

Application Number 16/00212/FUL

Proposal	New 2-storey house to replace existing single-storey building
Site	1 Fieldings Wharf, Fairfield Road, Droylsden
Applicant	Mr Terry Lewis
Recommendation	Approve

REPORT

1 APPLICATION DESCRIPTION

- 1.1 Concurrent applications are made for the demolition of the existing building (ref. 16/00273/CON) and for the redevelopment of the site with a 2-storey dwelling (ref. 16/00212/FUL). Should the Panel grant the permission for the new house the decision to approve the demolition of the existing building will be issued under powers delegated to officers.
- 1.2 The proposed house would occupy a similar footprint to the building it would replace. The external walls of new house would be brick-built at ground floor level and primarily timber clad at first-floor level. The roof would be slate.
- 1.3 At the ridge of the dual pitched roof the new house would rise to a height of 5.44m, whereas the existing building stands 3.6m tall. There is a distance of 8.6m between the rear of houses in Fairfield Road and the facing side wall of the existing building. The distance between those houses and the side of the new house at ground-floor level would be 12.4m whilst at the side the first-floor would be set back so that the distance would increase to 14m. The increased gap at the side of the new house would then be used to provide an in-curtilage car parking space. A garden would be provided in front of the new house.

2.0 SITE & SURROUNDINGS

- 2.1 The application relates to a site occupied currently by a three-sectioned, single-storey, mono-pitched roofed outbuilding that is accessed via a narrow, cobbled lane off Market Street/Fairfield Road. The building forms part of a small group of cottages at Fieldings Wharf adjacent to the Ashton Canal in the Fairfield Conservation Area.
- 2.2 The building is situated behind a pair of semi-detached houses in Market Street, both of which contain habitable room windows at both ground-floor and first-floor levels. The gable wall of a neighbouring cottage that faces towards the building across the lane contains a secondary habitable room window in the ground-floor and a non-habitable room window in the first-floor. The rear wall of the building forms part of the boundary wall to a car park behind a neighbouring block of flats at Egerton Mews, off Gorsefields. A bin store for use by residents of the flats is situated immediately behind the building.

3.0 PLANNING HISTORY

- 3.1 Previously, concurrent applications for the demolition of the building (ref. 15/00992/CON) and for the redevelopment of the site with a 2-storey dwelling (ref. 15/00965/FUL) were withdrawn on 4th January 2016.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Tameside Unitary Development Plan (UDP) Allocation
4.1.1 Unallocated within the Fairfield Conservation Area.

4.2 Tameside UDP

4.2.1 Part 1 Policies

- 1.3: Creating a Cleaner and Greener Environment.
- 1.5: Following the Principles of Sustainable Development.
- 1.11: Conserving Built Heritage and Retaining Local Identity.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.2.2 Part 2 Policies

- H2: Unallocated Sites.
- H10: Detailed Design of Housing Developments.
- C1: Townscape and Urban Form.
- C2: Conservation Areas.
- C3: Demolition of Unlisted Buildings in Conservation Areas.
- C4: Control of Development in or Adjoining Conservation Areas.
- MW11: Contaminated Land.

4.3 Other Policies

- 4.3.1 Residential Design Supplementary Planning Document.
Fairfield Conservation Area Appraisal.

4.4 National Planning Policy Framework (NPPF)

- 4.4.1 Section 7 Requiring good design
Section 12 Conserving and enhancing the historic environment

4.5 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.

5.0 PUBLICITY CARRIED OUT

- 5.1 As part of the planning application process, 19 notification letters were sent out to neighbouring properties on 31st March 2016 and a notice was posted at the site and published in a local newspaper on 7th April 2016. Following the proposals being amended notification letters were sent out to the same 19 neighbours on 28th April 2016.

6.0 RESPONSES FROM CONSULTEES

- 6.1 The Head of Environmental Services – Highways has raised no objections to the proposal and has requested an informative note to be attached to any approval..
- 6.2 The Head of Environmental Services – Environmental Protection has raised no objections to the proposal and has requested a condition to be added to any approval.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 In response to the original notifications objections were received from 10 households, 8 being from occupiers of the flats at Egerton Mews another being from the occupier of the neighbouring house in Fieldings Wharf and the other being from the occupier of a house in Market Street. Following the re-notification 4 of the neighbours reiterated their objection. The reasons given for objecting are:

loss of light, privacy and views from flats in Egerton Mews;

the possible use of the car park at Egerton Mews to provide access during construction;

the scale of the new house being out-of-keeping with the locality;

the proximity of the car parking space to the flats causing disturbance;

the need to relocate the bin store to the flats due to alterations to the boundary wall;

that only one parking space would be provided;

the narrowing of the access lane;

that the lane is too narrow to allow for vehicle manoeuvring and turning so that construction vehicles would have to reverse out in to Market Street/Fairfield Road and cause obstructions in the lane; and,

depreciation of property values.

- 7.2 No objection has been made to the proposed demolition of the existing building in itself.

8.0 ANALYSIS

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

- 1) The principle of the development and the loss of the existing building,
- 2) Layout and design, and
- 3) The impact on residential amenity.

9.0 Principle of the development and the loss of the existing building

- 9.1 Being located within a conservation area the existing building is considered a 'heritage asset'. The building is not listed and so is a non-designated 'heritage asset'.
- 9.2 There are four distinct character areas within the Fairfield Conservation Area, these being:
- the Moravian Settlement,
- Broadway Garden Village,
- Ashton Canal area and
- late 1970s social housing around the central open green space of Moravian Field.
- 9.3 The application site is situated within the Ashton Canal area at Fieldings Wharf where the Fairfield Conservation Area Appraisal describes there being a small group of brick buildings, including a two storey building with its gable end directly onto the Canal, and other modern buildings constructed of reclaimed brick, or altered, but generally adding to the setting of the Canal. No reference is made to the building that the application proposes to replace, which is separated from the canalside by the existing buildings at the Wharf, and so its significance and contribution to the area's character and appearance is limited.
- 9.4 In determining planning applications affecting heritage assets, paragraph 126 of the NPPF requires a local planning authority to take account of the desirability of new development making a positive contribution to local character and distinctiveness, and, in paragraph 135, where the asset is non-designated, the scale of any harm or loss and the significance of the asset.
- 9.5 Because the existing building has little significance as a 'heritage asset' its loss can be accepted in principle so long as its replacement makes a positive contribution to the local character and distinctiveness. These aspects are considered below and found to be acceptable.

10.0 Layout and design

- 10.1 Whilst being taller than the building it would replace, the new house would be lower at both eaves and ridge levels than the neighbouring houses at Fieldings Warf, as is the existing building. The footprint of the new house would be similar to that of the existing building. In terms of scale and the general layout of the immediate locality the new building would therefore be in-keeping with the existing characteristics of its surroundings. Despite having a contemporary appearance, including a full-height glazed opening in the middle of the front wall of the house where there would be the stairwell, so as to provide natural light inside, the house would be built of traditional materials and incorporate design details, such as windows and doors being recessed. For these reasons, in terms of design, it is considered that the new house would integrate comfortably into the existing built and historic environment in which it would be set and the proposal complies with Section 7 of the NPPF and policies 1.3, 1.11, H10 and C1 of the UDP.

11.0 Impact on residential amenity

- 11.1 The car park and flats, at Egerton Mews, behind the building are at a higher level. The rear wall of the building therefore acts as part of the structure retaining the higher land. The existing building protrudes above higher ground level by 2.2m. The new house would protrude above the higher ground level by 3.4m at eaves level and rise to 4.5m above at the ridge of the roof. The new house would then appear as a single-storey building when viewed from Egerton Mews. There being no windows in the rear of the new house, the policy designed to prevent undue over-looking or over-shadowing of neighbours requires that there be a separation distance of at least 10m between the new house and the flats at Egerton Mews. In fact there would be a distance of approximately 12m at the point where these are closest together.
- 11.2 The neighbouring houses fronting on to Market Street are at a higher level also. The setting-in on the north-western side of the first-floor of the new house results in the required separation distance of 14m being achieved. At ground-floor the new house would be further away from these houses than is the existing building.
- 11.3 The design includes a void area at first-floor so as to avoid any direct over-looking towards the neighbouring house in Fieldings Wharf.
- 11.4 The requirements of the Residential Design SPD and UDP Policy H10 in terms of spacing between dwellings is thereby achieved and so there would be no undue impact on existing amenities in this respect.

12.0 Other issues

- 12.1 In order that neighbours should not be unduly inconvenienced during the period of demolition and construction it is recommended that any permission should be conditional, among other things, upon no work commencing until details of temporary vehicle access, parking and turning facilities have been approved by the Council and that these be provided and maintained throughout the period.
- 12.2 As does that of the existing building, the rear wall of the new house would comprise part of the structure that retains the land at a higher level in the car park for the flats at Egerton Mews. Whilst there might be some displacement of the adjacent bin storage facility during demolition and construction this could be reinstated once work is complete.
- 12.3 The existing width of the access lane would be maintained and the single in-curtilage car parking space is considered adequate provision for a house of this size in this highly accessible location on the edge of the town centre.
- 12.4 In respect of the last point raised by the objectors, as Members are aware any impact on property values is not a material consideration in determining the application.
- 12.5 Constituting the redevelopment or reuse of a previously-developed site the proposal is intrinsically a sustainable development.

RECOMMENDATION

To grant planning permission subject to the conditions set out below:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. Prior to their use in the development samples or a full specification of the materials to be used in the external finishes to the new house, all external hard surfaces and to the treatment of the site's boundaries shall be submitted to, and approved in writing by, the local planning authority. The development shall then be implemented in accordance with the approved details.
3. All windows and door openings in the house hereby approved shall be constructed with reveals, or recesses, to depth of at least one brick.
4. The house hereby approved shall not be occupied until adequate facilities for the storage and collection of refuse and recyclable materials have been physically provided for the house in accordance with details having been previously submitted to and approved by the local planning authority.
5. The development shall not commence until details of the temporary vehicle access, parking and turning facilities to be provided during the construction period have been submitted to, and approved in writing by, the local planning authority. The measures shall be implemented as the construction period commences and be maintained until completion.
6. No works other than the excavation of the foundations and/or piling works for the development shall be undertaken at the site until the CLS2A Contaminated Land Screening Form has been submitted to, and approved in writing by, the Councils Environmental Protection Unit (EPU). Where necessary, a scheme to deal with any contamination / potential contamination shall be submitted to, and approved in writing by the EPU. The scheme shall be appropriately implemented and a completion report demonstrating this and that the site is suitable for its intended use will be approved in writing by the EPU prior to occupation. The discharge of this planning condition will be given in writing by the Local Planning Authority (LPA) on completion of the development and once all information specified in this condition has been provided to the satisfaction of the EPU.
7. During 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.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking and re-enacting that Order, with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking and re-enacting that Order, with or without modification, express planning consent shall be required for any development referred to in Class A, Class B, Class C, Class D and Class E of Part 1 and Class A of Part 2 of Schedule 2 of that Order.
10. The development hereby permitted shall be carried out in accordance with the following approved plans: those ref. 760-01-100R rev. SWF, 760-01-102R rev. SWF, 760-01-201R2 rev. EJG, 760-01-210R2 rev. EJG, 760-01-211R2 rev. EJG, 760-01-

212R2 rev. EJM, 760-01-220R2 rev. EJM, 760-01-221R2 rev. EJM, 760-01-222R2
rev. EJM and 760-01- 223R2 rev. EJM.