

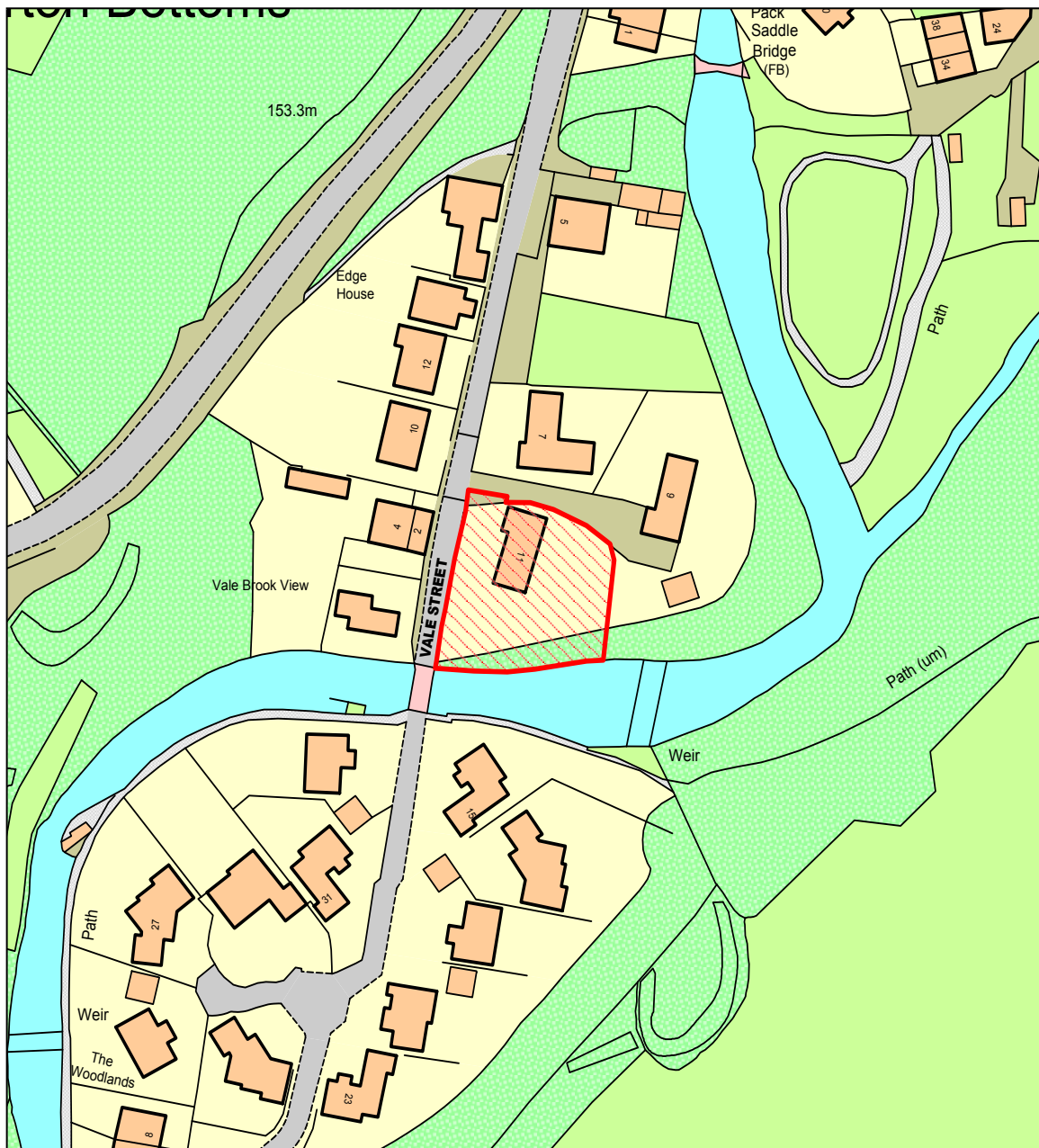
Proposed development: Full Planning Application for Demolition of existing dwelling and erection of replacement dwelling

Site address: 11 Vale Street, Edgworth, Bolton, BL7 0EB

Applicant: Mr Mark Gregory

Ward: West Pennine

**Cllr Colin Rigby
Cllr Jean Rigby
Cllr Julie Slater**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to the recommended conditions (see paragraph 5.0)

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This application has been referred to the Committee for consideration following the receipt of objections from the North Turton Parish Council and members of the public

2.2 The proposal will deliver a high quality bespoke housing development which will widen the choice of family housing in the Borough. It supports the Borough's planning strategy for housing growth as set out in the Core Strategy. The proposal is also satisfactory from a technical point of view, with all issues having been addressed through the application, or capable of being controlled or mitigated through planning conditions.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site is an existing residential plot positioned on the eastern side of Vale Street, within the Edgworth village envelope. The site is currently occupied by a large two storey dwelling constructed with buff facing brick and concrete tiled roof. The property has been previously extended and has an extant approval to be further extended to the rear. The plot is generously proportioned and has a large side and rear garden, which includes a folly and bank of protected trees on the southern boundary.

3.1.2 The site is accessed via a narrow cobbled section of Vale Street. The plot is bounded to the south by Bradshaw Brook and is designated as being flood risk 2 by the Environment Agency. The surrounding area is characterised by large detached dwellings of differing architectural form and styles; including vernacular stone properties to the north and west and modern detached homes to the south, principally constructed with render walling. The area has extensive tree coverage throughout.

3.2 Proposed Development

3.2.1 Planning approval is sought for the demolition of the existing property and structures within the garden area and construction of a detached dwelling. The new building will closely align to the footprint of the existing property and the extant approvals for its extension, with an 'L' shaped configuration massed towards the eastern and northern boundaries. The ground floor level of the new building has been raised 600mm as part of flood defence measures.

3.2.2 The replacement property has a two storey gable fronted section massed towards the north east corner of the site, which is to be principally constructed in natural stone and slate, with some timber cladding detail. Single storey sections of the building project from this to the south and east. The southern

section is again constructed with stone and slate and provides the main living space; it incorporates a glazed gable detail overlooking the side garden and Bradshaw Brook beyond, as well as large expanses of glazing within the rear elevation. The eastern outrigger will accommodate a swimming pool and is constructed with zinc cladding to the wall and roof, again with glazing overlooking the rear garden area.

3.3 Development Plan

3.3.1 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal, the following are considered to be the most relevant policies:

3.3.2 Core Strategy

- CS1 – A Targeted Growth Strategy
- CS5 - Locations for New Housing
- CS6 – Housing Targets
- CS7 – Types of Housing
- CS16 – Form and Design of New Development

3.3.3 Local Plan Part 2

- Policy 1 – The Urban Boundary
- Policy 6 – Village Boundaries
- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 18 – Housing Mix

3.4 Other Material Planning Considerations

3.4.1 Residential Design Guide Supplementary Planning Document

This document provides targeted advice to ensure high quality new homes. It aims to ensure that new development reflects the individual and collective character of areas of the Borough and promotes high standards of design. The document also seeks to ensure a good relationship between existing and proposed development in terms of protecting and enhancing amenity.

3.4.2 National Planning Policy Framework 2018 (NPPF)

The National Planning Policy Framework (Framework) is a material consideration in planning decisions. The Framework sets out a presumption in favour of sustainable development, which is the “golden thread” running through both plan-making and decision-taking. The Framework explains that

for decision taking, this means approving development proposals that accord with the development plan without delay. Section 5 of the Framework relates to delivering a wide choice of high quality homes, and Section 8 relates to promoting healthy communities.

4.0 ASSESSMENT

4.1 In assessing this application there are a number of important material considerations that need to be taken into account as follows:

- Principle;
- Highways and access;
- Design;
- Amenity impact;
- Flood Risk;
- Ecological and Arboricultural impact

4.2 Principle:

4.2.1 Policy 6 of the Local Plan states that development in the rural areas shall be located within village boundaries unless it is specifically supported by another policy of the Local Plan. The application site is within the Edgworth village boundary and the proposal is therefore consistent with Policy 6.

4.2.2 Policy 7 on Sustainable and Viable Development echoes the presumption in favour of sustainable development set out in the NPPF. Thus, applications that accord with policies in the Local Plan will be approved without delay unless material considerations indicate otherwise. Subject to the ecological, arboricultural and flood risk assessments set out further in this report, the development is considered to be consistent with Policy 7

4.3 Highways and Access:

4.3.1 Core Strategy Policy 22: Accessibility Strategy and Local Plan Policy 10: Accessibility and Transport, aim to ensure that new developments provide appropriate provision for access, car parking and servicing so as to ensure the safe, efficient and convenient movement of all highway users is not prejudiced.

4.3.2 The proposal provides for a driveway access off Vale Street, leading to an integral garage accommodating 2 vehicles. The new driveway is in the general position of that serving the existing property. The Council's Highway team have indicated that the proposed parking provision is in accordance with the Council's adopted parking standards. Further, the proposed access and driveway arrangement is also considered to be satisfactory.

4.3.3 The public objections cite concerns regarding construction traffic affecting movement along Vale Street. This point is noted and accepted, though can be satisfactorily addressed by the use of the Council's standard condition requiring construction methods and wheel wash details to be agreed.

4.4 Design:

- 4.4.1 Policy 11 of the Local Plan requires development to present a good standard of design, demonstrating an understanding of the wider context and make a positive contribution to the local area. The policy sets out a list of detailed design requirements relating to character, townscape, public realm, movement, sustainability, diversity, materials, colour and viability. This underpins the main principles of sustainable development contained in the NPPF.
- 4.4.2 The existing property is of non-vernacular appearance, incorporating the use of a mix of buff facing brick and white render. The property has been previously extended by way of a upvc conservatory to the rear; whilst it also has an extant permission for a single storey rear extension to accommodate a swimming pool. The property also has a 'folly' within the side rear garden that is exposed to views across Bradshaw Brook, which forms the southern boundary of the site. The surrounding area is generally characterised by large detached dwellings of differing architectural form and styles; including vernacular stone properties to the north and west and modern detached homes to the south, principally constructed with render walling. The area has extensive tree coverage throughout.
- 4.4.3 Planning approval is sought for the demolition of the existing property and structures within the garden area and construction of a detached dwelling. The new building will closely align to the footprint of the existing property and the extant approvals for its extension, with an 'L' shaped configuration massed towards the eastern and northern boundaries. The ground floor level of the new building has been raised 600mm as part of flood defence measures. The replacement property has a two storey gable fronted section massed towards the north east corner of the site, which is to be principally constructed in natural stone and slate, with some timber cladding detail. Single storey sections of the building project from this to the south and east. The southern section is again constructed with stone and slate and provides the main living space; it incorporates a glazed gable detail overlooking the side garden and Bradshaw Brook beyond, as well as large expanses of glazing within the rear elevation. The eastern outrigger will accommodate a swimming pool and is constructed with zinc cladding to the wall and roof, again with glazing overlooking the rear garden area. The proposal is identified within the submission as having excellent sustainability credentials, equivalent to Code 5
- 4.4.4 The proposal is considered to form a successful contemporary addition to the existing streetscape. The building is massed in a similar position to the existing property and others along the eastern side of Vale Street. The use of vernacular materials including stone walling and slate roofing help further assimilate the development to those other properties in the area, whilst the use of large expanses of glazing to selected elevations and areas of timber cladding and sections of zinc roofing to the rear add architectural interest.

4.4.5 The Council has received an objection from the North Turton Parish Council on the grounds that the proposal would amount to an overdevelopment of the site. The objection is difficult to substantiate on the basis that the replacement dwelling would only amount to a minor increase (circa 15%) in the footprint of the existing property when allowing for the previous additions and those allowed by extant approval 10/16/0224. Furthermore, the development will also lead to the removal of the 'folly' within the side rear garden. Notwithstanding all of that the plot is identified as being generously proportioned and capable of accommodating the development without detriment.

4.5 Residential Amenity

4.5.1 Policy 8 of the LPP2 relates to the impact of development upon people. Importantly, at section (ii) of the policy there is a requirement for all new development to secure satisfactory levels of amenity for surrounding uses and future occupiers of the development itself. Reference is made to matters including; noise, vibration, odour, light, dust, privacy/overlooking and the relationship between buildings.

4.5.2 The Residential Design Guide SPD indicates an appropriate separation of 21 metres between facing windows of habitable rooms of two storey dwellings, unless an alternative approach is justified to the Council's satisfaction. Where windows of habitable rooms face a blank wall or a wall with only non-habitable rooms a separation of no less than 13.5 metres shall be maintained, again unless an alternative approach is justified to the Council's satisfaction. The development is consistent with these requirements.

4.5.3 The Council's Head of Public Protection has no objection to the proposal, subject to an unexpected land contamination condition. It is also considered necessary to require details of the method of demolition, including dust suppression, to be agreed. In line with the Council's standard procedures in areas where residential amenity can be compromised it is also necessary to control the hours of work to 8am to 6pm Monday – Friday, 9am to 1pm Saturday, with no work on Sunday and Bank Holidays. Subject to those controls the development would be consistent with Policy 8 of the Local Plan Part 2.

4.6 Flood Risk:

4.6.1 Policy 9 sets out that development will be required to demonstrate that it will not be at an unacceptable risk of flooding and impact on environmental assets or interests.

4.6.2 The site is identified as being split between Flood Zones 2 and 3, with the northern section, where the existing building and replacement dwelling are positioned, being within Zone 2. The side garden area on the southern boundary adjoins Bradshaw Brook and is within Zone 3

4.6.3 The proposal is supported by a flood risk assessment, which indicates that the development is consistent with the sequential and exceptions tests set out in

the NPPG. The proposed development is also designed to comply with the NPPF requirement of 300mm above the general ground level of the site, or 600mm above the estimated river level, whichever is the higher. The resulting development has a datum level of 140.60, which exceeds the required 140.31 datum level when applying the NPPF requirements. The result is the development being less susceptible to flooding than the existing property is. Furthermore the proposal also provides for five cubic metres of underground attenuation of flood water beneath the rear patio.

4.6.4 The Lead Local Flood Authority has offered no objection to the proposal. The environment agency have also reviewed the submission and requested that a condition be applied that development should not commence until a plan showing ground levels being lowered for flood compensation (to provide the attenuation) has been submitted and agreed. Subject to that position, the application is considered to meet the relevant tests within Policy 9.

4.7 Ecology and Arboricultural Assessment:

4.7.1 Policy 9 also requires successful proposals to safeguard ecological assets and where appropriate to seek to retain trees within application sites.

4.7.2 The application site has mature trees on its southern boundary that have tree protection orders upon them. There is further shrub and tree coverage at the rear (east) of the plot.

4.7.3 The application is supported by tree survey and arboricultural method statement. Having reviewed the submission the Council's arboricultural manager is satisfied that the development will not affect the TPO's on the southern boundary, notwithstanding some minor pruning in line with good arboricultural practice. Furthermore the removal of the small group of juvenile trees and shrubs on the eastern boundary is also considered to be without detriment to the wider amenity of the locality. Consideration has also been given as to whether the attenuation proposals required as part of the flood defence would affect the TPO's within the site. However confirmation has been provided by the Environment Agency that the attenuation must occur outside of Flood Zone 3 and as the root protection zones of the TPO's are wholly within zone 3 there is no potential for conflict to arise. Subject to the development being undertaken in accordance with the working methods set out in the Arboricultural Method Statement, the proposal satisfies the relevant sections of policy 9.

4.7.4 The proposal is also supported by a bat roost assessment. The report is consistent with the findings of an earlier assessment in 2015 (as part of application 10/15/0092) that there is an absence of bat roosts within the roof void. Notwithstanding the lack of evidence of bat activity, as part of the 2015 approval mitigation has already been provided by way of the erection of a bat box on the adjacent trees. Accordingly there are no concerns with the development adversely affecting ecological assets and the relevant requirements of Policy 9 are met

5 RECOMMENDATION: Approve subject to conditions which relate to the following matters:

- Commence within 3 years
- Approved details and drawings
- Materials to be submitted and agreed
- Demolition method statement, including dust suppression, to be agreed
- Construction Methods
- Hours of demolition /construction limitation (Mon to Fri, 8am to 6pm, Sat, 9am to 1pm, no work on Sun and Bank Holidays)
- Scheme for boundary treatment to be agreed
- Plan detailing ground levels to be lowered for flood compensation to be submitted and agreed
- Development in accordance with tree protection measures detailed within submitted Arboricultural Method Statement
- Removal of Permitted Development Rights (Part 1, Classes A to E)
- Unexpected land contamination
- Development to be undertaken with working methods set out in the submitted Arboricultural Method Statement

6 PLANNING HISTORY

6.4 The following planning applications are material considerations for the assessment of the current proposal;

10/15/0092 - Rear single storey and side extension above garage with remodelling works

10/16/0224 - Single storey rear extension to accommodate a swimming pool.

7 CONSULTATIONS

7.1 Environment Agency

Initial objection as the flood risk assessment (FRA) supplied with the submission was not in accordance with the requirements of NPPF. Amended FRA received 16th July 2018 resulted in objection being removed subject to a condition being imposed relating to the submission of a plan detailing ground level reduction is agreed.

7.2 Lead Local Flood Authority

No objections.

7.3 Highways

No objections subject to condition relating to construction methods

7.4 Capita Ecology

Requirement for bat roost assessment met within the application. No roost present within the site and mitigation measures previously imposed upon permission 10/16/0224 has already provided for a bat box within the site.

7.5 Arboricultural Manager

No objection subject to development being undertaken in accordance with the submitted Arboricultural Method Statement

7.6 Public Protection

No objections subject to condition relating to; demolition method to be agreed, control of demolition and construction hours (Mon to Fri, 8am to 6pm, Sat, 9am to 1pm, no work on Sun and Bank Holidays) and unexpected land contamination control

7.7 North Turton Parish Council

Objects on the grounds that the development would be an over-development of the site

7.8 Public Consultation

Public consultation has taken place with nine neighbouring properties being individually consulted by letter. 4 letters of objection have been received; these are set out in section 9.0 of this report

8 CONTACT OFFICER: Martin Kenny, Principal Planner – Development Management

8.1 DATE PREPARED: 7th September 2018

9 SUMMARY OF REPRESENTATIONS

Objection from Dean & Tracy Gee

Dear Mr Kenny

Whilst we understand that due to recent flooding, the resident may wish to adapt his property to prevent any future damage, we would like you to note our concerns/objections to the above planning application for 11 Vale Street.

The dwelling is on an unadopted, single-lane, cobbled road which has been repaired several times (by joint contributions of some of the residents) and is not able to cope with heavy

vehicular traffic and we are extremely concerned that if this planning permission gets passed, then it will leave permanent damage to the already fragile road.

The road gets broken up by light traffic and will be worsened by the heavy traffic during construction. The disruption to all of the residents within the street will be significant as it is a cobbled single track road with no room for passing, also, leaving no access for emergency vehicles.

The current driveway at no.11 is a shared driveway, which has only got enough space to accommodate 2 cars and not lorries or construction vehicles, therefore the whole street will be blocked during many occasions throughout the demolition/construction.

Whilst the planned works are significant enough for the resident to leave the property - the plans do not show any consideration whatsoever, to the other residents/visitors/deliveries/emergency vehicles regarding access to/from the single-lane road during demolition or construction.

We therefore object on the basis of the permanent damage that will be caused to the road.

Vale Street has several properties within close proximity to one another, no. 11 included. The report states that the current dwelling is not in keeping with the surrounding properties - not only are there 2 similar designed properties within extreme close proximity but the new planned design is even further apart from this.

We therefore ask you to consider the following extract from the application which needs to be seriously addressed as it is completely incorrect:

[More significantly however, is the lack of architectural merit of the existing dwelling, it is proposed that the appearance of the building is poor and does not contribute in any way to the exceptional site context and its wider surrounding's](#)

The application shows examples of similar designs that have been approved by council. However, those dwellings are either a reasonable distance from other properties or amongst properties 'with a variety of architectural styles'. No. 11 Vale Street is extremely close to other properties and a design of this external appearance will look completely out of place and is not inkeeping with any other properties on the street and therefore, plans of this nature would change the appearance and concept of the street.

We trust that you will take our comments into consideration when deciding on this planning application.

Kind Regards

Objection from Debbie Connor, 2 Vale Street, Turton, BL7 0EB

Dear Sirs

I am contacting you with regard to the planning application for 11 Vale Street as I am seriously concerned about the volume of traffic this will cause on a single width street. The project will involve a high volume of heavy duty vehicles/machinery during the demolition, clearing of the site and then the build itself.

On reviewing the application there does not appear to be any information on how the site will be operated i.e. Where is the site plan? Where is the site compound? Where is the traffic management plan?

I know from experience that this is a highly constrained site due to its location on a very busy single track street with over 50 properties using it frequently.

I would not expect to see any site vehicles parked on the road at any time as this would cause massive and unacceptable inconvenience to the local community. Arrangements should be made for all vehicles to be parked off the road and on the site itself during the works.

Further, I would hope that as a condition of planning that any vehicle bigger than a Ford a Transit should not be allowed to make delivery to site during commuter hours i.e. 07.00 to 10.00 and 16.00 to 19.00 hours.

The road is cobbled and is highly likely to be damaged by large vehicles and so there should also be a condition of planning to take record photographs before the work commences such that it can be reinstated on completion of the project so that it can be returned to its original condition. To protect the historic cobbled street a vehicle weight limit should also be imposed. This should be dictated by your Highway Engineers as a condition of planning.

Finally, all of the above points would be addressed by the use of the 'Considerate Contractors' Scheme' on this project. This should be a condition of planning consent to help minimise the impact on the local community.

I hope my concerns are taken seriously as if the measures suggested are not incorporated this project could have a significant detrimental impact to the local environment and community.

Yours faithfully

Objection from Glenys Syddall, North Turton Parish Council

North Turton Parish Council objects to application 10/18/0502 for the demolition of existing dwelling at 11 Vale Street, Turton and replacement with a new dwelling, on the grounds that it is an over-development of the site.

Objection from K J Coleman, 19 Vale Street, Turton, BL7 0EB

Dear Sir,

I write with regard to the above planning application regarding 11 Vale Street Turton Bolton BL7 0EB.

I live at 19 Vale Street and am mystified why I wasn't notified about this as the proposed changes will impact on all residents in Vale Street and not just those on either side of the development.

Vale Street is a single track private road, the upper end is cobbled, then there is a bridge over a stream, then there is a paved road in front of properties numbers 15, 17, 19, 21, 23, 25, 27, 29, 31 and 33 Vale Street. Beyond this are further properties - around 6 houses in total. None of whom have been notified.

The road itself already has some damage and will only be further damaged by the heavy lorries etc that a demolition and rebuild would require. The bridge over the stream is also old and would not stand a lot of heavy traffic without suffering significant damage.

The proposed building is out of character with the other houses on Vale Street, which presently has the air of a rural hamlet.

The proposed development is larger than the current house and as it is next to the river I worry about the integrity of the riverbank on that side particularly in the event of heavy rain.

In December 2015 there was particularly heavy rain and the river started to burst its banks. Indeed there was some flooding of the lawns of 11 Vale Street itself.

The police came and advised evacuation of the properties in Vale Street for fear of flooding and the risk of the bridge giving way.

Any large construction at the site of 11 Vale Street that potentially diverts the river water (in the event of a flood) towards the houses distal to the bridge would have disastrous consequences.

The exit of Vale Street onto Wellington Road is very awkward and in many ways is an accident waiting to happen. A lot of additional heavy traffic will make it even more dangerous.

Access to the houses beyond number 11 Vale Street will be very difficult during the works as Vale Street is single track and even now cars attempt to park on it.

For these reasons I would oppose this application.

Yours faithfully

Comment from C Chadwick

In respect of the above Planning Application in relation to [No.11 Vale St, Turton BL7 0EB](#).

I have no objections to the proposals shown in the architects drawings, I am sure it will be a very high quality construction.

One issue I do have great concern for is associated with both the demolition and construction/fitting out stages through to completion of the project.

This being the high amount of vehicular traffic that will be present during the works (Heavy Plant/Machinery during demolition/construction, various contractors private/company vans etc) and parking on the already congested, narrow Street.

See attached image

Beyond No.11 and down to the end of Vale St (cul-de-sac) there are approximately 20 properties owning in the region of 50 cars.

This traffic should not be delayed/inconvenienced during the works.

A solution to reduce the effect of the project would be to ensure that as conditions of the planning permission:

- 1/ Provide off Vale St parking for all vehicles during drop off/on site activities
- 2/ Ensure that Vale St is kept in a clean condition throughout the project as a result of site vehicles depositing dirt etc.
- 3/ No parking is permitted on Vale St for any vehicle associated with this project through to completion
- 4/ Any damage to the surface of Vale St caused by project related traffic is repaired
- 5/ A nominated Site agent/Foreman is employed to monitor and ensure compliance with the above conditions who's contact details shall be made available to residents on Vale St.

As a solution to 1/ above I would suggest that a section(s) of No.11 perimeter wall to Vale St is temporarily removed to create a lay-by facility for large vehicles so as not to block Vale St at any time.

I would also suggest that a section of the lawned area to the south of the plot is protected and made available for contractors to park their vehicles until project completion

