration only, without Planning consequence, and is included here only for completeness.

6. Dependent Relative's Accommodation

One ground floor garage, and workshop facilities, have been removed to provide accommodation for a dependent relative. Access to this accommodation is shared via the front entrance of the new building. It is not a separate dwelling, and the overall volume of the dwelling remains unchanged.

7. Realignment of Upper Floor Walls

The first and second floors of the west wall have been aligned with the floors above and below to preserve the symmetry of the house with a corresponding increase in thermal performance and a reduction in balcony depth. The footprint remains unchanged.

Conclusion

The applicants have Consent to build a very special house. They wish to build a house which differs from it in only a few details.

They have taken the opportunity in addressing these changes to take into account the interests of neighbouring properties and further reduce any possible effect of the new construction on residential amenity, while taking the energy efficiency of the building to even higher levels.

This is entirely in line with key policies for sustainable development in the NPPF.

RS/24MaccRd/PS/06/12

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