

<b>Application Number</b>	<b>16/00527/FUL</b>
<b>Proposal</b>	<b>Demolition of existing health club and erection of 13 apartments</b>
<b>Site Location</b>	<b>32 Denton Road, Audenshaw</b>
<b>Applicant</b>	<b>Adamson Construction</b>
<b>Recommendation</b>	<b>Approve subject to the prior signing of a Section 106 Agreement</b>

## **REPORT**

### **1.0 SITE & SURROUNDINGS**

- 1.1** The site is currently occupied by Stamford House, a two storey building which houses a Hair and Beauty Salon, Gym and function room. There is currently limited onsite parking for approximately 10 vehicles with a further additional 10 non-allocated off street parking spaces in the lay by on the slip road.
- 1.2** The site fronts, and is accessed from, Denton Road to the east and to the west, backs onto the playing fields for Audenshaw High School. To the south of the site are three storey apartment buildings with car parking to the rear which is accessed via a central undercroft. To the north there is a detached building used as a tile showroom with associated car parking and service yard enclosed by 2.2 metre high palisade fencing and gates.
- 1.3** The surrounding area contains a mix of uses particularly around the nearby junction of Stamford Road and Denton Road to the north of the site and along Denton Road generally although the dominant land use is residential.

### **2.0 PROPOSAL**

- 2.1** The proposed development requires the demolition of the existing building and construction of a new apartment building. When viewed from the rear, the building will be three stories, with the fourth storey contained in the roofspace.
- 2.2** The building will have 13 two bedroom apartments with car parking to the rear accessed from Denton Road passing through an undercroft at the northern part of the building. Car parking provision will amount to 14 dedicated on site spaces which include 2 disabled parking bays. Visitor parking can be accommodated using the existing off street parking area in the adjacent lay by.
- 2.3** The communal entrance door for the apartments is on the front elevation with further entrances for occupiers of the apartments on the rear elevation.
- 2.4** External materials will use brickwork with large windows to all elevations. The overall ridge height of the proposal is similar to Denton Terrace to the south.

2.5 Submitted in support of the planning application is a Crime Impact Statement and Design and Access Statement, Urban Drainage Assessment and Sustainability Statement.

### 3.0 PLANNING HISTORY

3.1 There have been no significant planning applications affecting this site.

### 4.0 RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

Unallocated

#### 4.2 Tameside UDP

##### Part 1 Policies

- 1.3 Creating a Cleaner Greener Environment
- 1.4 Providing More Choice and Quality of Homes
- 1.5 Following the Principles of Sustainable Development
- 1.6 Securing Urban Regeneration
- 1.12 Ensuring an Accessible, Safe and Healthy Environment

##### Part 2 Policies

- H2 Unallocated Sites
- H4 Type, Size and Affordability of Dwellings
- H5 Open Space Provision
- H6 Education and Community Facilities
- H10 Detailed Design of Housing Developments
- C1 Townscape and Urban Form
- T10 Parking
- MW11 Contaminated Land
- U4 Flood Prevention

#### 4.3 Other Policies

##### National Planning Policy Framework (NPPF)

- Section 6 Delivering a wide choice of high quality homes
- Section 7 Requiring Good Design

##### Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

## **5.0 PUBLICITY CARRIED OUT**

- 5.1 As part of the assessment of the planning application 19 notification letters were sent out to neighbouring properties on the 10<sup>th</sup> June 2016.

A site notice posted on site on 10<sup>th</sup> June 2016 with a notice published in the local newspaper on 16<sup>th</sup> June 2016.

## **6.0 RESPONSES FROM CONSULTEES**

- 6.1 Head of Environmental Services – Highways has no objections to the proposed development subject to conditions.
- 6.2 Head of Environmental Services – Environmental Protection has no objections subject to conditions relating to hours of construction/demolition and submission for agreement of a Construction Environmental Management Plan.
- 6.3 United Utilities have no objections to the application subject to drainage control conditions.
- 6.4 Design for Security (GMP) have no objections subject to the development being designed and constructed in accordance with the recommendations contained in section 3.3 of the submitted Crime Impact Statement (CIS).

## **7.0 SUMMARY OF 3<sup>rd</sup> PARTY RESPONSES RECEIVED**

- 7.1 No letters of objection have been received following the neighbour consultation exercise.

## **8.0 ANALYSIS**

- 8.1 The key issues in deciding this application are: -

- 1) The Principle of the Development
- 2) Design and Appearance
- 3) Highways and Transportation
- 4) Section 106 Planning Agreement

### **Principle of Development**

- 8.2 Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary to the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 208 - 219 of the

NPPF sets out how its policies should be implemented and the weight which should be attributed to the UDP policies. Paragraph 215 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development.

- 8.3** The site is designated as unallocated on the UDP and subject to policy H2. This policy confirms unless other considerations take precedence, the Council will permit the redevelopment of previously developed land for residential use where these are not specifically allocated for this purpose in the plan (UDP). This policy is intended to facilitate the approval of brownfield windfall sites for housing development. Windfall sites make a substantial contribution to overall housing supply in the Borough which also helps in the regeneration of urban areas and reduces the pressure on greenfield sites.
- 8.4** It is considered the redevelopment of the site to include housing would make a significant contribution to the delivery of the Borough's 5 year housing land supply and has the potential to deliver quality accommodation for the benefit of the Borough.
- 8.5** The nature of the development promotes a diverse and sustainable community and the site is sustainably located with good public transport links and easy access to services and facilities. It is therefore considered the principle of the redevelopment of the site proposed is acceptable and would constitute sustainable development and provide significant benefits as outlined above whilst also being in general accordance with the development plan and NPPF.

### **Design and Appearance**

- 8.7** The development is three stories with further accommodation within the roof space. The ridge height will be similar to the adjacent apartment building to the south and therefore it is considered the scale and mass of the building is appropriate and will not impact unduly on the character of the area or street scene. The development therefore will be in accordance with UDP policy C1 as the development is similar in scale to the two apartment buildings to the south.
- 8.8** To attempt consistency with the adjacent apartment buildings, the scheme has been altered to take account of the features and materials of these buildings and to ensure a degree of harmony in the street scene. These changes have resulted in a more appropriate building with fenestration and materials matching the existing apartments. These details are now considered acceptable ensuring the proposed apartment building sits well within the street scene.

### **Highway Considerations**

- 8.9** Access will remain off Stamford Road which affords easy and safe access in all directions. Traffic to and from the site should not be increased but this is likely to be confined to certain periods in the morning and evening rather than a steady flow of

traffic throughout the day. It is considered the traffic generation of the proposal will not impact significantly on the local highway network and mitigation of any likely impact would be provided by way of a contribution to off-site highway works associated with improvements to the traffic light junction of Stamford Road/Denton Road/Shepley Road to the north of the site.

**8.10** The site is located adjacent to Audenshaw High School and within easy reach (320m) of the M60 Motorway network in both directions. Guide Bridge railway station with services to Manchester is approx. 500m away. Regular bus services also operate along Denton Road linking the site to Audenshaw and Denton centres and Crown Point North retail park is approx. 300m away to the south with Ashton centre to the north being 2.5miles away.

**8.11** The scheme will provide a minimum one space per apartment and this together with the accessible location of the site is considered acceptable and will comply with UDP policy T10.

## **9.0 Other Matters**

**9.1** A section 106 Planning Agreement has been drafted and is with the applicant for signing. This agreement provides commuted sums to mitigate against any impact the proposal may have on off-site Open Space and the local highway network. The sums subject to this agreement are Green Space £7,944.59 and Integrated Transport £7,018.36. The Green Space contribution will assist the Council in providing footpath links to Shepley Wood to the east of the site.

## **10.0 CONCLUSION**

**10.1** It is considered the application complies with both development plan policy and national guidance and there is no significant harm resulting from the proposal in terms of traffic impact, impact on neighbours or character of the area. Indeed it is considered the scheme will have further regeneration benefits for the area using a brownfield site to beneficial use and assisting in the Borough meeting its 5 year housing supply whilst providing a mix of house types available.

## **RECOMMENDATION – Approve subject to the prior signing of a Section 106 Agreement**

1. That the Head of Planning be authorised to grant planning permission subject to the conditions set out below and following the completion of an agreement under section 106 of the Town and Country Planning Act 1990 for contributions towards open space and education to support the development.

### **Conditions:**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the following plans 0001/1 Revision A – Proposed Elevations 0001/2 Proposed Street View; 0001/3 Revision A

– Ground Floor Plan; 0001/4 Revision B – First Floor Plan; 0001/5 Revision B – Second Floor Plan; 0001/6 Revision B – Third Floor Plan

3. A clear view shall be provided on both sides of the site access where it meets the footway on Denton Road. It shall measure 2.4metres along the edge of the site access and 2.4 metres along the footway. It must be clear of anything higher than 600mm above the access, except for vertical iron railings to a design that includes rails of not greater than 15mm diameter spaced at not less than 100mm intervals.
4. Prior to occupation, the car parking indicated on the approved plan shall be provided and thereafter kept unobstructed and available for its intended purpose. The area shall be maintained and kept available for the parking of vehicles at all times.
5. The development hereby approved shall not be occupied until the road works and traffic management measures necessary to secure satisfactory access to the site have been completed in accordance with details having been agreed in writing previously with the local planning authority.
6. The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the demolition and construction period, has been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented and retained in operation through the duration of the building works.
7. Foul and surface water shall be drained on separate systems.
8. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

9. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
10. Before any development is commenced, a scheme for protecting the proposed dwellings from traffic noise from Denton Road Audenshaw shall be submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be brought into use unless and until the approved scheme has been implemented in full, and it shall be retained thereafter.
11. Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.

i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.

ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.

iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.

iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

12 Prior to first occupation of the development, a scheme for any television / radio aerial / satellite dish or other form of antenna shall be submitted to and approved in writing by the local planning authority. The development shall be constructed with such approved details.

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no television / radio aerial / satellite dish or other form of antenna shall be installed / affixed on the exterior of any building forming part of the development hereby permitted.