

A.E. Planning Consultants

**Planning Statement submitted in connection with a Planning Application for six
semi-detached houses.**

**Land to the North of Manchester Road (No's 48-58 Manchester Road), Buxton,
SK17 6TA.**

Applicant: Mr. P Searle.

January 2015

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1 INTRODUCTION

- 1.1 This statement is submitted in support of an application seeking full planning permission for three pairs of semi-detached houses at Manchester Road Buxton. Four of the houses have already been completed and the construction of the remaining pair of houses is well underway. The Council has recently refused a request to treat certain variations to the design of the houses as a “non-material amendment” and this application is, therefore, submitted to regularise the development which has taken place at the site. The only means by which this can happen is via the submission of a full planning application which essentially seeks to retain the dwellings “as built”.

2 LIST OF DOCUMENTS SUBMITTED WITH THE APPLICATION

- 2.1 Documents submitted with this application include: -

- Drawing 1205 01 rev F – The approved site plan for the 6 houses as Phase 1 and 2 - 1:200@A1.
- Drawing 1205 02 – Site Location Plan – 1:1000@A3.
- Drawing 1205 05 rev D – The proposed house plans (as built) – 1:100@A3
- Drawing 1205 06 rev B – The approved house elevations for Phase 1 and 2 – 1:100@A3.
- Drawing 1205 06 rev E – The proposed house elevations (as built) – 1:100@A3.
- Drawing 1205 14 rev 4 – The proposed site layout (including hard and soft landscaping) – 1:200@A1.
- Drawing 1205 15 – Comparison elevations between the approved and proposed (as built) houses – 1:100@A3.
- Completion Certificates for No’s 48 & 50 Manchester Road.
- AE01 – Site photographs.
- AE02 – Photographs of the houses on the opposite side of Manchester Road.
- AE03 – Photographs of the houses at 68 New Mills Road Hayfield.
- Drawing THL/BW72 rev 4 - Proposed tree planting plan – 1:200@A2
- Energy Certificate for the dwellings.

3 SITE LOCATION AND PLANNING HISTORY

- 3.1 The site is located on the northern side of Manchester Road approximately a mile to the north-west of Buxton Town Centre and essentially forms the highway frontage to a large mobile home park development (The Punch Bowl). The units, which previously occupied this part of the site, were removed in 2007 and the site became available for re-development.

- 3.2 This part of Manchester Road is characterised by large terraced and detached stone built dwellings with natural blue slate roofs. Some are set back with mature landscaping, whilst others, particularly those opposite the application site, are built adjacent to the highway.
- 3.3 The site falls within the built up area boundary as defined in the Buxton Area Proposals Map of the High Peak Saved Local Plan
- 3.4 The site has a fairly extensive planning history going back to 2008. The houses currently being constructed at the site are being built pursuant to the planning permissions granted in 2012 (HPK/2012/0420) and 2013 (HPK/2013/0183).

4 THE APPLICATION

- 4.1 This section explains the design principles of the proposal under the following headings: -

- Use
- Amount
- Scale
- Layout
- Access
- Landscaping
- Appearance

Use

- 4.2 The site previously formed part of The Punch Bowl residential park home located immediately to rear (north) of the site. The use of the site would therefore remain as residential.

Amount

- 4.3 The proposal involves the erection of three pairs of semi-detached houses. No garages are proposed as part of the development.

Scale

- 4.4 The proposed houses are three storey with the third level of accommodation provided within the roof space. To the front, the houses appear as two storeys with an eaves height of 5.5m and a ridge height of 9.3m. Each pair of houses has a footprint of 125sqm with a depth of 9.4m.

Layout

- 4.5 The proposed houses are orientated so that their front elevation faces towards Manchester Road. The properties are set back from Manchester Road by a distance of some 10m. A private drive / access road runs parallel with the front of the houses and Manchester Road. Private garden space is proposed at the rear of the houses with parking to the front and side of the properties.

Access

- 4.6 Vehicular access into the site would be taken directly from Manchester Road and is located towards the eastern end of the site frontage. This access was approved by application HPK/2012/0420.

Landscaping

- 4.7 The proposed development provides full details of both hard and soft landscaping. The existing dry stone wall at the front of the site is to be retained.

Appearance

- 4.8 The proposed houses would have all external elevations constructed from natural coursed gritstone. The roof is a natural blue slate with roof lights to the front elevation and dormers with roof lights at the rear. Windows and doors are uPVC. The access drive will be finished in black tarmac.

5 POLICY CONTEXT

- 5.1 The Statutory Development Plan for the area comprises of the Adopted High Peak Borough Local Plan. The most relevant Saved Local Plan (LP) Policies include: -

- Policy GD2 Built up area boundaries
- Policy GD4 Character form and design
- Policy GD5 Amenity
- Policy GD6 Landscaping
- Policy H1 Principles of housing provision
- Policy H11 Layout and design of residential development
- Policy TR5 Access, parking and design

- 5.2 The site lies within the built up area boundary of Buxton where planning permission will normally be granted for new residential development provided it complies with other policies and proposals of the Local Plan. Policy H1 gives priority to the use of previously developed land in built up areas for housing. Policy H11 seeks to ensure that any new residential development incorporates good design, promotes a mix of housing types and protects existing residential amenity. Policy GD4 seeks to ensure that the scale, layout, density, form, height, proportions, design, colour and materials of construction, elevations, fenestration and landscaping are sympathetic to the character of the area. Policy GD5 seeks to protect amenity. Policy BE1 requires the use of appropriate facing materials in order to protect the existing and visual qualities of the High Peak. Policy H11, amongst other things, requires residential development to have a safe and accessible environment. Policy TR5 deals with the detailed matters of access and parking.

- 5.3 A new Local Plan is currently being prepared by the High Peak Borough Council. The Examination Hearings started in January 2015. This stage of preparation means that the emerging Local Plan carries very limited weight.

5.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. It views delivery of sustainable development as a key consideration for the planning system. Indeed within the Framework there is '*a presumption in favour of sustainable development*'. The Framework addresses the plan-led system and states: '*Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise*'. The Framework identifies a set of core land-use planning principles which should underpin both plan and decision-making processes of Local Planning Authorities. Those that are relevant to this application include:

- To proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

6 PLANNING CONSIDERATIONS

6.1 Four of the application properties are complete with two now occupied. These houses were completed as Phase 1 and are known as 48-54 Manchester Road. The remaining two houses (Phase 2), 56-58 Manchester Road are currently under construction. The relevant planning permissions for the site were granted in 2012 and 2013. Application reference HPK/2012/0420 granted full planning permission for four houses as Phase 1. Application HPK/2013/0183 granted full planning permission for the two houses currently under construction as Phase 2. However, the details of the houses as built and under construction do not fully accord with either of the approved schemes. The elements which do not accord with the approved plans include:-

1. The refuse collection and recycling building originally proposed to the south east of the site is not to be built and will be replaced by car parking spaces. Details of the proposed parking layout are shown on Drawing 1205 14 rev 4. The site can accommodate a minimum of 18 car parking spaces.
2. No's 48-54 Manchester Road have been constructed with a front entrance detail which comprises of a natural stone wall with railings above. This is shown on Drawing 1205 14 rev 4 and the photographs submitted as AE01. This feature was provided in order to accommodate the falling site levels at the front of the properties and provides a level entrance.
3. The approved elevations indicated double glazed uPVC white sash appearance window frames. Whilst the proposed (existing) windows are still high performance white double glazed units their design has been changed to that shown on Drawing 1205 06 rev E. Minor changes have also been made to the design of the bay window and the canopy over the front door. Drawing 1205 15 shows a comparison between the approved and

proposed (as built) front/rear elevations. The drawing also shows the larger roof lights which have been installed in the roof.

4. The approved elevations showed a relatively narrow gap between the eaves and the stone heads to the first floor windows. The proposed (as built) elevations have a larger amount of stonework between the eaves and stone heads. The eaves height of the dwelling has also increased by 0.2m. The ridge height of the dwelling remains as approved.
 5. Whilst the houses have been built with chimneys the design has been amended and the overall size and scale reduced. Drawing 1205 15 shows a comparison between the approved and as built chimneys.
 6. The width and height of the rear dormer has also been increased in size. Drawing 1205 15 shows a comparison between the approved and as built rear dormer windows.
- 6.2 The site is previously developed land and lies within the built up area boundary of Buxton. Since planning permission has already been granted at the site for the construction of six houses, and the proposed scheme is generally in accordance with the approved plans, the main issue in this case is the impact of the development upon the character and appearance of the area.
- 6.3 Saved LP Policy H11 seeks to ensure that any new residential development incorporates good design. Policy GD4 seeks to ensure that the scale, layout, density, form, height, proportions, design, colour and materials of construction, elevations, fenestration and landscaping are sympathetic to the character of the area. One of the Core Principles within the NPPF is also to seek to secure high quality design.
- 6.4 In terms of design, the changes to the roof lights, dormer window and chimneys are relatively minor and do not detract from the overall scale and proportion of the houses. Whilst the eaves height of the houses has been increased by 0.2m the ridge height remains as the same as originally approved.
- 6.5 The most significant visual change relates to the amount of stonework to window openings and the window design. Whilst the amount of stonework between the eaves and the stone heads to the first floor windows has been increased, the amount of stonework to window opening is not disproportionate and does not result in an untraditional relationship between the eaves and the stone heads to the first floor windows. The photographs submitted as AE02 show the nature and appearance of the properties on the opposite side of Manchester Road. Whilst there are some nearby houses which have first floor window heads sitting directly beneath the eaves there are also examples where there is a significant amount of stonework above the window openings. The photographs also show the various window designs which are present in the houses opposite. Taking the area as a whole, the proposed (as built) development is not unacceptable and does not cause any harm to the character of

the area. The proposal, therefore, satisfies the requirements of Saved LP Policies H11 and GD4.

- 6.6 The photographs submitted as AE03 are also relevant in that they show the appearance of a pair of semi-detached houses which have been built on land adjacent to 68 New Mills Road Hayfield. This site was subject of an Enforcement Appeal in 2010 where one of the issues raised by the Council related to the amount of stonework to window openings on the front elevation. In determining the appeal the Planning Inspector concluded that the amount of stonework to window openings was acceptable and did not detract from character of the area nor the Hayfield Conservation Area. There is no reason to reach any other conclusion for the site at Manchester Road.

7 CONCLUSIONS

- 7.1 One of the Core Planning Principles within the NPPF is to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The proposed development satisfies this core principle and the requirements of Saved LP Policies H1, H11, GD4, BE1 and TR5 for the following reasons:-

- The proposal makes an effective use of previously developed land within the built up area boundary of Buxton and contributes towards an increase in housing supply.
- The site has the benefit of planning permission for six semi-detached houses and the general layout and scale of the development remains virtually identical to the approved schemes.
- The design of the development is appropriate for this location and would have no adverse impact on the character of the area.
- The proposed development would have an acceptable impact on the amenities of neighbouring dwellings and highway safety.

- 7.2 In light of the above it is requested that planning permission be granted for this proposal.

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January 2015.