

Design & Access and Planning Policy Statement

to accompany the application for

Construction of 3-bedroom house

at

101 Joel Lane, Hyde

On Behalf of

Maria Arrowsmith

02 November 2023



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Design

1.2 Location

Gee Cross



Gee Cross village centre



Gee Cross

Location within Greater Manchester

OS grid reference

 SJ9593

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Metropolitan borough	Tameside
Metropolitan county	Greater Manchester
Region	North West
Country	England
Sovereign state	<u>United Kingdom</u>
<hr/>	
Post town	<u>Hyde</u>
Postcode district	SK14
Dialling code	<u>01611</u>
<hr/>	
Police	Greater Manchester
Fire	Greater Manchester
Ambulance	North West
<hr/>	
UK Parliament	Stalybridge and Hyde
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UKEnglandGreater Manchester

53.4380° N 2.0677° W

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1.3 Design Process

1.3.1 Assessment

The site is a large undulating hillside open rear garden area access to which is ample down the sides of the large bungalow stood towards the front of the site. It is surrounded on most sides by mature bushes and a few small trees. There is a garden shed style building believed to be used as ancillary accommodation to The Bungalow at the front of the site.

Access to and from the site from Joel Lane is at a significant height difference to the frontage of the property and the surrounding neighbourhood is generally relatively low density with maximum two-story houses and bungalows with very good overlooking distances.

Though it has not been fully investigated for the purpose of this report it is assumed that the house due to its approximate period of development is of a ribbon style development on what would have been previously undeveloped possibly agricultural land in circa the 1910s.

The site sits within a well populated and developed suburban rural fringe area that clearly has evidence of housing stretching back at least 200 years. The area also has very good transport links to services and employment into Stockport and Manchester and has very good connections to National and International transport.

1.3.2 Involvement / History

A pre-application was submitted to Tameside Borough Council on the 10th of July 2023.

Application reference number: 23/00037/PREAPP

Location: 101 Joel Lane, Hyde, Tameside, SK14 5LF

Proposal: Construction of 3 bedroom dormer bungalow to site comprising existing rear garden

The response letter is appended to this application for convenience was highly involved and incredibly helpful and concluded the below:

Conclusion and suggested actions

The site is unallocated according to the Tameside Unitary Development Plan Proposals Map and currently partly forms part of the established residential curtilage serving No.101 Joel Lane. The redevelopment/subdivision of this plot to create one additional dwelling would offer a small but useful contribution to housing land supply. The principle of a residential development on this site is found to be acceptable, having regard to Policies H2 and OL4 of the UDP.

The general indicative site layout appears to be acceptable in design terms and I have referred you to the relevant design policies to consider. I have, however, flagged some residential amenity

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concerns - with particular regard to loss of privacy/overlooking to occupiers of neighbouring properties. Therefore the site arrangement may need to be altered to satisfy the required minimum separation distances.

The development would not cause undue impacts to highway safety, and would be considered acceptable subject to the imposition of conditions.

There are no objections to the proposals from the statutory consultees in relation to the proposals, subject to conditions.

1.3.3 Evaluation

Given the planning history of the site and the nature of the previous Approval approximately 20 years ago. a single / double story dwelling on the site would probably work very well if Eaves are kept to a minimum near Neighbouring boundaries and overlooking is highly controlled, the site could be a viable windfall back site development. given the local authorities requirements and shortfall for family Housing a three to four bedroom property would work well.

Plot to either side of this garden and beyond have in fact already been developed with back site development family homes with new drives onto Joel Lane.

Access is very good turning within the site and parking would also be very good, overshadowing by trees and bushes is at a minimum and the impact on trees would be very minimal. given the open nature of the site bio-diversity net gain could easily be implemented.

Proximity to services such as telecommunication, fresh water foul and waste are very good. It is also possible that upon further detailed inspection surface water soakaways could work very well on the site.

New native tree planting and the provision of bat and bird boxes would provide a bio-diversity net gain.

1.3.4 Design

The design seeks to diminish the impact of the proposed building on the Landscape primarily but also on Neighbours. It has a roof heavy approach which controls views out of and into the building via high level roof windows. The design features deep overhanging Eaves which further highlights the roof's heavy design and allows protection from the weather and sun.

From this substantial proof heavy design that is nestled into the hillside landscape evoking a Swiss Chalet feel, the corner to the front of the building housing the main living area is cut away like a cake revealing a very high quality full height glazed elements that benefits from the best views that the site has to offer.

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The roof overhanging the garage area conceals a large window that is designed to improve natural surveillance up the long driveway and connect the site to the kitchen dining area and heart of the home.

The materials used However are very similar to the context; there is a mix of full height glazing in dark grey patented aluminium or other frames along with a pallet of render and Cedar cladding with tasteful roof lights.

With overhanging Eaves and balcony protection being the common theme the rear also benefits from a covered deck area this area would be completely private.

The first floor combined living area has a high voltage ceiling with low shouldering giving a loft living dynamic.

Views are controlled highly in this area with the feature full height glazing looking over into the views of the landscape and towards Manchester and other primary views being controlled to the rear Terrace and up the driveway from the kitchen. The building is however flooded with light via the use of velux or equivalent roof lights whilst these drink in sky light they do not offer views.

1.4 Use

The proposed use is for a single private dwelling. The development site sits within the rear garden of the current number 101 Joel Lane.

1.5 Amount

The amount of development is generally appropriate. The developed footprint of the proposed bungalow is approximately 20% of the total site area.

Site: 1450.5m²

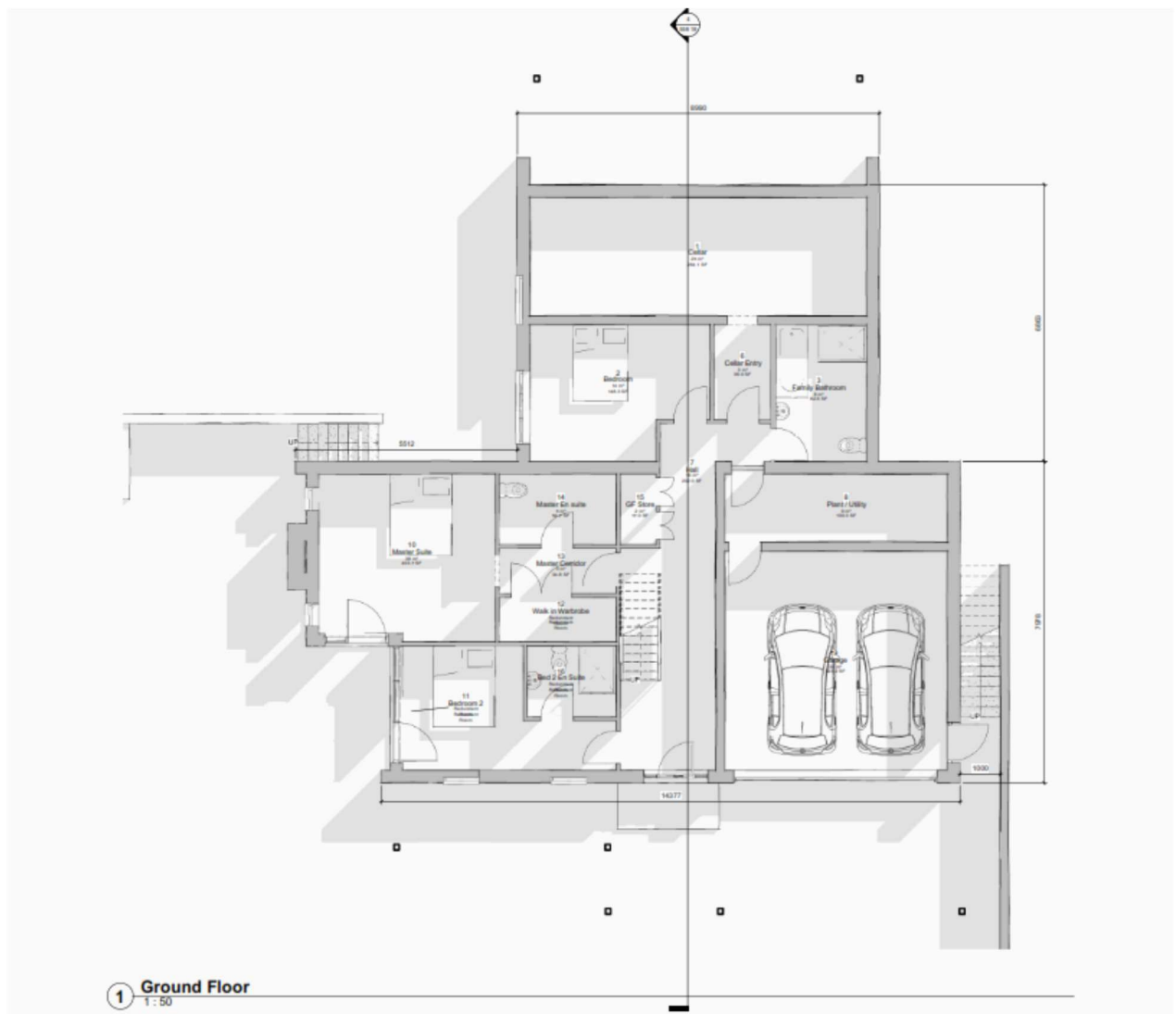
GIFA: 342m² (3681sqft)

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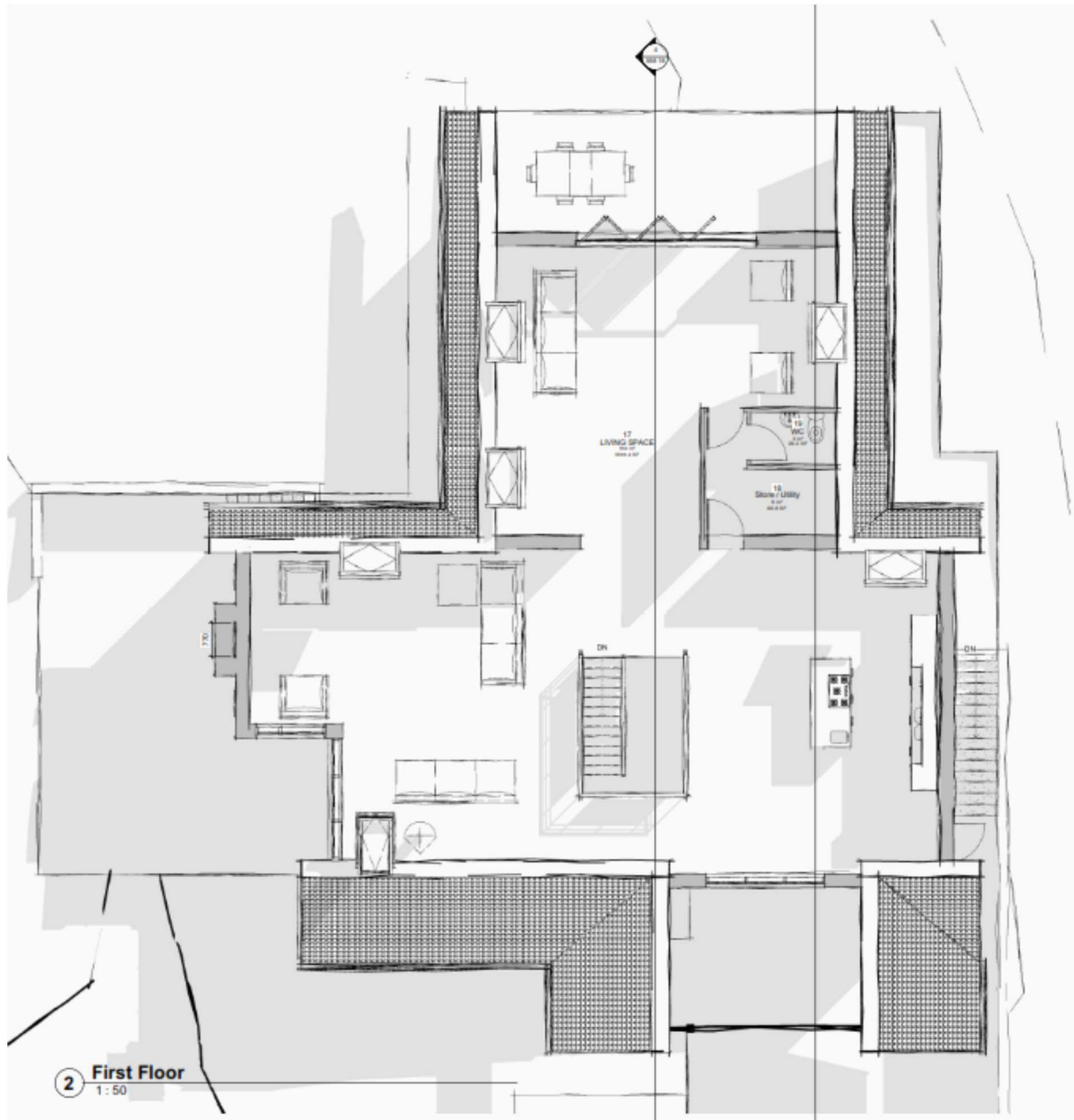
1.6 Layout

See attached drawings:



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The layout primarily takes advantage Of the topography offered within this back site Garden area which is unique to Werneth Low. approached by a long drive to the front of the property one is delivered to the main entrance and garages.

The house is designed with an upside down hierarchy this is so the large unified living accommodation on the first floor can benefit from the best views that the site has to offer. In this vein the living accommodation is to the first floor and the bedrooms, garages and cellar storage areas are to the ground floor.

To connect the main entrance at ground level with the extensive living area to the first floor there is a staircase immediately opposite the front door and an atrium feel balconied opening. this visually connects you directly to the first floor upon entry both visually and

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physically. the ground floor bedrooms are comfortable and nestled into the hillside of the ground floor they feature walking world robes and ensuite bathrooms. The cellar area to the rear is effectively excavated into the hillside.

The rear of the first floor living area would actually emerge at near ground level to the rear of the site; this has been utilised to incorporate a covered barbecue and decking Terrace at the most private part of the site overlooking green belt Fields.

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1.7 Scale and impact

The site cannot be directly viewed from any local main thoroughfare or street scene. It is also a relatively affluent area with large high quality houses. Local authority overlooking distances are more than accomplished.

The building is designed to be highly considerate to the boundaries of local neighbours. The Eaves are kept below 2.5 metres and the overall height of the building is generally below seven metres, pitches are kept between 30 degrees and 40 degrees.

The local Street infrastructure services and sewers should be more than capable of Supporting a three-bedroom bungalow.

A new driveway is proposed to access the new bungalow with the existing driveway being retained as is to the Existing house. Compliance with highways department technical requirements is easily achieved for turning and visibility splays as is demonstrated on the Highways layout drawing appended to the application.

1.8 Landscaping

The landscaping is a relatively straightforward and simple residential affair. All existing shrub and Bush planting to the boundary and perimeter of the site is proposed to be retained; this shall give biodiversity and screening privacy for both this development site and the surrounding neighbours. to the front of the building shall be permeable paving with access for two cars and parking within a spacious garage along with the prerequisite turning space designed to allow the vehicles to leave the site in a forward Gear.

To the front of the living area of the site is a permeable paved patio and grassed area, this is all punctuated by feature species and indigenous planting. These locations and species are indicated on the Landscape plan appended to the application

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1.9 Appearance



The appearance is touched upon in the other sections of this assessment. The proportions and overall height of the building is congruent with the context and surrounding buildings. The materials used are also common in the area with black posts and beams rendered walls with seeder feature panels and a heavy roof line in dark brown or dark grey modern interlocking concrete tile.

Due to the depth within the existing site and the topography of the area the bungalow will almost never be seen from the street amenity.

1.10 Sustainability

The location of the development is highly sustainable. It is already an existing residential cartilage which is fully serviced and in near proximity to services including Healthcare education and shops etc.

Furthermore the building is intended to be in timber frame with a rendered cladding system and patent glazing. The patent glazing in particular and Timber cladding material would be 100% recyclable. The overall building would have a lower embodied carbon footprint on the equivalent Masonry..This is a highly significant sustainability element which alone should promote the suitability of this development on this plot.

Additionally to the Superb sustainability accreditations above the building is planned to be insulated and passively cooled in accordance with the new building regulations and have a four two eight kilowatt solar panel system to the south east and southwest facing 30 degree roof slopes. This solar array shall have a lithium ion battery backup which will be coupled to an inverter system to supply the property entirely with off-grid renewable

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energy. An air source heat pump would also be utilised in this building where combined with solar and battery backup this building will have a very low energy impact and footprint.

Sustainable Drainage - Rainwater soak away

Design Soak away

Assume average Tameside maximum daily Rainfall 61mm (en.climate-data.org).

Soakaway capacity to hold maximum daily rainfall (taken as 61mm)

2. Storage depth minimum 1.0m

3. Soakaways to be honeycombed brickwork, hollow concrete rings, or storage cells
Volume required = design area x rainfall (0.061)

Pitched roof measured by CAD (nominal) = 345m² x 0.061 = 21m³

Specification or equal approved: 1 m³ Aquavoid x 21.

Driveway to be permeable pavers.

*Dependant on percolation testing. Area is known for good percolation (where lower than clay substrates.)

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Section 2 Access

Access

2.1 Vehicular and transport links

BUS: less than 50m

TRAIN: less than 2 mile

MOTORWAY: less than 5 Miles

2.2 Inclusive access

Ramped access with a Doc M compliant front door is currently proposed accommodation is on two floors and is accessible by the ambulant disabled and wheelchair users. Bathrooms and bedrooms are located on the access floor. the house can easily be modified to allow for ambulant or wheelchair users to gain access to the main living accommodation at first floor. A through floor lift can be fitted in the area where the ground floor store is very conveniently. This route would also allow access to the rear garden.

2.3 Parking

A swept path analysis diagram is provided with the submission to demonstrate how parking for two number vehicles as per the requirements of the outline permission can be achieved. This is to leave the site in a forward Gear based on a standard car.

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Section 3

Policy Assessment

Government designated garden land as brownfield, with a presumption in favour of development

Planning Supporting Statement

3.1.0 Introduction.

The statement has been prepared in support of a planning application seeking detailed permission for the Construction of 1 no. dwelling and associated access, parking and landscaping.

3.1.2 The scheme proposals have been subject to pre-application discussions with the local authority. Design of the proposed development has taken into account feedback from the local authority. Information lodged in support of the application also responds to matters raised through the pre-application process and includes the following;

Design & Access Statement.

Sustainable Drainage Consideration and Design

Sustainability and Energy Reporting

3.1.3 The planning statement comprises the following sections:

Description of the characteristics of the application site and surrounding area.

Description of the proposed development.

Reference to the planning policy framework.

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Demonstrating compliance with the planning policy framework and material considerations.

Conclusion.

3.2.0 The Application Site & Surrounding Area.

3.2.1 The application site is situated in High Lane, which is part of the developed boundary of Stockport. private housing of varying sizes and density with roads which lead to other urban villages beyond.

3.2.2 The application site lies within the curtilage of the current number 101 Joel Lane. The bulk of the site is an extensive garden posing a maintenance liability.

3.3.0 Proposed Development.

3.3.1 The proposed development is described in the Design & Access Statement. Briefly the scheme comprises erection of 1 no. 3 bedroom Bungalow with appropriate parking, gardens and access driveway

3.4.0 Planning Policy Framework.

3.4.1 Government Guidance is set out in the National Planning Policy Framework. The NPPF expresses a presumption in favour of sustainable development which is perceived as a golden thread within the planning system. As such sustainable development is viewed as performing economic, social and environmental roles.

3.4.2 Paragraph 14 of the NPPF requires local authority planning policies to pro-actively realise the requirements for development. Local plans should have sufficient flexibility to respond to changing circumstances, subject to there being no adverse impact on the overall policy framework. In circumstances where development plans are out of date or do not provide relevant guidance then development proposals should be approved unless

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associated adverse impact significantly and demonstrably outweighs benefits occurring from the development.

3.4.3 Paragraph 17 of the NPPF sets out core planning principles to form the foundation for both plan making and decision making.

3.4.4 Paragraphs 47 to 55 relate to the provision of new homes, including residential development within rural areas. Paragraph 47 requires local authorities to demonstrate a 5 year supply of deliverable sites, plus an additional 5% buffer, to satisfy housing requirements. Paragraph 49 stipulates that *“relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites”*.

3.4.5 *Paragraphs 56 to 68 of the NPPF advocates a requirement for good design. Paragraph 68 sets out criteria to be taken into account in local plan policies and decisions relating to design elements of development. Paragraph 60 advises it is appropriate to promote or re-enforce local distinctiveness whilst acknowledging the scope for innovation and originality in bringing forward scheme proposals.*

3.4.6 *Paragraphs 109 to 125 provide guidance in relation to conserving and enhancing the natural environment. The guidance attaches great weight to conserving landscapes and biodiversity of significant importance. Paragraph 111 promotes the effective re-use of previous developed land that is not of high environmental value.*

3.4.7 *The TMBC Local Plan continues to provide the local plan framework for determination of planning applications. Pre-application consultation has identified the range of policies relevant to determination of the application. These are:*

National Planning Policy Framework (2021) (The Framework):

- Section 2: Achieving sustainable development

- Section 5: Delivering a sufficient supply of homes

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- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 15: Conserving and enhancing the natural environment

Tameside Unitary Development Plan (UDP) (2004):

The most relevant sections of the UDP to the assessment of the proposals are considered to be:

Part 1 Policies:

- Policy 1.3: Creating a cleaner and greener environment
- Policy 1.4: Providing More Choice and Quality Homes
- Policy 1.5: Following the principles of sustainable development
- Policy 1.10: Protecting and enhancing the natural environment
- Policy 1.12: Ensuring an accessible, safe and healthy environment
- Policy 1.13: Meeting Obligations on Minerals, Waste and Energy

Part 2 Policies:

- Policy H1: Housing Land Provision
- Policy H2: Unallocated Sites
- Policy H4: Type, Size and Affordability of Dwellings
- Policy H9: Backland and Garden Development
- Policy H10: Detailed Design of Housing Developments
- Policy OL10: Landscape Quality and Character
- Policy T1: Highway Improvement and Traffic Management
- Policy T10: Parking
- Policy C1: Townscape and Urban Form

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- Policy N3: Nature Conservation Factors
- Policy N4: Trees and Woodland
- Policy N5: Trees within Development Sites
- Policy N7: Protected Species
- Policy MW11: Contaminated Land
- Policy MW12: Control of Pollution;
- Policy MW14: Air Quality;
- Policy U3: Water Services for Developments;
- Policy U4: Flood Prevention; and,
- Policy U5: Energy Efficiency

3.5.0 *Compliance With Planning Policy & Material Considerations.*

3.5.1 *The following assessment has taken into account the characteristics of the application site and surrounding area, design of the proposed development and the planning policy and criteria relating to this form of development.*

3.5.2 *With regard to compliance with planning policy and relevant material considerations the significant issues are as follows:*

Provision of a 5 year housing supply.

Appropriateness of development in principle and in relation to sustainable development.

Highway and access considerations.

Design and appearance of development and impact on visual amenity and character of locality.

Provision of satisfactory living arrangements for future occupiers and impact on amenity of neighbouring property.

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Impact on existing any tree cover and other environmental considerations.

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Provision of a 5 Year Housing Supply.

3.5.3 Pre-application consultation with the local authority confirm TMBC does not currently have a 5 year housing land supply (plus 5%). Consequently local plan policies for the supply of housing can be considered, at the present time, as not up to date in accordance with paragraph 49 of the NPPF.

3.5.4 The NPPF expresses a presumption in favour of sustainable development. With regard to paragraph 14 the absence of a 5 year supply of housing land militates in favour of granting planning permission for proposals for residential development subject to:

“Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or specific policies in this framework indicate development should be restricted.”

3.5.5 The proposed residential development therefore merits positive consideration with the merits of the scheme proposals balanced against any adverse impact which must significantly and demonstrably outweigh the benefits of the proposals. The following sections assess this matter in more detail.

Appropriateness of Development in Principle and in Relation to Sustainable Development.

3.5.6 There is an acknowledged shortfall in housing land supply. The proposed development will contribute towards the requirement for new housing and entail use of previously developed and “infill” land within the curtilage of an existing property which forms part of Werneth Low. The recycling of previously developed land, such as the application site, is a sustainable form of development that conforms with NPPF Guidance in general and specifically with regard to the provision of housing and development within rural settings. In particular the proposed development will comply with NPPF Guidance relating to the natural environment which states at paragraph 111 *“planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided it is not of high environmental value.”* The application site is not of high environmental quality and is

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suitable for re-development in this respect, conforming with NPPF guidance which prioritises the re-use of previously developed land.

3.5.7 In terms of proximity to amenities the application site can be regarded as a highly sustainable location as compared to town centre development. However, residential development occupies varying locations with corresponding variations in the degree of sustainability. Each site needs to be considered on its respective merits.

3.5.8 The application site lies within Mile End and is within convenient reach of available amenities, similarly to existing residential development at Gee Cross. Existing amenities at Gee Cross comprise the primary school, pre-school nursery and public houses/restaurant. Bus services operate along Stockport Road, providing access to towns such as Hyde and Ashton where a wider range of amenities are available.

3.5.9 The site therefore occupies a reasonably sustainable location and is within close proximity to the amenities referred to within Gee Cross. The brownfield characteristics of the site and its location in relation to amenities, existing development and public transport demonstrate the site can be considered sufficiently sustainable to warrant development for residential use in a suburban setting.

3.5.10 The Existing House is to be retained and continue use in the same use, with a garden size more reasonable to its inhabitation. The retained Plot size Gross is 45m x 21m = 945m². The front parking area shall be retained. All is designed in accordance with TMBC highways requirements and The Manual for streets

Highway & Access Considerations.

3.5.11 The access will lead onto a minor road 20mph speed limit with no pedestrian footway. Please refer to separate report for assessment.

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- 3.5.12 Design of the proposed layout reflects the existing characteristics of development within Gee Cross . Which comprises property situated alongside Joel Lane. The development would improve greatly on the appearance of some of the more recent development and be compatible with the appearance and character of the locality in this respect.
- 3.5.13 In terms of scale and mass the proposed single storey of dwelling will be readily assimilated within the predominantly two storey existing property located nearby.
- 3.5.14 The palette of building materials within Gee Cross is very varied. The proposed use of red rustic multi brickwork with clean, sharp, self-coloured render and modern effect concrete roof tiles will be an appropriate choice of materials for the site location.
- 3.5.15 The proposed dwellings will be low and screened with sufficient setback to allow provision of adequate off highway parking. Layout of the development also incorporates planting of new trees and shrubbery, which will enhance the setting of the development and benefit visual amenity of the locality.
- 3.5.16 With regard to detailed design considerations the scheme proposals reflect a modern bungalow style form of development which is appropriate to the locality. The dwelling is simple in concept with attention to detail, particularly with regard to the principal elevation fronting towards Joel Lane which has greatest impact on the public realm. The use of peaked roofs, attractive gables and rendered bays articulates this elevation with grey upvc window frames adding further embellishment.
- 3.5.17 The development will have a negligible impact on the landscape character of the area. The proposed dwelling and associated access and parking will be accommodated within the existing curtilage of 101 Joel Lane and will neither be visually intrusive nor impair the setting of surrounding area. Proposed landscaping and tree planting within the site will compensate for loss of any existing trees to facilitate the development.

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- 3.5.18 The scheme proposals demonstrate the development will be compatible with and not of detriment to the visual amenity and character of the locality in compliance with planning policy.

Provision of Satisfactory Living Arrangements For Future Occupiers and Impact on Amenity of Neighbouring Property.

- 3.5.19 The siting and orientation of the development and its relationship to neighbouring property will ensure future occupiers benefit from satisfactory living arrangements and will not suffer from overlooking or loss of privacy.

- 3.5.20 The dwelling will have private amenity space to the rear of the properties.

- 3.5.21 Orientation of the dwelling will reduce potential impact from the adjacent properties and businesses, with a sufficient degree of separation between the respective properties.

3.6.0 Conclusion

- 3..1 The application demonstrates the appropriateness of the development in terms of the characteristics of the site and surrounding area, material considerations and with regard to compliance with planning policy. In particular the development will achieve the following benefits:

Contribute towards the provision of a 5 year housing supply for which there is currently a confirmed shortfall of available land within Tameside Metropolitan Borough Council.

Contribute towards the local availability of affordable housing

Comprise housing development that is appropriate in principle and sustainable taking into account the characteristics of the site and the Gee Cross, Hyde locality

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Provision of development that will not be of detriment to highway safety considerations, including retention of adequate parking for the public house.

Provision of development that, in design terms, makes effective use of available land and will be compatible with the characteristics of the locality and will not be of detriment to the visual amenity and character of the surrounding estate and nearby character.

The layout of the proposal for application has taken on board comments on density and highways and reduced height to two storey

The development will provide satisfactory living arrangements for future occupiers and will not be in conflict with or of detriment to continued operation of the street and its residents.

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Section 3 Appendix

- Location Plan



Produced on 10 July 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 395728 393101,395828 393101,395828 393201,395728 393201,395728 393101
Crown copyright and database rights 2023 OS 100054135. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (OS 100054135).
Data licence expires 10 July 2024. Unique plan reference: vic//973875/1312953



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● Drawings Referenced

558-00
558-02
558-03
558-04
558-05
558-06
558-07

558-14a
558-15a
558-16a
558-17a
558-18

3D animation :
Site Photographs
Contaminated land screening form Completed
3d Perspectives
Construction Traffic Management Plan
Tree survey and Report
Ecology Survey and Report
Transport and Highways Assessment
Timber Bin Store Details
Pre Application Response TMBC

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