

NORTHERN PLANNING COMMITTEE – 14 February 2024

UPDATE TO AGENDA

APPLICATION NO:

23/3010M

LOCATION

2, DELAMERE DRIVE, MACCLESFIELD, SK10 2PW

UPDATE PREPARED

12 February 2024

REPRESENTATIONS

Following the preparation of the Committee report 3 additional letters of representation have been received, from neighbours and the Ward Councillor, and are summarised below:

- Revised plans still allow for overlooking into a bedroom window, which is over the hedge and outhouse of the existing boundary.
- It was accepted that metal cowls would be placed over windows to prevent this.
- The applicant has assured us hoods would be included on the south facing windows of the garage to limit views into the houses.
- Hoods are not shown on the plans, are they being conditioned?
- Revised plans lack detail on how window design mitigates neighbours being overlooked.
- Would skylights be more appropriate.
- Reassurance on safe removal of asbestos is required.

KEY ISSUES

As detailed within the committee report a scheme to prevent overlooking which included metal hoods over the upper section of the windows in the garage was submitted and not considered to be acceptable in design terms and so does not form part of the amended proposals. As detailed within the report, as this is not a habitable building, and the relationships involved, officers do not consider it reasonable or necessary to require a scheme to prevent the potential for overlooking from garage windows. Skylights do not form part of these proposals.

The removal of asbestos is covered by other legislation and is not therefore a material consideration in the determination of this application.

CONCLUSION

As in the original report a recommendation of approval is made.