

Application No: 10/4447M
Location: 10, HAWTHORNE PARK, WILMSLOW, CHESHIRE, SK9 5BP
Proposal: INTERNAL ALTERATIONS TO PROVIDE REMODELLED LIVING ACCOMMODATION, ALTERATIONS TO EXISTING COURTYARD OUTSIDE REAR ENTRANCE, AND NEW DETACHED GARAGE.

For I Gow

Registered 09-Nov-2010
Policy Item No
Grid Reference 384329 381260

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

Impact on the character and appearance of the existing dwellinghouse, the surrounding Conservation Area, and any implications on the amenity of the neighbouring properties

Date Report Prepared: 7th January 2010

REASON FOR REPORT

The application was called-in to committee by Ward Councillor Fitzgerald due to concerns that the development would be overbearing and result in a loss of light to a neighbour's kitchen, leading to a loss of amenity.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a three-storey semi-detached property located on the corner of Hawthorn Park and Hall Road. It is located within the Hawthorn Road Conservation Area.

DETAILS OF PROPOSAL

Full planning permission is sought to erect a detached garage with accommodation above, replacement timber windows, and the remodelling and extension of the existing courtyard area to the rear of the property.

RELEVANT HISTORY

No relevant planning history

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles
EM1(C) Integrated Enhancement and Protection of the Region's Environmental Assets – Historic Environment
EM1(D) Integrated Enhancement & Protection of the Region's Environmental Assets – Trees, Woodlands & Forests

Local Plan Policy

BE1	Design Guidance
BE3	Conservation Areas
DC1	Design – New Build
DC2	Extensions & Alterations
DC3	Amenity
DC6	Circulation & Access
DC9	Tree Protection
DC38	Light, Space & Privacy

Other Material Considerations

PPS5	Planning for the Historic Environment
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OTHER REPRESENTATIONS

Five letters/e-mails have been received from neighbouring properties and 'The Wilmslow Trust' that raised concern regarding the proposed garage, in particular:

- That it would be contrary to policy BE3 of the Local Plan;
- It would alter the character of the Conservation Area by reducing the space between the buildings;
- A two-storey building would affect the relationship between the existing buildings, diminishing their sense of scale and their relationship to the street;
- It would create a terraced effect that is contrary to the character of the street;
- Surrounding houses are generally self-contained with any extensions being attached to the existing dwellings;
- The door/staircase to the garage would provide a viewing platform over a neighbouring rear garden that would have a detrimental effect on privacy;
- It would result in a reduction in sunlight to a neighbour's rear garden due to its height;
- The garage and driveway would completely infill and dominate the entire back garden and look aesthetically incongruous;
- The only other house with a similar sized garage stands on a plot that is twice the size and still maintains a large garden;
- The mass of the building is out-of-character with the Conservation Area;
- It would affect the amount of light that a neighbour's kitchen window would receive;
- The proposed office is out-of-character on a domestic street and has the potential to increase traffic and set a precedent. Commercial premises should not be introduced into a domestic street.

Other general comments raised ask that the work is undertaken at reasonable hours in order to reduce its impact on neighbouring amenity.

Other concerns raised are not material planning considerations

APPLICANT'S SUPPORTING INFORMATION

A Design & Access Statement was submitted with the planning application. A full copy of the document can be viewed on the application file.

OFFICER APPRAISAL

Design

The development would result in the erection of a detached garage with a home office above, the extension of the existing courtyard area to the rear of the property, and the replacement of 3no. windows within the side elevation with double glazed timber framed windows. Internal alterations are also proposed however these do not require planning permission.

Replacement Windows

The proposed replacement windows would be of the same design as the majority of the windows on the dwellinghouse. The Conservation Officer does not raise an objection to their replacement and therefore it is considered that they would complement the character and appearance of the existing dwellinghouse and they would not have a detrimental effect on the Conservation Area.

Remodelling of Courtyard

The proposed works to the existing courtyard building to the rear of the dwellinghouse would result in one of the walls being demolished, a new wall would be erected to the same width as the dwellinghouse, a wall would be erected within the courtyard to provide a rear porch and relocate the existing wc. Two ground floor windows would be blocked up, French doors would be erected within the rear elevation of the original dwellinghouse, and a roof would be erected to form a covered walkway around two sides of the courtyard. The proposed works, whilst coming closer to Hawthorne Park, are not considered to be highly visible from the street scene/Conservation Area due to the existing boundary hedge and wall and the existing trees that are sited along the side boundary. The Conservation Officer raises no objection to the proposed courtyard development. It is considered that it would complement the character and appearance of the existing dwellinghouse and it would not have a detrimental effect on the Conservation Area.

Detached Garage

The proposed detached garage would be sited to the rear of the dwellinghouse on an area of the garden that is covered by hardstanding and is currently used for the parking of the applicant's vehicles. An existing driveway from Hawthorne Park would be utilised. The land slopes upwards from Hawthorne Park and therefore it is proposed to excavate the ground and sink the proposed garage 0.9 metres below the existing ground level. This would result in the eaves being 1.5 metres above the existing ground level and the ridge being 5 metres above the existing ground level.

The building would comprise a double garage to the ground floor and an office would be provided within the pitched roof that would be accessed by an external staircase to the rear. To the first floor a door would be positioned in the rear elevation and a window would be positioned in the front elevation.

The garage would have a steeply pitched roof that has been designed to reflect the pitch of the roof of the original house.

The Conservation Officer has raised concern regarding the proposed garage. He states that whilst a garage is acceptable in principle the building would remove any perceptible separation between the existing properties which is exacerbated by the height of the proposed garage. Therefore in its current configuration it is considered that the proposed garage would introduce a new element into the street scene which would dominate the space. Although the proposed garage has been sunk into the ground the Conservation Officer considers that the height of the structure would be detrimental to the character and appearance of the Conservation Area. The proposed garage is therefore not considered to preserve or enhance the Conservation Area, contrary to policy BE3 of the Local Plan.

Given the concerns raised by the Conservation Officer, the applicant has submitted amended drawings for the proposed garage that has reduced the overall height of the garage by 1.3 metres. This has resulted in the first floor home office accommodation and the associated external staircase and first floor door and window being deleted from the building. The Conservation Officer has examined the revised drawings and considers that the reduction in ridge height is more acceptable and does not raise an objection to the revised scheme. It is therefore considered that the revised drawings have overcome the initial concerns of the Conservation Officer.

Conclusion

For the reasons outlined above it is considered that the proposed developments would not have a detrimental effect on the character or appearance of the existing dwellinghouse or the surrounding Conservation Area. As such they are considered to comply with policies BE1, BE3 and DC1 of the Local Plan.

Amenity

The two properties that would be affected by the proposed development would be No. 5 Hall Road and No. 8 Hawthorne Park. It is not considered that the proposed replacement windows would have a detrimental effect on neighbouring amenity.

The alterations to the existing courtyard would result in the height of the building increasing by 0.9 metres due to the inclusion of a roof over part of the structure. The attached dwellinghouse has a similar courtyard building that has been covered and adjoins the courtyard at the application site. The proposed roof would slope away from the party wall and therefore the proposed increase in height is not considered to have a detrimental effect on the amenity of No. 5 Hall Road.

The proposed garage would be sited adjacent to the boundaries shared with No. 5 Hall Road and No. 8 Hawthorne Park. In respect of the drawings as originally submitted both properties raised concern that the proposed detached garage would have a detrimental effect on their amenity. The

proposed external staircase and door that one neighbour raised concern have subsequently been deleted from the revised scheme and therefore it is not considered that the proposed garage would result in any overlooking of the neighbouring properties. Both properties raised concern that due to the scale and siting of the detached garage, it would have a detrimental effect on the light that would reach one property's kitchen window and another property's rear garden.

No. 8 Hawthorne Park has a kitchen window within the side elevation of their dwellinghouse that is positioned approximately 3 metres from the shared boundary. The Case Officer visited the neighbouring property and can confirm that the window is a secondary window to a kitchen diner. The kitchen has been extended to the rear with full floor-to-ceiling glazing to provide a dining area and therefore this window is not the only source of light to this room. The neighbour's window would look towards the rear part of the garage. As amended, approximately 1.7 metres of the proposed garage would be visible above the height of the existing hedge and the roof of the garage would slope away from this window. Whilst the proposed garage may cause some reduction in light to this room, given that the window is secondary; the number of other windows within this room; its proximity to the existing boundary hedge; the sloping nature of the garage roof; and the height of the garage that would be visible above the existing hedge it is not considered that it would have a significantly detrimental affect on the amenity of the neighbour's property.

The proposed garage would be sited adjacent to the boundary shared with the rear garden of No. 5 Hall Road and the neighbour raised concern with the originally submitted drawings that it would result in a loss of light to their garden. The revised drawings have reduced the height of the proposed garage by 1.3 metres and therefore approximately 1.6 metres of the roof's apex would be visible above the existing boundary hedge. The neighbour's rear garden is sited to the north/northeast of the application site and therefore it is acknowledged that it is likely that the garage would result in some loss of light, however given the reduced height of the proposed garage; the amount of roof that would be visible above the boundary hedge; and the shape of the roof, it is not considered that it would have a significantly detrimental affect on the amenity of the neighbour's property.

For the reasons outlined above it is considered that the proposed garage, courtyard remodelling and replacement windows are considered to comply with policies DC3 and DC38 of the Local Plan.

Highways

The existing off-street parking area provides parking for three vehicles whilst further vehicles could be parked on the existing driveway. The proposed garage would provide two parking spaces whilst the existing driveway would be widened and would provide additional space for up to four vehicles. The proposed level of off-street parking is therefore considered to be sufficient for a dwellinghouse of this size. It is therefore considered to comply with policy DC6 of the Local Plan.

Concern has been raised that the proposed garage and extended driveway would further reduce the garden area of the existing dwellinghouse. Whilst this is acknowledged, this area is currently covered in hardstanding, is used for the parking of vehicles and is open to the surrounding area therefore it is not considered that the proposed development would reduce the area of private amenity space that the dwellinghouse currently enjoys.

Trees

The application site is located in the Hawthorne Lane Conservation Area and therefore all trees are formally protected. The proposed courtyard remodelling would result in the loss of one small multi-stemmed Laburnum tree located within the side garden of the dwellinghouse. The Forestry Officer noted that the tree presents no significant contribution to the amenity of the area or to the character of the Conservation Area and therefore has no objection to its removal. It is therefore considered that the proposed development would comply with policy DC9 of the Local Plan.

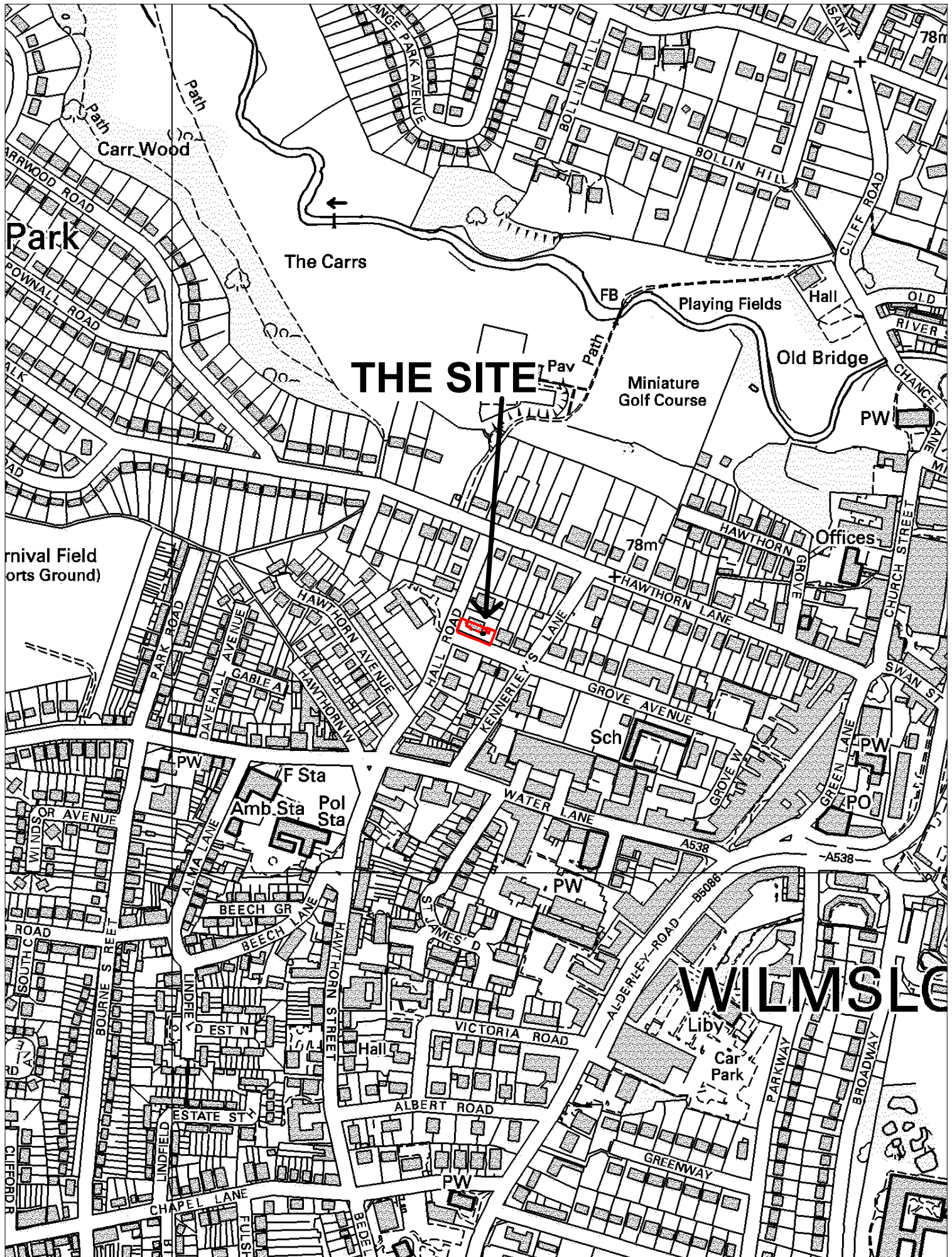
CONCLUSIONS AND REASON(S) FOR THE DECISION

For the reasons outlined above it is considered that the proposed developments would not have an adverse affect on the character or appearance of the existing dwellinghouse, the surrounding Conservation Area, the existing protected trees or the amenity of neighbouring properties. It is therefore considered that the proposed development would comply with the relevant policies in the Local Plan and a recommendation of approval subject to conditions is made.

Application for **Householder**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A06EX - Materials as application
3. A09EX - Rainwater goods
4. A17EX - Specification of window design / style
5. A19EX - Garage doors
6. A01AP - Development in accord with approved plans



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