

Application No: 10/4558M
Location: 6, ASHWOOD ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2EL
Proposal: House extension and refurbishment comprising: New attic conversion - New rear extension - New raised decking to rear garden - Internal refurbishment - New raised car park in curtilage to front garden

For Graham Prest

Registered 22-Nov-2010
Policy Item No
Grid Reference 397987 384973

Date Report Prepared: 28 January 2011

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

- Impact upon the character of the area
- Impact upon amenity of neighbouring property

REASON FOR REPORT

The application was called to the Committee by Councillor Thompson to allow neighbours and other interested parties to give their views stating: overdevelopment of the site, policies BE1, DC1, un-neighbourly and overlooking of neighbouring properties: DC3.

The application was deferred from the last Committee meeting on 19 January following the receipt of revised plans, and to allow time to re-consult neighbours and for Members to carry out a site visit.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a single-storey link detached property (linked by its garage to number 8) with front and rear gardens. The site slopes from the south west boundary with Ashwood Road down to the north east boundary with the canal, and is located within a Predominantly Residential Area as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This application seeks full planning permission to erect a rear dormer / first floor extension, single-storey rear extension, and a raised car parking area to the front.

The rear decking that was previously proposed has now been removed from the application and the rear elevations altered accordingly to allow access to the extension from the existing ground levels.

RELEVANT HISTORY

10/0902M - House Extension and Refurbishment Comprising: New Attic Conversion, New Rear Extension, Extend Existing Front Gable, New Raised Decking to Rear Garden, Internal Refurbishment, New Raised in Curtilage Car Parking to Front Garden – Withdrawn 13.05.2010

POLICIES

Regional Spatial Strategy – DP1

Local Plan Policy – BE1, DC1, DC2, DC3, DC6

CONSULTATIONS (External to Planning)

Environmental Health – No objections

British Waterways – No comments to make

Ministry of Defence – No safeguarding objections

Disley Parish Council – Object on the grounds that the proposal is over development of the site, unneighbourly and overlooks adjacent properties. Contrary to policies BE1, DC1 and DC3. Comments on the revised plans are awaited.

OTHER REPRESENTATIONS

At the time of writing no comments had been received relating specifically to the revised plans. The following objections were received in response to the original submission, and were reported in the previous Committee report.

Eight letters of representation have been received from neighbours at 4, 8, 10, 12, 14, 15, 18 and 19 Ashwood Road objecting to the proposal on the following grounds:

- Trees / hedges will have to be removed to allow access to front parking area, contrary to what is stated on application form.
- Cannot access parking area from existing drive due to steepness of existing drive. 3D views inaccurate in this regard.

- Potentially provide parking for motorhome/commercial vehicle which is unacceptable.
- Danger to number 4 if a vehicle overshoots.
- Loss of amenity – loss of privacy, light and overbearing.
- Proposed dormer extension is out of keeping with all others and gives property two-storey appearance.
- Hazard to integrity of existing sewer. Drainage information is wrong.
- Duty of Council to ensure that a daylight reduction assessment is carried out.
- Elevated car park out of keeping
- Inaccuracies in drawings
- Impact upon adjacent properties during construction
- Risk of subsidence due to soft ground and steep slope. Geological survey should be undertaken
- Scale of development is not proportionate to its plot.
- May reduce value of neighbouring properties.
- Application should be considered in its entirety, leaving no potential for permitted development rights to circumvent the planning rules.
- No mention made of separate underground watercourse.
- Question use of words “house” and “attic” in description of development.
- Site plan showing relationship with number 4 misrepresents distances between two properties.
- Rear eaves level is shown to be 3 metres on the plans, whereas on site measurements show this to be in excess of 3 metres, which questions whether the rear extension can be done under permitted development.
- Plans not available for viewing

An additional letter has been received from the neighbour at number 8 stating that the proposed extension does not comply with the 45° guideline from the nearest window of number 8.

Comments are awaited from neighbours in relation to the revised plans.

OFFICER APPRAISAL

Design / character

The design of the extensions is considered to be appropriate and in keeping with the existing building. The rear dormer extension replicates the gable features of the existing building, and the cat-slide roof on the single-storey extension is considered to be an acceptable way of achieving a rear extension in design terms. The existing property is one of several bungalows on Ashwood Road that form part of an elevated ribbon of development along the canal to the rear. There are two types of bungalows, those with rear facing gables and those with roofs sloping down towards the canal. The buildings are clearly visible from the towpath, and therefore both the front and rear elevations of the properties are clearly visible from public vantage points. The existing buildings have been altered in a variety of ways with single-storey conservatory extensions and dormer windows to the rear.

The proposed dormer extension is larger than other dormer windows, however rather than being flat roofed, it has a more contemporary gabled appearance, which is in keeping with the character of the area. It is notable that the existing bungalows with rear facing gables are set further back from the canal, thereby reducing their visual impact, however, the dormer will be viewed in the context of other rear dormers as well as these rear gabled properties, one of which is next door. The proposed rendered finish to the rear gable also reflects the external treatment of neighbouring properties. The rear dormer is, therefore, considered to have an acceptable impact upon the character of the area.

The single-storey rear extension is set down in the site, which does help to minimise its visual impact. The proposed ground floor is shown to be 1150mm lower than the ground floor level of the existing house. Again, this will be viewed in the context of the other extensions, and other structures in the rear gardens of properties along this ribbon of development, such as greenhouses, sheds, decking, and garages, and is not considered to be unduly out of character.

At the front of the property, the plans have been amended to show the provision of one parking space in the front garden. The plans indicate that a 310mm railway sleeper retaining structure will be created and the applicant's agent has confirmed that the parking area will have approximately a 1:18 fall. The existing driveway is steeply sloped and the proposed space will be slightly elevated with a shallower gradient. The parking area will still slope down from Ashwood Road, and whilst some of the existing vegetation will have to be removed, space will remain for some replanting to minimise the visual impact of the parking area. The parking space will not be an unduly prominent feature in the street scene and is considered to have an acceptable impact upon the character of the area. Solar panels are also shown on the front roof slope, which are considered to be acceptable in principle. However, details of these panels will need to be conditioned in the event that the application is approved.

The removal of the rear decking reduces the visual impact of the proposal, and adequately overcomes the previously raised concerns about over development of the site. The proposal is therefore considered to comply with BE1, DC1 and DC2 of the Macclesfield Borough Local Plan.

Amenity

No amenity concerns are raised by the proposed dormer extension due to the scale of the development and relationship with neighbouring properties. The single-storey rear extension will project 3 metres from the rear elevation of the building with a maximum height of 3.4 metres where it meets the existing building dropping down to 2.8 metres at its rearmost part.

The extension will comply with the 45° guideline to the nearest rear facing habitable room window of number 8, but as the neighbour has pointed out it will breach that same guideline to their side facing kitchen/diner window. With regard to the impact upon this room, the existing side porch, which is directly

opposite this window is to be removed, thereby increasing the space between the window and the building. Clearly, the existing building already compromises the amount of light received by, and outlook from, this room. The neighbour has submitted a photograph from this room indicating the impact of the extension. This photograph does show that the distant views from the window will be lost, but also that the outlook from the window is already restricted. The kitchen diner would also appear to be served by a window on the front elevation. Therefore, as this window is not the main or sole light source to this room, the impact upon the living conditions within it are not considered to be significantly harmed.

Turning to the neighbour at number 4, the 45° guideline will be breached when taken from their nearest window on their rear elevation. However, this neighbour is more elevated than the application property, and the bottom sill of their nearest window is shown to be higher than the eaves of the extension. The highest point of the extension, where it meets the existing building, is also lower than the top of the window. Therefore the lower positioning of the extension is considered to reduce the impact upon the living conditions within the room.

Similarly, although the extension will present an extended solid brick wall to the rear amenity space of number 4 due to the set back of this neighbour's dwelling, by keeping the extension relatively low, the impact is minimised, and the existing boundary hedging could be grown to reduce the impact even further. As number 8 is set on a similar rear building line to the application property, the impact of the side wall will not be significantly harmful upon them.

Notwithstanding the impact upon neighbouring properties, due regard should also be given to what could be constructed without planning permission. Even if the view is taken that what is currently proposed is not permitted development, a 3 metre high flat roof or higher shallow pitched roof extension could be constructed under permitted development, which would have a virtually identical impact upon this neighbour, and be visually less acceptable. This is considered to be a realistic fallback position, and the applicant has investigated permitted development options with the Council; this should be afforded some weight in determining the application.

However, it is considered that, on their own merits, the proposed extensions will not have a sufficiently harmful impact upon the adjoining properties to justify a refusal of planning permission. No significant amenity issues are raised, and the proposal is considered to comply with the objectives of policy DC3 of the Macclesfield Borough Local Plan.

Now that the decking has been removed a rear patio is proposed at existing ground level. A plan is being sought from the applicant to confirm the level and gradient of this patio as the section and the elevations currently contradict each other. It is not anticipated that significant engineering works will be carried out to the rear, as it is the applicant's intention to repair and replace the existing surface as required.

No amenity issues are raised with regard to the front parking area, and the side facing landing window and two side facing roof lights can be conditioned to be obscurely glazed to prevent overlooking.

Highways

Two parking spaces will be available for the extended property. This is considered to be an adequate amount for a dwelling of this scale, and whilst it will be necessary to reverse out from the additional parking space, this is the same situation as with the existing driveway, and many other properties along this road. Due to the quiet cul-de-sac nature of Ashwood Road, no significant highway safety issues are raised.

Other considerations

With regard to the comments received in representation not addressed above, it is confirmed that the height of the existing eaves is being clarified with the applicant as is the level of the rear patio. The risk to the occupiers of number 4 if a vehicle overshoots the parking area, the impact upon the integrity of the existing sewer, drainage issues, impact upon neighbouring properties during construction, the risk of subsidence, and the impact upon the value of surrounding properties are not considered to be material planning considerations in this case, and therefore cannot be afforded any weight in the determination of the application.

There is no requirement for a daylight reduction assessment to be submitted with the planning application. The impact upon the daylight received by neighbouring properties can be adequately assessed by a site visit. Reference is made to an underground watercourse, and no mention being made of it within the planning application; however there is no evidence to suggest this is a limiting factor for the development.

Concern has been raised regarding the description of development. The applicant chose to use words "attic" and "house" in this description and the Officers are satisfied that the description adequately reflects the proposed development.

Concern has also been raised over the inability to view the plans online and at Disley library. The original publicity period was extended to 5 January 2011 to address this issue. The additional period relating to the revised plans runs until 7 February 2011.

CONCLUSIONS AND REASON(S) FOR THE DECISION

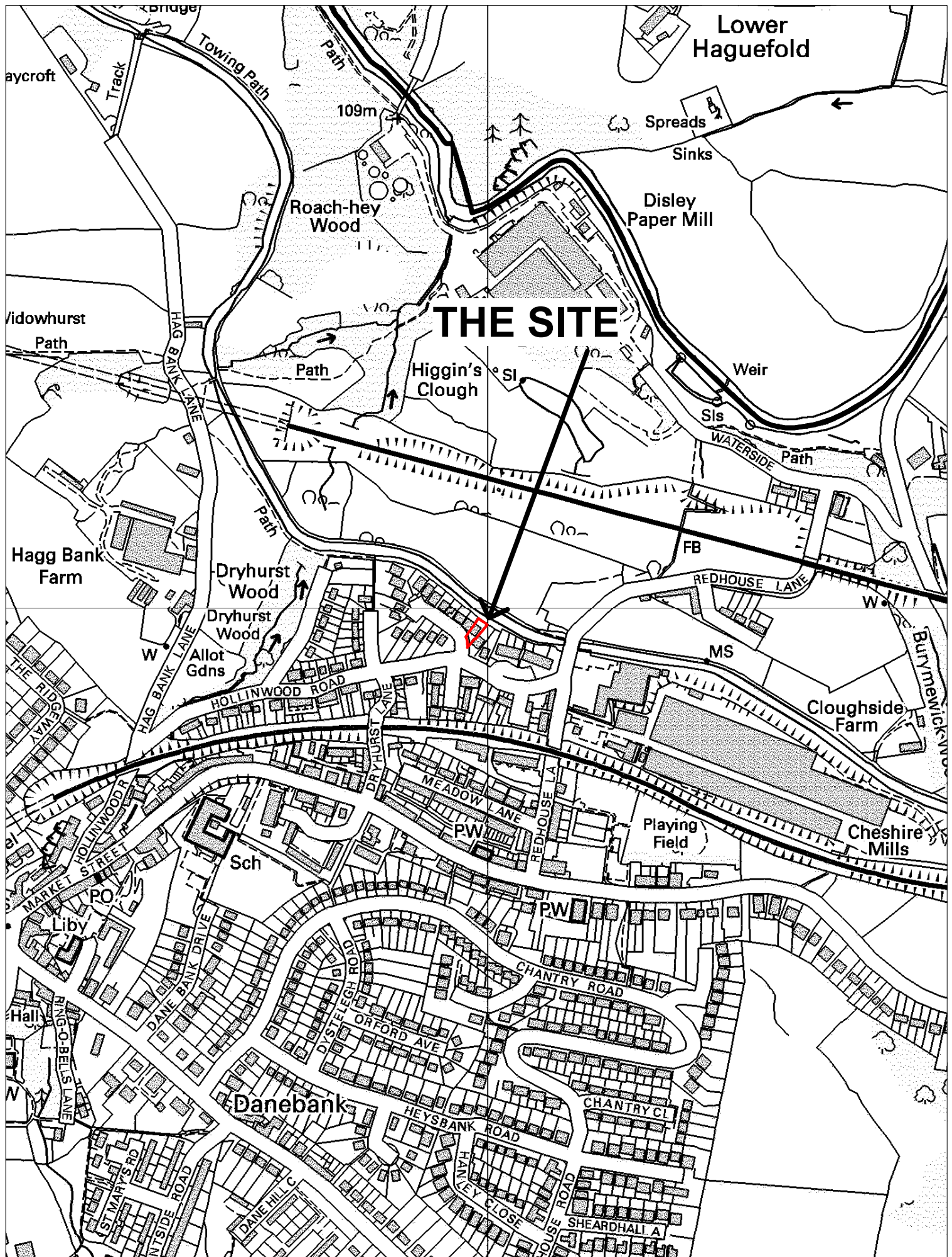
Although visible from public vantage points at the front and rear, the design of the proposed extensions is in keeping with the existing building and they are not considered to have a significant impact upon the character of the area. Similarly, the impact upon neighbouring properties is considered to be acceptable. The proposal is considered to comply with the objectives of policies BE1, DC1, DC2 and DC3 of the Macclesfield Borough Local Plan, and a recommendation of approval is therefore made.

Clarification is being sought from the applicant on the height of the existing eaves, as they are higher than shown on the existing plans, and also on the level/gradient of the rear patio area. This recommendation is subject to these details being acceptable.

Application for **Householder**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A11EX - Details to be approved (solar panels)
5. A01LS - Landscaping - submission of details
6. A05LS - Landscaping - implementation
7. A25GR - Obscure glazing requirement



10/4558M 6, ASHWOOD ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2EL
 NGR: 397,680m - 385,210m

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