

## DELEGATED DECISION REPORT

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HPK/2013/0503 184 TAXAL EDGE  
20/09/2013 MACCLESFIELD ROAD  
WHALEY BRIDGE

PROPOSED CONVERSION OF  
TAXAL EDGE 184  
MACCLESFIELD ROAD TO  
FORM 5 APARTMENTS AND  
TO CONSTRUCT 2 NEW SEMI  
DETACHED HOUSES IN THE  
AREA OF THE EXISTING  
GYMNASIUM.

(FULL - MINOR)

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### MAIN ISSUES

- Countryside
- Amenity
- Design

### RELEVANT POLICIES

#### **Adopted High Peak Local Plan (Saved Policies) 2008**

BC1 - External Materials  
GD4 - Character Form and Design  
GD5 - Amenity  
GD6 - Landscaping  
H1 - Principles of Housing Provision  
H11 - Layout and Design of residential development  
OC1 - Countryside Development  
OC3 - Special Landscape Area Development  
OC4 - Landscape Character and Design  
OC10 - Trees and Woodlands  
TR5 - Access, parking and design

#### **National Planning Policy Framework**

Section 6 Delivering a wide choice of high quality homes.  
Section 7 Requiring good design.  
Section 11 Conserving and enhancing the natural environment.

#### **Supplementary Planning Guidance:**

- Residential Design
- Landscape Character
- Sustainable Development

### RELEVANT PREVIOUS APPLICATIONS

HPK/2008/0069 Change of use to a single family dwelling. Approved.

HPK/2009/0689	Conversion of single dwellinghouse to provide seven apartments and conversion of classroom block and disused garage into two detached houses. Approved 2010.
PAD/2012/0039	Demolition of later extension to Taxal Edge and replacement with two new semi-detached dwellings. January 2013.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 23<sup>rd</sup> October 2013  
 Neighbour consultation period ends: 15<sup>th</sup> October 2013  
 Press Advert: N/A

### **County Highways**

The highway Authority commented on a previous planning application HPK/2009/0689 for 7 apartments and 2 dwellings and raised no concerns subject to conditions. Whilst the current proposal may generate additional traffic trips compared with the previously approved application, any increase would be insignificant and, as a result, there are no grounds for a highway objection.

In the previous consultation with the highway authority conditions were recommended with advisory notes and it is requested that these same conditions and notes are included in any consent for this current application in the best interests of highway safety.

### **Police Crime Prevention**

No comments

### **Environmental Health**

The end use is sensitive, there it is recommended that conditions relating to contamination investigations and remediation are attached to any consent granted as well as conditions restricting hours of operation during construction and dust suppression.

### **Arboriculture Officer**

No objections subject to conditions previously recommended in relation to trees.

### **Neighbours**

No comments

### **Whaley Bridge Town Council**

No comments received

## **OFFICER COMMENTS**

### **Principle of Use**

Taxal Edge is a substantial late Victorian Institutional building set in generous landscaped grounds within an area of countryside just outside of the built-up area of Whaley Bridge. It also lies within a special landscape area. The property has formerly been in the ownership of Stockport Metropolitan Council when it was used as a children's home. It has had a number of additions to it over the years and more recently has been in use as a single dwelling. Consent was given in 2010 to convert the main building into 7 self contained flats. Within the curtilage of the property there is a modern classroom building constructed in the 1960's and a traditionally constructed stone garage. Both of these buildings were granted consent to convert into single dwellings in 2010 and work has commenced on one of these.

The site is well treed and covered by a Derbyshire County Council Tree Preservation Order in addition there is car parking on the site for approximately 30 vehicles.

Whilst Policy OC1 of the High Peak Saved Local Plan Policies seeks to restrict development in the countryside to that which is required as an integral part of the rural economy and can only be carried out in the countryside the National Planning Policy Framework seeks to deliver a wide choice of high quality homes with a presumption in favour of sustainable development.

Whilst the site does lie in an area of countryside as defined by the High Peak Saved Local Plan Policies 2008 it lies outside of the green belt and adjoins the built up area of Whaley Bridge. It is on a bus route and close to the local primary school and sports facilities. The site is a brownfield site and already has permission for the main house to be converted into 7 apartments and the conversion of two curtilage buildings into a further two dwellings. There is a substantial hard surfaced car park within the centre of the site.

The proposal is to demolish the later additions to the original dwelling on the site, including the gymnasium. The original dwelling would then be converted into 5 apartments and 2 semi-detached properties would be constructed on the site where the previous gymnasium exists. The total number of dwellings thus being 7 plus the two already permitted in the converted buildings on the site.

Whilst housing in the open countryside would normally be under strict control, this site abuts the built-up area of the Whaley Bridge and is previously developed. The Council does not have a 5year supply of housing land available and thus Policy H1 and OC1 in respect of its constraints on the location of housing is considered to be out of date and does not conform with the NPPF. In addition the site has an extant consent for a total of 9 residential units on it. Whilst the existing consents relate to the conversion of existing buildings on the site, the main dwelling, which has consent to be converted into 7 units, has been extended in an unsympathetic and incongruous manner over the years. The demolition of these elements and reconstruction of a pair of traditional semi detached properties on this part of the site will improve the

form of the development and the visual qualities of the site without causing undue harm to the landscape characteristics of the locality.

### **Design/Site Layout**

Given the sites location in the countryside which is also a special landscape area it is important that the overall design, layout and appearance of the proposed development is in character with the area and original dwelling. The two new dwellings proposed would be constructed in coursed natural gritstone with blue slate roofs. They have been designed in the simple vernacular, with sash proportioned windows constructed with stone heads and cills. The dwellings will not be readily visible to public views but are still considered to be of a scale, design and appearance with reflect the local character of this area. Each property would have an enclosed forecourt garden and a private rear garden enclosed by a dry stone retaining wall. The properties would not suffer from nor cause any material loss of privacy or overlooking with occupants of the proposed apartments, and would have a reasonable standard of general amenity. The development thus accords with Policies GD4, GD5 and H11 of the High Peak Saved Local Plan Policies, 2008.

### **Highway Issues**

The Highway Authority have not raised any highway safety objections in relation to this application. Space is been provided within the curtilage of the site for the parking and manoeuvring of 12 cars immediately adjacent to the proposed apartments and 2 new dwellings. In addition a further 12 spaces could be accommodated on land adjoining the access drive if necessary which is more than adequate for the number and size of units proposed. Space has been retained within the site for the turning of service vehicles and the site is remote enough from the highway to ensure that parking and manoeuvring in and around the site will not impinge on the public highway and thus does not raise any highway safety concerns.

### **Trees/ landscape Issues**

Derbyshire County Council Tree Preservation Order 175 covers the site. The application has been accompanied by an arboriculture method statement, tree protection scheme and construction specification. The conversion into apartments and the new dwellings proposed do not impact on any of the protected trees which surround the site.

### **Conclusion**

The development proposed on this brownfield site is considered to be a sustainable form of development which accords with the provisions of the NPPF and Saved Local Plan Policies outlined above. It will not cause any material harm to any other material planning considerations.

**RECOMMENDATION :      APPROVE**

**CASE OFFICER              Elizabeth Pleasant      DATE      25/11/2013**

**PLANNING APPLICATIONS MANAGER**

