

Application Number 19/00723/REM

Proposal	Reserved matters application with respect to the means of access, appearance, layout, scale and landscaping for the construction of 29 new dwellings, following the granting of outline planning permission ref. 16/00946/OUT.
Site	Land on the eastern side of Dawlish Close, Hattersley.
Applicant	BDW Trading Limited (Operating As Barratt Manchester).
Recommendation	Grant planning permission subject to conditions.
Reason for report	A Speakers Panel decision is required because the application constitutes Major development.

1.0 APPLICATION DESCRIPTION

- 1.1 The applicant seeks approval for the reserved matters (the means of access, appearance, layout, scale and landscaping) for the construction of 29 new dwellings, following the granting of outline planning permission ref. 16/00946/OUT.
- 1.2 The following information has been submitted in support of the application:
- Design and access Statement;
 - Crime Impact Statement;
 - Arboricultural Impact Assessment;
 - Ecological Assessment;
 - Landscaping proposals;
 - Ground Investigation Report;
 - Planning Statement; and,
 - Transport Statement.

2.0 SITE & SURROUNDINGS

- 2.1 The application relates to land on the eastern side of Dawlish Close in Hattersley. The properties on the western side of Dawlish Close overlook the western boundary of the site and there are neighbouring properties immediately to the south of the site which also front onto the land. Land levels currently rise steeply in the southern and western parts of the site. Commercial units are located to the north and east of the site.

3.0 RELEVANT PLANNING HISTORY

- 3.1 16/00946/OUT - Outline application (All matters reserved) for the residential development of 0.88 hectares of land on the eastern side of Dawlish Close, Hattersley – Approved.

4.0 RELEVANT PLANNING POLICIES

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Planning Practice Guidance (PPG)
- 4.3 **Tameside Unitary Development Plan (UDP) Allocation**
Not allocated, within the settlement of Hattersley

4.4 **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
- 1.6 Securing Urban Regeneration
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

4.5 **Part 2 Policies**

- H2: Unallocated sites
- H4: Type, size and affordability of dwellings
- H5: Open Space Provision
- H7: Mixed Use and Density (Density being relevant to this proposal)
- H10: Detailed Design of Housing Developments
- OL10: Landscape Quality and Character
- T1: Highway Improvement and Traffic Management.
- T10: Parking
- T11: Travel Plans.
- C1: Townscape and Urban Form
- N7: Protected Species
- MW11: Contaminated Land.
- U3: Water Services for Developments
- U4 Flood Prevention
- U5 Energy Efficiency

4.6 **Other Policies**

Greater Manchester Spatial Framework - Publication Draft October 2016;
Residential Design Supplementary Planning Document; and,
Trees and Landscaping on Development Sites SPD adopted in March 2007.
Hattersley and Mottram SPG (dated April 2004)

4.7 **National Planning Policy Framework (NPPF)**

- Section 1 Delivering sustainable development
- 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

4.8 **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 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement. This is in addition to a site notice and press notice.

6.0 RESPONSES FROM CONSULTEES

- 6.1 Borough Tree Officer – The landscape design submitted with the application would be suitable for the development and the surrounding area. It includes adequate numbers of suitable species of trees, shrubs and hedging.
- 6.2 Lead Local Flood Authority - raise no objections to the proposals following the submission of further details, given the fact that the developer will be required to discharge the condition attached to the outline planning permission requiring the approval of a detailed sustainable drainage strategy for the site, prior to the commencement of any development.
- 6.3 Greater Manchester Ecology Unit (GMEU) – no objections to the proposals, subject to conditions requiring a precautionary survey of the site in relation to badger activity (subject to when development commences), limiting the timing of tree/vegetation removal and requiring the installation of the bat and bird boxes within the development to ensure biodiversity enhancements result from the proposed development.
- 6.4 Borough Environmental Health Officer (EHO) – no comments to make on the application.
- 6.5 United Utilities – having reviewed the drainage details submitted with the reserved matters application, the applicant should demonstrate that the drainage solution has been developed through the hierarchy based approach sent out in the NPPF. This is a requirement of one of the conditions attached to the outline planning permission.
- 6.6 Coal Authority – no objections to the proposals. Confirm that the site is considered to be at a low risk in relation to coal mining legacy and therefore no further investigation is required in this regard. An informative outlining the responsibilities incumbent on the developer should be attached to any planning permission granted.
- 6.7 Greater Manchester Police – no objection to the proposals subject to a condition requiring compliance with the security strategy detailed in Section 7 of the Crime Impact Statement submitted with the planning application

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 1 letter of objection has been received to the proposals, raising concerns regarding the impact of the development on car parking capacity in the surrounding residential area.

8.0 ANALYSIS

- 8.1 The key issues to be assessed in the determination of this planning application are:
- 1) The principle of development;
 - 2) The impact of the design and scale of the development on the character of the site and the surrounding area;
 - 3) The impact upon the residential amenity of neighbouring properties;
 - 4) The impact on highway safety;
 - 5) The impact on flood risk;
 - 6) The appropriateness of the proposed landscaping scheme; and,
 - 7) Other matters.

9.0 PRINCIPLE OF DEVELOPMENT

- 9.1 The principle of residential development on the site was established at the outline stage, at which point a number of dwellings was not established either in the description of

development or by condition. Policy H1(14) of the Hattersley and Mottram SPG and H7 of the UDP indicate that a density between 30 and 50 dwellings per hectare should be achieved to make efficient use of land. This reserved matters scheme would fall below that target (the proposal equates to approximately 25 dwellings per hectare).

- 9.2 However, given the land levels changes on and the site and the character of surrounding development, the layout is considered to be the most efficient option for developing the site. It is also considered that the density of development on this parcel responds to the mixed character of the surrounding area, with residential properties interspersed with green space between the rows of buildings to the south and west and commercial properties to the north and east.
- 9.3 On that basis and considering that the SPG does acknowledge that site specific circumstances must be factored in to an assessment as to whether the density of development is appropriate, the density of the proposal in this case is considered to be acceptable.

10.0 CHARACTER

- 10.1 The scheme proposes an active frontage onto Dawlish Close to the west, with the properties in the south western corner orientated to provide active frontage to the access road on entry into the development. The properties in the southern portion of the site would address the site boundary, corresponding with the front elevations of the existing properties that face that boundary of the site. The properties in the eastern portion of the site would provide active frontage to the internal access road and the turning head in the north eastern corner of the site.
- 10.2 The applicant has provided a land levels plan which indicates that the existing ground level on the site would be lowered, most significantly in the southern and western parts of the site (approximately 2 metres at the point of greatest change). This would allow the development to better relate to the existing residential development immediately adjacent to the site, as opposed to requiring a buffer zone to be provided to accommodate the existing change in levels.
- 10.3 In relation to the design of the dwellings, the majority of the units would be 2 storey in height, reflecting the scale of the existing dwellings immediately adjacent to the site. Taller 2.5 storey properties would be located centrally on the western and southern edges of the development and in the south eastern corner of the scheme. The positioning of these taller units would emphasise the outward facing nature of the layout and in the case of plots 28 and 29, would provide a strong terminating vista to the access road into the development from Dawlish Close. The palette of materials to be used would include a mixture of dark red bricks on some of the properties, with a lighter sandy colour finish to others, a combination which is reflective of the elevations of the existing properties to the south and west of the site.
- 10.4 In relation to boundary treatments, the outward facing nature of the scheme ensures that low rise railings and hedgerows can be installed on the front boundaries of the dwellings, with 1.8 metre high brick walls used to treat the sections of the plot boundaries that would be prominent in public views. The only close boarded timber fencing that would be located to the front of any dwelling would be the fencing on the north western boundary of the site, which would be sited immediately adjacent to the existing metal palisade fencing which demarcates the boundary of the adjacent land.
- 10.5 Following the above assessment, it is considered that the proposals would not result in an adverse impact on the character of the area, subject to conditions requiring compliance with

the materials, boundary treatments and hard and soft landscaping details submitted with the application.

11.0 RESIDENTIAL AMENITY

- 11.1 The Residential Design Guide SPD (RDG) requires 21 metres to be retained between elevations containing habitable rooms that directly face each other, except where properties face each other across a highway, in which case the distance is reduced to 14 metres. The 14 metres separation distance is also applied where elevations with habitable rooms face blank elevations of neighbouring properties.
- 11.2 Approximately 20 metres would be retained between the front elevations of the properties that would front onto Dawlish Close and the corresponding elevations of the existing dwellings on the opposite side of the highway to the west of the site, complying with the requirements of the SPD. Likewise, the front elevations of the properties at plots 12 and 13 would be set approximately 15 metres from the southern boundary of the site, ensuring that the relationship with the neighbouring property at no 12 Dawlish Close would be acceptable, given the oblique relationship between the properties and the fact that the highway would bisect the intervening distance.
- 11.3 The southern gable elevation of plot 29 would contain 2 window openings. These would both serve bathrooms as opposed to habitable rooms however and a condition could therefore reasonably be imposed requiring these windows to be obscurely glazed and non-opening below a level that would allow potential overlooking. On that basis, the elevation can be treated as blank and the separation distance of 15 metres to be retained to the corresponding elevation of the neighbouring properties to the south would be sufficient to prevent unreasonable overlooking or overshadowing. A condition requiring the proposed windows in that gable to be obscurely glazed is attached to the recommendation.
- 11.4 There are no sensitive uses adjacent to the east or north of the site that could be adversely affected by any overlooking or overshadowing from the proposed development. The EHO has not raised any objections to the proposals in terms of the impact of the adjacent commercial uses on the amenity of the future occupiers of the development, with the principle of developing the site for residential use established at the outline stage. It is however considered to be reasonable to attach a condition to any reserved matters approval requiring details of the noise mitigation measures to be installed (e.g. high specification glazing and trickle ventilation systems) within the elevations of the dwellings closest to the northern and eastern boundaries of the site. Such a condition is attached to the recommendation.
- 11.5 In terms of the relationship between the proposed buildings, the scheme has been amended to ensure that the separation distance between the rear elevations of plots 14 and 15 and the corresponding gable elevation of plot 16 is policy compliant.
- 11.6 The first floor window in the southern gable of plot 16 would serve a bathroom and could therefore reasonably be required to be obscurely glazed to prevent unreasonable overlooking. A condition to this effect is attached to the recommendation. The same condition can also be applied to the northern elevation of plot 25, in order to preserve the residential amenity of the future occupiers of plots 23 and 24.
- 11.7 Following the amendment to the layout and subject to the safeguarding of the relationship between some of the buildings through a requirement to obscurely glaze certain openings, it is considered that the proposals would not result in an adverse impact on the residential amenity of existing neighbouring properties or the future occupiers of the proposed development.

12.0 HIGHWAY SAFETY

- 12.1 The proposed development would be accessed via a connection to Dawlish Close in the south western corner of the site. Properties on the western edge would be served by driveways accessed directly from Dawlish Close, with one main access road running through the remainder of the development. The applicant has submitted a Transport Statement with the application which indicates that 17 two-way trips would result from the development during the AM peak period and the same number of trips would occur during the PM peak period.
- 12.2 The Local Highway Authority has not raised any objections to the proposals, subject to a number of conditions. A construction environment management plan was required to be submitted and approved by condition 10 of the outline planning permission and therefore does not need to be re-imposed.
- 12.3 A condition requiring full details (including construction materials, levels and details of drainage infrastructure) of the construction of the new sections of the access road, parking areas and associated highway can be secured by condition to ensure that the proposed means of access preserves highway safety.
- 12.4 Condition 14 of the outline planning permission did require details of any external lighting to be approved prior to installation. This is considered to be sufficient for this scheme, given that the only communal parking area within the development would be adjacent to the main entrance into the site, which would be overlooking by existing properties as well as units within the proposed scheme.
- 12.5 The scheme makes provision for 2 car parking spaces per dwelling, meeting the requirements of the Residential Design Guide. In addition to the on plot provision, 5 car parking spaces would also be provided for occupiers of existing residents on Dawlish Close, which could also be utilised as visitor parking associated with the proposed development. Therefore, whilst the concerns of the objector are noted, it is considered that there is no evidence to suggest that approval of the application would result in an increased reliance on on-street parking in the locality.
- 12.6 On the basis of the above assessment and given the relatively low density of the scheme, it is considered that the proposals would not result in a severe impact on highway safety. In accordance with the guidance contained within paragraph 109 of the NPPF, planning permission should not be refused on highway safety grounds.

13.0 FLOOD RISK/DRAINAGE

- 13.1 The site is in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. United Utilities have raised no objections to the proposals. Condition 8 of the outline planning permission required the submission and approval of a sustainable system for draining surface water from the site and condition 9 requires that surface and foul water are drained from the site via different systems. These conditions do not need to be re-applied at this reserved matters stage.

14.0 LANDSCAPING

- 14.1 The applicant has submitted details of the proposed hard and soft landscaping schemes associated with the development. The species mix on this parcel include Silver birch, hornbeam, hawthorn and the plans detail the location of shrub and hedge planting and areas to be grassed. Details are also provided in relation to the number of each type of

species to be planted, their height on planting and protection of the hedge and tree planting to be installed.

- 14.2 The Tree Officer has no objections to the proposals. The scheme would include the planting of trees and hedgerows to soften the impact of the parking areas to the front of the properties and provide definition to the corners of the development. The soft landscaped area on the northern edge of the development would help to provide a buffer to the boundary with the commercial uses to the north of the site. Subject to a condition requiring the implementation of the landscaping scheme prior to occupation of the development and stipulating on-going management requirements, the soft landscaping scheme is considered to be acceptable.
- 14.3 In relation to hard landscaping, the plans indicate that the pedestrian accesses to the properties would be constructed from block paving, which would continue around the external edges of the dwellings. These materials are considered to be acceptable, with tarmac limited to the main highway and the driveways of the properties, ensuring that the soft landscaping would be sufficient to reduce the prominence of the engineering works associated with the access arrangements.
- 14.4 Following the above assessment, the soft and hard landscaping proposals are considered to be acceptable.

15.0 OTHER MATTERS

- 15.1 A condition requiring an investigation into sources of contamination on the site was attached to the outline planning permission (condition 6) and therefore does not need to be re-imposed at the reserved matters stage. The Coal Authority has confirmed that it has no objections to the proposals as the site is considered to be low risk in relation to the legacy of coal mining.
- 15.2 In relation to ecology, the Greater Manchester Ecology Unit has raised no objections to the proposals, subject to the imposition of conditions limiting the timing of tree/vegetation removal and requiring the inclusion of the biodiversity enhancements detailed within the ecology survey submitted as part of the planning application. Whilst the latter is considered to be reasonable and necessary, the former was attached as a condition (number 15) of the outline planning permission.
- 15.3 GMEU has also commented that although no Badgers were recorded on the site during the survey period, Badgers are known to be present locally and they are mobile in their habits. The habitats on the site are suitable for use by foraging Badgers. GMEU recommend that if development of the site is delayed for more than 12 months from the date of the ecology survey submitted to inform the application (July 2019) then a further, pre-construction survey of the site for Badgers should be undertaken.
- 15.4 Officers are mindful of the fact that a number of conditions on the outline planning permission still need to be discharged prior to the commencement of development (i.e. affecting the timescales for commencement of development) and also that any condition needs to be reasonable, precise and enforceable. On that basis, it is considered reasonable to attach a condition requiring the submission of a precautionary survey (including any necessary mitigation measures) in relation to badger activity on the site, prior to the commencement of development. Such a condition is attached to the recommendation.
- 15.4 In relation to designing out crime, Greater Manchester Police have reviewed the Crime Impact Statement submitted with the planning application. The fact that the properties would be orientated to provide active frontages to the southern and western boundaries

and to the internal access roads within the development is considered to be a positive element of the proposed design. Whilst there would be alleyways leading to the rear of some of the properties (to allow for bins to be collected), these would be accessed from the front of plots and would be overlooked by properties on the opposite side of the road in each case. A condition requiring compliance with the measures listed in the Security Strategy (Section 7) of the Crime Impact Statement is attached to the recommendation.

- 15.5 In relation to bin storage, there is considered to be sufficient space within each of the plots to ensure adequate provision for each dwelling. The details of the exact location and means of enclosure must be submitted and approved in order to comply with condition 12 of the outline planning permission.

16.0 CONCLUSION

- 16.1 The principle of residential development on the site was established at the outline stage. Given the land levels changes on and the site and the character of surrounding development, the density of development is considered to be acceptable.
- 16.2 The proposed layout would preserve the character of the site and surrounding area and would positively contribute to the wider regeneration of this part of Hattersley. Following amendments to the proposals, it is considered that the revised scheme would preserve the residential amenity of neighbouring residents and the proposed soft and hard landscaping schemes are considered to be appropriate.
- 16.3 There are no objections to the proposals from the statutory consultees in relation to highway safety, flood risk/drainage, landscaping, contaminated land or any of the other material considerations.
- 16.3 Following the above assessment, the amended scheme is considered to accord with the relevant national and local planning policies quoted above.

RECOMMENDATION

Grant planning permission, subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans :

1:500 Site location plan (Drawing no. 485-P-LP-01)
Proposed hard landscaping layout plan (Drawing no. 485-P-HLL-01 Rev. 2)
Proposed detailed landscaping proposals (Drawing no. c-1715-01 Rev. A)
Proposed boundary treatments plan (Drawing no. 485-P-BTL-01 Rev. 2)
Proposed materials layout plan (Drawing no. 485-P-ML-01 Rev. 2)
Proposed site layout plan (Drawing no. 485-PL-01 Rev. 3)
Proposed storey heights plan (Drawing no. 485-P-SH-01 Rev. 2)
Existing and proposed ground levels/sections plan (485-P-S-01 Rev. A)
Crime Impact Statement v1.0 (dated July 2019)
Ecological Assessment produced by the Environment Partnership
Impermeable Area and drainage plan (Drawing no. 485/ED/05)
Buchanan Classic House Type plans and elevations
Kenley Classic (End – hipped) House Type plans and elevations
Kenley Classic (End) House Type plans and elevations
Kenley Classic (Mid) House Type plans and elevations
Kingsville (End) House Type plans and elevations
Kingsville (End) House Type plans and elevations
Kingsville (Mid) House Type plans and elevations

Maidstone (End – hipped) House Type plans and elevations
Maidstone (End) House Type plans and elevations
Maidstone (Mid) House Type plans and elevations
Maidstone Classic (End – hipped) House Type plans and elevations
Maidstone Classic (End) House Type plans and elevations
Maidstone Classic (Mid) House Type plans and elevations
Moresby (End) House Type plans and elevations
Moresby Classic (End) House Type plans and elevations

2. No development shall commence until details of the construction of the vehicular and pedestrian access arrangements to serve the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans of the access (including sections and existing and proposed ground levels) indicating the visibility splays to be achieved on either side of the proposed access into the existing highway. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

3. The materials to be used in the construction of the external elevations of the buildings, boundary treatments and hard surfaced areas shall be carried out in accordance with the details shown on the following approved plans:

Proposed materials layout plan (Drawing no. 485-P-ML-01 Rev. 2)
Proposed hard landscaping layout plan (Drawing no. 485-P-HLL-01 Rev.)
Proposed boundary treatments layout plan (Drawing no. 485-P-BTL-01 Rev. 2)

The development shall be retained as such thereafter.

4. No development shall commence until a precautionary survey in relation to badger activity on the site has been undertaken and a method statement detailing any necessary mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be implemented on the first commencement of development and shall be retained as such thereafter.
5. The car parking spaces to serve each dwelling as part of the development hereby approved shall be laid out as shown on the approved site plan (Drawing no. 485-PL-01 Rev. 3) prior to the first occupation of that dwelling and shall be retained free from obstruction for their intended use thereafter. Driveways shall be constructed on a level which prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.
6. The boundary treatments to be installed on each of the plots within the development hereby approved shall be installed in accordance with the details as shown on Drawing no. 485-P-BTL-01 Rev. 2 (boundary treatments plan) prior to the occupation of that dwelling. The brickwork used in the construction of the boundary walls and piers shall match in colour and external appearance the materials detailed on approved Drawing no. 485-P-ML-01 Rev. 2 (materials plan). The railings shall be painted black (RAL9005) and shall be retained as such thereafter.
7. The approved scheme of soft landscaping scheme detailed on approved Drawing no. c-1715-01 Rev. A shall be implemented in accordance with the approved details before the first occupation of any part of the development 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.

8. The biodiversity enhancement measures to serve the development hereby approved shall be installed in accordance with the details shown on drawing no. G7761.001 contained within the Ecological Assessment produced by The Environment Partnership submitted with the planning application (dated July 2019) (including the specification of the installations and their location within the development), prior to the first occupation of any of the dwellings. The development shall be retained as such thereafter.
9. Prior to the occupation of the dwellings located on plots 29, 9, 33 and 34 of the development hereby approved (as labelled on approved layout plan Drawing no. 485-PL-01 Rev. 3), the windows in the following elevations of those units shall be fitted with obscured glazing (meeting Pilkington Standard Level 3 in obscurity as a minimum) and shall be non-opening below a height of 1.7 metres above the internal floor level of the room that they serve:
 - southern gable elevation of plot 29
 - southern gable of plot 16
 - northern elevation of plot 25

The development shall be retained as such thereafter.

10. The development hereby approved shall be carried in accordance with the measures listed in the Security Strategy (Section 7) of the Crime Impact Statement v 1.0 (dated July 2019) submitted with the planning application and shall be retained as such thereafter.
11. No development above ground level shall commence until an assessment of the impact of noise generated by the commercial uses adjacent to the north and east of the site on the future occupants of the development has been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
 - A noise assessment measuring existing background noise at the boundaries of the site and the anticipated noise levels at the front and rear elevations of the properties within the development
 - Manufacturers details of the higher specification glazing, mechanical ventilation systems and/or any other mitigation measures to be installed within the elevations of the properties
 - A scaled plan showing the location of the plots and elevations to which the mitigation measures will apply

The mitigation measures shall be implemented in accordance with the approved details, prior to the first occupation of any of the dwellings hereby approved and shall be retained as such thereafter.