

Application 10/4702M
No:
Location: 7, Padstow Close, Macclesfield, SK10 3NG

Proposal: Two Storey Side Extension

Applicant: Mr A Storer

Expiry Date: 17-Feb-2011

Ward: Broken Cross

Date Report Prepared: 17/02/11

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

Design
Amenity
Impact on the street scene
Impact on car parking

REASON FOR REPORT

This application has been called in by Councillor Narraway on the basis of impact on amenity and street scene.

DESCRIPTION OF SITE AND CONTEXT

7 Padstow Close is in a predominantly residential area of Macclesfield. The property is a two story, semi-detached house with pitched roof, gable end and garden to rear. To the front of the property is driveway and lawned garden. Access to the rear is gained via a 2.2m wide gap between the gable end of no.5 and the boundary of the curtilage.

This site is in a mixed housing area consisting of a variety of design styles including 2, 3, and 4 bedroom 2 storey dwellings, bungalows and dormer bungalows.

There are a variety of examples of similar, although not identical, side extension development in this area.

Within Padstow Close there are a number of single storey side extensions which encroach to the boundary of their sites. Padstow Close has a varied building line and the neighbouring property to the north (no.5) is set forward of the development site by 1.125m.

DETAILS OF PROPOSAL

This proposal is to build a 2 storey side extension in the gap north of the dwelling.

RELEVANT HISTORY

No relevant history

POLICIES

Regional Spatial Strategy

DP2 Promote Sustainable Communities

DP7 Promote Environmental Quality

Local Plan Policy

BE1 Design Guidance

DC1 New Build

DC2 Extensions and Alterations

DC3 Amenity

DC6 Circulation and Access

DC38 Space, Light and Privacy

DC43 Side extensions

H13 Protecting Residential Areas

Other Material Considerations

Not applicable

CONSULTATIONS (External to Planning)

Not applicable

VIEWS OF THE PARISH / TOWN COUNCIL

Not applicable

OTHER REPRESENTATIONS

One letter of objection has been received on behalf of no.5 Padstow Close. Issues raised are:

- Proposal is contrary to DC1 – due to it no longer being possible to obtain bricks to match the existing, and an unacceptable density of development.
- Proposal is therefore contrary to DC2.
- Proposal is contrary to DC3 – due to having an overbearing effect on no.5, the resulting reduction in the gap between properties to 2.25m and the overbearing impact on the street scene and loss of sunlight and daylight to no. 5 Padstow Close
- No.13 Padstow Close is held as a similar example of side extension but is identified as having little impact on the street scene or neighbour.

These concerns are addressed in the main body of this report below.

APPLICANT'S SUPPORTING INFORMATION

None provided.

OFFICER APPRAISAL

Principle of Development

The principle of this development is acceptable subject to compliance with MBLP policies which relate to design and amenity.

Design

This proposal seeks permission to construct a two storey side extension in the gap to the boundary at the northern elevation. This will include a fourth bedroom on the first floor and utility room with WC/shower at ground floor.

Dimensions of the extension are 2.14m (w) 6.m (l) and 7.17m (h). The roof is pitched to match the existing roofline. The ridge of the proposed extension would be 0.42m lower than the existing ridge.

Originally the submitted scheme set the extension back from the front elevation by 1.5m. Revised plans were requested, and subsequently received, which set back the extension 2m from the principal elevation.

To the front elevation, a window and additional door will be installed to ground level, with a double pane window above. No windows are proposed to be installed in the side elevation. To the rear, a window and door will be installed to the ground floor with a narrow, horizontal window installed under the eaves at first floor level. The eaves are to match the existing level at 5.15m. the materials are also proposed to match the existing.

The representation received on behalf of no.5 suggests the proposal contravenes Local Plan Policy DC1. DC1 seeks to ensure development is sympathetic to the character of the local environment, the street scene and adjoining buildings.

The design of this proposal is subservient to the existing dwelling and the 2m set-back ensures an appropriate scale of development, which is considered to be acceptable in relation to the existing house and neighbouring properties, in compliance with both policies BE1 and DC1. Further, given the varied architectural style observed in this area, this proposal is considered to remain sympathetic to the street scene and character of the local environment

The representation from no.5 also suggests the proposal does not comply with DC2 with concern raised that matching bricks are no longer obtainable. Local examples of extensions to other dwellings in the area demonstrate that suitably matching materials are available. A condition would be attached to any permission (should it be granted) to ensure that matching materials are sourced.

Local Plan Policy DC2 states that proposals should respect existing architectural features. In this case the matching eaves, materials and roof line angles satisfy this policy requirement.

Overall this proposal is considered to be of an acceptable design in compliance with policies BE1, DC1 and DC2.

Impact on the Street Scene and Amenity

Impact on the Street Scene.

Representation from no.5 suggests this development will be overbearing on the street scene. The purpose of Local Plan Policy DC43, is to protect the local character of an area and prevent harm to the street scene. The policy states that side extensions should not normally encroach within 1m of the boundary to prevent the creation of a terraced street effect which can cumulatively undermine the character and amenities of a residential area.

Each application must be considered on its own merits and the creation of a terraced street scene is not simply measured by its encroachment to the boundary, but also its potential harm to the street scene.

In this area housing is already built to a varied building line creating a staggered street scene with dwellings set forward and back from one another, sometimes at oblique angles, which helps to identify individual properties or pairs of semi detached dwellings.

In this case the harm to the street scene is assessed against the relationship between the property at no. 5 Padstow Close and no 7 Padstow Close.

No.5 is sited 1.125m back from no.7. With the additional set-back of the proposal by 2m this creates a 3.125m distance between the principal elevation of no.5 and the front elevation of the proposed extension at no.7.

As indicated previously, the proposal is subservient to no.7 Padstow Close and would be significantly set back from the dwelling at no.5. Therefore, although this development will encroach up to the boundary of no.5, when viewed from the street, the difference in the projection of the elevations allows clear visual differentiation between the properties. This significantly alleviates the creation of a terracing effect and harm to the street scene.

The representation on behalf of no.5 Padstow Close states that no.13 Padstow Close is an example of a two storey side extension in the vicinity. The representation suggests that this example cannot be held as a precedent as it is not comparable to the proposal site because it is not harmful to the neighbour or street scene. Although this development may not be comparable, it is noted that similar developments, whilst not identical, have been achieved at no. 64, no.29 and no.58 St. Austell Avenue, no.10 and no.12 Newquay Drive and no.9 Newlyn Avenue. These extensions all encroach within 1m of their boundary but have used effective design elements, including set back, to reduce harm to the street scene and gain approval.

Following negotiation with officers, it is considered that the applicant has successfully addressed any potential harm to the street scene by setting back the development and ensuring it's subservience to no.7 Padstow Close to achieve a proposal which will not adversely affect the character of the area or the amenities of nearby housing in compliance with DC43 and H13.

Neighbouring Amenity

The representation made on behalf of the neighbour at no.5 suggests an overbearing effect will be created by this development contrary to Local Plan Policy DC3 which seeks to protect the amenity of adjoining or nearby residential property.

Currently the gap between the properties at no.5 and no.7 Padstow Close is 4.5m. This will be reduced to 2.25m under this proposal. This will still provide a gap between the properties.

Although the side elevation of no.5 faces south, the existing situation is that the immediate neighbour at no.7, sited to the south, almost entirely blocks sunlight to this elevation. Access to sunlight and daylight at the front and rear of both properties will remain unaffected by increased development here and will have no further detrimental impact on access to sunlight or daylight. It is considered that the secondary window to the first floor side elevation of no.5 will obtain an adequate amount of light, and as the development does not extend beyond the rear of the property, an overbearing effect will not be created here.

In suburban areas a degree of overlooking into garden areas from first floor windows is sometimes inevitable. It is considered that the inclusion of a window to the first floor of the rear elevation has been sensitively addressed. The height of the window in this elevation will and the use of narrow, horizontal fenestration located under the eaves successfully reduces the potential to undermine the privacy of neighbours. It should also be noted that the existing situation allows some overlooking from first floor windows.

DC38 seeks to protect light and privacy between buildings. Guidance suggests a distance of 21m should be maintained between habitable rooms at front elevations and 25m between rear elevations. At this site the neighbour to the rear of no.7 maintains a distance of 15.5m and to the front 14.5m. Whilst this distance is contrary to guidance in DC38, the existing situation will not be further undermined by the addition of a side extension which does not project beyond the front or rear elevation of the existing building.

Parking

Local Plan Policy DC6 seeks to ensure safe and convenient access for vehicles and pedestrians. Parking facilities are currently satisfied by the existing driveway which allows off-street parking for 2 vehicles. Sufficient space shall be available to the front of the dwelling to allow for the provision of 3 car parking spaces, which would provide safe and convenient access in compliance with Local Plan Policy DC6, Circulation and Access.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The main issues here are neighbouring amenity and the impact of the proposal on the street scene. This proposal is found to adhere to the aims of Local Plan Policies and is not considered harmful for the following reasons:

- The varied building line in this area ensures properties are identifiable as single entities.
- The development has been set back from the front elevation by 2m and the extension (which includes a lower roof ridge height), is subservient to the existing dwelling.
- Similar development can be identified throughout the Greenside estate.

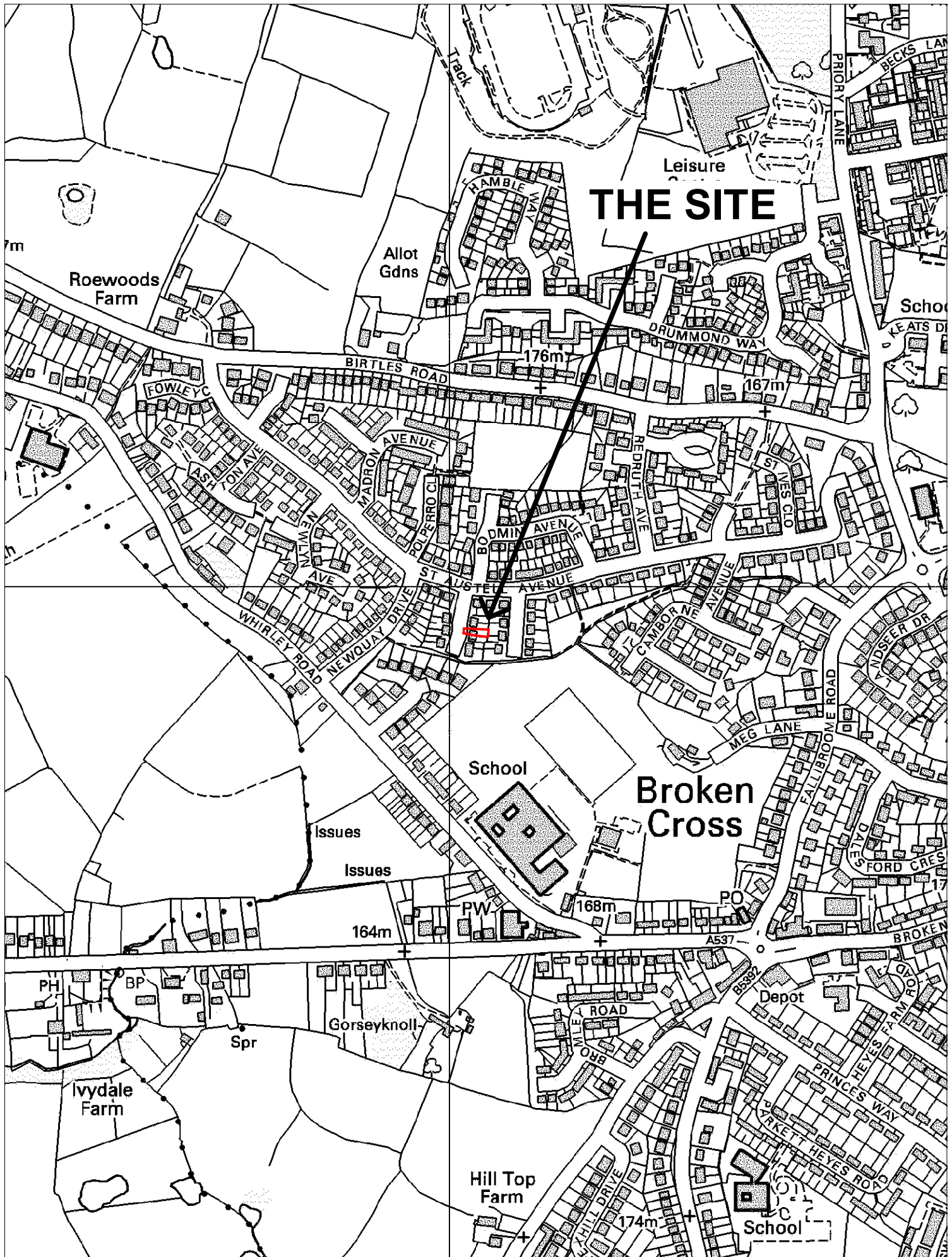
The applicant has taken advice from officers to produce a proposal which is found to comply with MBLP policies with regard to amenity and design. Therefore, it is considered that the impact on the street scene and neighbouring properties is considered to be acceptable.

This proposal is recommended for approval with conditions.

Application for Householder

RECOMMENDATION: Approve subject to following conditions

1. - Commencement of development (3 years)
2. - Development in accord with revised plans (numbered)
3. - No windows to be inserted into the side elevation
4. - Provision of car parking (scheme to be submitted)
5. - Materials to match existing



10/4702M - 7, PADSTOW CLOSE, MACCLESFIELD

N.G.R - 389,030 - 373,950

Reproduced from the Ordnance Survey map with the permission of HMSO.

© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to legal or civil proceedings. Cheshire East Borough Council, licence no. 100018585 2007..



