

## **Application Number 16/00653/FUL**

**Proposal** Construction of 9 dwellings and associated infrastructure.

**Site** Land at Grange Road South, Hyde

**Applicant** McDermott Developments Ltd

**Recommendation** **Approve**

### **REPORT**

#### **1.0 APPLICATION DESCRIPTION**

1.1 The application is for full planning permission for the development of 9, 2-storey, detached houses on 0.34 hectares of land that was occupied formerly by Enterprise House on the eastern side of Grange Road South in Hyde. The mix of proposed houses includes: eight, 4-bedroom houses and one, 3-bedroom house.

1.2 The development would be accessed from Brook Close which is a relatively new road off Grange Road South and forms the southern boundary of the site and was built as part of the redevelopment of the neighbouring former site of Hyde Hospital for 33 houses.

1.3 Two of the 4-bedroom houses would face out on to Brook Close before a new access road, travelling northward from Brook Close, would enter the site. Two, 4 bedroom houses would face eastward out on to this new access road. The road would end at a turning-head at the north-eastern corner of the site from where a private driveway serving the remaining five houses would return westward towards Grange Road South.

1.4 Each house would have front and rear gardens and be provided with sufficient space to park two cars off-street. The two houses facing on to Brook Close would be provided with detached garages.

1.5 All of the buildings would be 2-storey rising to a height of 5.1m at eaves level and 7.6m at roof ridge. All would be brick-built with tiled roofs.

1.6 Two protected trees at the middle of the site's northern boundary would be retained. Two other existing trees in the site would be lost and seven new trees would be planted.

#### **2.0 SITE & SURROUNDINGS**

2.1 Situated approximately 560 metres to the south-east of the town centre the site is located in a predominantly residential area on the routes of the 341, 342 and 344 bus services which provide regular services to the town centre. Alder Community High School at Mottram Old Road is situated approximately 500m to the south of the site.

2.2 The site is situated at a higher level than the land to the north and, in Grange Road South, to the west. To the north the site abuts gardens of houses in Grange Road South and Critchley Close. These houses are approximately 1.64m lower than the application site and so the boundary between the site and these houses is formed by a stone-built retaining wall. The retaining wall wraps around to the west of the site

along Grange Road South and reduces in height to the level junction with Brook Close. Across Grange Road South there are rows of 2-storey terraced houses facing toward the site.

- 2.3 Beyond the new access road that would serve the development the site is bounded to the east by the environs of Hyde Nursing Home. To the south, across Brook Close, houses built as part of the redevelopment of the former Hyde Hospital face towards the site.
- 2.4 The site is occupied currently by Enterprise House, a 2/3 storey, brick-built building, which formerly provided an administrative block for the Hospital. The building is currently being removed following the Council issuing in March 2016 its prior approval (ref. 16/00100/NDM) for its demolition.

### **3.0 RELEVANT PLANNING POLICIES**

#### **3.1 Tameside Unitary Development Plan (UDP) Allocation**

##### **3.1.1 Unallocated**

#### **3.2 Tameside UDP**

##### **3.2.1 Part 1 Policies**

- 1.3: Creating a Cleaner and Greener Environment.
- 1.4: Providing More Choice and Quality Homes.
- 1.5: Following the Principles of Sustainable Development
- 1.10: Protecting and Enhancing the Natural Environment.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

##### **3.2.2 Part 2 Policies**

- H1: Housing Land Provision
- H2: Unallocated Sites
- H4: Type, Size and Affordability of Dwellings.
- H10: Detailed Design of Housing Developments
- T1: Highway Improvement and Traffic Management.
- T10: Parking
- N5: Trees Within Development Sites
- MW11 Contaminated Land.

#### **3.3 Other Policies**

##### **3.3.1 Residential Design SPD**

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

- 3.4.1 Section 6 Delivering a wide choice of high quality homes
- Section 7 Requiring good design
- Section 8. Promoting healthy communities
- Section 11 Conserving and enhancing the natural environment

#### **3.5 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.

#### **4.0 PUBLICITY CARRIED OUT**

4.1 As part of the planning application process, 22 notification letters were sent out to neighbouring properties on 4<sup>th</sup> August 2016 and a notice was posted at the site and in a local newspaper on 11<sup>th</sup> August 2016. Following the plans being amended notification letters were sent to the same 22 neighbours on 10<sup>th</sup> October 2016.

#### **5.0 RESPONSES FROM CONSULTEES**

5.1 Head of Environmental Services – Highways has raised no objections to the proposals and has requested conditions to be added to any approval.

5.2 The GM Police Design for Security Unit has no objection and has requested a condition to be added to any approval.

5.3 United Utilities has no objection to the proposal and has requested conditions to be added to any approval.

#### **6.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

6.1 Objections have been received from 3 households in Critchley Close. The reasons given for objecting are:

- potential for over-looking, particularly of gardens, from the new houses at the higher level;
- loss of trees and habitats they provide;
- additional loading prejudicing the stability of the boundary retaining wall; and,
- the likelihood of surface water from the gardens of the new houses draining in to the gardens of existing house;

#### **7.0 ANALYSIS**

7.1 The principal issues in deciding this application are:-

- 1) the principle of the development
- 2) the design and appearance
- 3) the layout and impact on residential amenity
- 4) highway safety, accessibility and car parking
- 5) landscaping and tree planting

#### **8.0 Principle of Development**

8.1 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 set 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 and would support the delivery of a wide choice of quality homes with housing applications being considered in the context of a presumption in favour of sustainable development.

- 8.2 Being unallocated on the UDP Proposals Map and constituting a brownfield, or previously-developed site, according to policy H2, unless other considerations take precedence, the proposal for residential development on the site is acceptable in principle. Moreover, the appropriate re-development of the site would avoid the prominent disused building falling into dereliction, or its site remaining undeveloped, and so improve the appearance of the locality.
- 8.3 In overall terms, officers are satisfied that the principle of development can be supported. The site comprises previously developed land within an established residential area and its redevelopment will deliver quality homes and create a sustainable, inclusive housing development which conforms to the Tameside UDP and is in accordance with the NPPF core principles and Section 6 of the NPPF.

## **9.0 Design and Appearance**

- 9.1 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that “it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.” Whilst the NPPF confirms any decision should not attempt to impose architectural styles or particular tastes and not stifle innovation but adds it is proper to promote or reinforce local distinction.
- 9.2 The current application constitutes in effect a second phase of the Hyde Hospital redevelopment scheme. As is the first house in the previous phase, the two houses in this second phase that would abut the site’s boundary with Grange Road South are side-on to that road. The two houses in this second phase that would front on to Brook Close, including one of those side-on to Grange Road South, would face existing houses in phase one and so contribute to a coherent overall development. Each of the new houses would face out on to roads and so would provide active frontages to the roads.
- 9.3 Both the scale, at 2-storeys, and the general design and appearance of the proposed houses are akin to those aspects of the newly-built houses. The conformity of scale and a consistent palette of external finishes throughout the wider development would achieve a unified scheme that acknowledges the character of the locality within which it is set.
- 9.4 All of the proposed dwellings achieve National Space Standard requirements for minimum gross internal floor area and built in storage.
- 9.5 It is considered that the design and appearance of the development conforms to the requirements of the Residential Design SPD, UDP Policy H10 and Sections 1, 6 and 7 of the NPPF and is therefore acceptable.

## **10.0 Layout and Impact on Residential Amenity**

- 10.1 Each of the new houses would be provided with adequate private amenity space, in the form of front and rear gardens, consummate with the family homes.
- 10.2 In terms of the internal layout of the development, adequate distances are achieved between the new houses within the development, in compliance with the Council's policy towards spacing between dwellings, so that there would be no undue over-looking or overshadowing of neighbouring houses.
- 10.3 A distance of at least 21m is achieved between the new houses that would face on to Brook Close and the newly-built houses opposite and there would be a distance of 24m between the new houses and those across Grange Road South. These distances are greater than the minimum normally required.
- 10.4 To the north, where the site abuts the gardens of houses in Grange Road South and Critchley Close, due to the site being at a higher level, the Council's policy requires that minimum spacings of 16m and 23m, respectively, are achieved. The actual distances would in fact be 18m and 23.8m, respectively.
- 10.5 Being at a higher level there would be the opportunity for over-looking from the rear gardens of the new houses along the northern side of the site in to the gardens of the existing houses neighbouring houses in Grange Road South and Critchley Close. The existing retaining wall, which would remain, along this boundary protrudes by approximately 1m above the ground at the higher level in the application site. It is proposed that a 1.8m high close-boarded timber fence be erected immediately behind the wall, in the gardens of the new houses, of which only 80cm would be visible from the gardens of the existing houses, and thus any undue over-looking would be avoided.
- 10.6 An existing meter storage unit located close to the boundary with houses in Critchley Close is to be removed and this would effectively increase the amount of light into the rear of the houses.
- 10.7 The layout of the proposed development is such therefore that adequate spacing is achieved so that there would be no undue over-looking or over-shadowing both within the development and between the proposed dwellings and those existing, and again the development conforms to the requirements of the Residential Design SPD, UDP Policy H10 and Sections 1, 6 and 7 of the NPPF and is therefore acceptable.
- 10.8 So that reasonable protection of the amenities of existing residents is maintained during the period of construction it is recommended that any permission be conditional, among other things, upon no work taking place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays, and there being no work on Sundays and Bank Holidays.

## **11.0 Highway Safety, Accessibility and Car Parking**

- 11.1 The site is reasonably well located for public transport with there being regular bus services along Grange Road South connecting the site to the town centre.

- 11.2 Satisfactory visibility splays would be provided at the junction of each driveway where these meet the highway, and at the junction of the new road with Brook Close so that highway safety would not be jeopardised.
- 11.3 The driveway to the first house off Grange road South would be accessed from Brook Close, otherwise driveways would be accessed equally from the new road or the private driveway in the development. At least 2 off-street parking spaces would be provided for each of the new houses.
- 11.4 The access and car parking arrangements are therefore considered acceptable and in compliance with UDP Policy H10 and T10 and the Residential Design SPD.

## **12.0 Landscaping and Tree Planting**

- 12.1 The two protected and most significant trees within the site would be retained and the landscaping proposals include suitable mitigation for the loss of the other trees. The planting scheme includes seven new trees spread throughout front gardens and hedgerows along prominent frontages within the site.
- 12.2 A 2.1m screen, brick wall would be constructed along the boundary with Grange Road South and be set back approximately 1m from the existing stone wall. The area in between would be planted with ground cover shrubbery.
- 12.3 The house's gardens within the site would be divided by timber palisade fences.
- 12.4 The proposed retention, loss and replacement of trees and the landscaping of the site conforms to the requirements of UDP policies H10, N4 and N5, the Residential Design SPD and Section 11 of the NPPF and is therefore acceptable.

## **13.0 Other Issues**

- 13.1 In order to ensure compliance with the NPPF and PPG, and in accordance with the representation from United Utilities, it is recommended that any permission is conditional, among other things, upon the site being drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.
- 13.2 Historically, an existing building extended from the top of part of the retaining wall between the site and gardens of houses in Critchley Close. When that building was taken down the top of the wall was not dressed with copings and so has given rise to rain penetration from the top, which is causing maintenance issues for existing residents. The applicant proposes to cap this section of wall correctly before erecting the fence to the rear of the plots within the development so as to alleviate this issue.
- 13.3 Not constituting a major application the proposed number of houses is below the threshold by which a financial contribution, by way of a Section 106 agreement, to compensate for the impact of the development, is required. It is therefore considered that there are no local finance considerations that are material to the application.

## RECOMMENDATION

To grant planning permission subject to the following conditions.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or a full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: those ref. L02 – 01, PL2 -01 c, 5265.01 rev. B, ALD 1.7, BRO 1.7, BR2 1.7, Wel 1.7, SG 101 and the Crime Impact Statement (Version A:07/03/14).
4. The approved scheme of landscaping, including all boundary treatments, shall be implemented before the development is brought in to use or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species by the developer unless the local planning authority gives written consent to any variation
5. A clear view shall be provided on both sides of driveways where meeting the footway. 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.
6. A clear view shall be provided at the junction of site entrance with larger site access road. Its area shall measure 2.4 metres along the centre of the access and 30 metres to the right along the edge of the estate roadway. It must be kept clear of anything higher than 0.6 metre/s above the edge of the adjoining roadway or access
7. The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, has been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented to the full satisfaction of the Local Planning Authority and retained in operation through the duration of the building works.
8. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the Planning Practice Guidance with evidence of an assessment of the site conditions 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 scheme shall include details of how foul and surface water shall be drained on separate systems.

The development shall be completed in accordance with the approved details.

9. 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.

10. During demolition and 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.