

Application No: 24/0066M

Location: 72, FENCE AVENUE, MACCLESFIELD, SK10 1LT

Proposal: Widening of driveway and access, ground works, landscaping and associated works

Applicant: G Reynolds

Expiry Date: 10-Apr-2024

SUMMARY

The proposed development seeks approval for the widening of the driveway and access, ground works, landscaping and associated works. The site is within the settlement boundary of Macclesfield and thus householder extensions and alterations are acceptable.

The proposed development is deemed to be acceptable with the requirements of heritage policies, specifically preservation or enhancement of the character of the conservation area.

No issues are deemed to be created by the application proposals with regards to design, amenity, highway safety, trees, ecology or flood risk.

Subject to conditions to ensure the development complies with development plan policies, the application is recommended for approval.

RECOMMENDATION

APPROVE subject to Conditions

REASON FOR REFERRAL

The application is referred to the Southern Planning Committee as the applicant is [REDACTED] to an employee within the Council.

DESCRIPTION OF SITE AND CONTEXT

The application relates to a two-storey, semi-detached dwelling, located within a predominantly residential of Macclesfield on Fence Avenue. The site also lies within a Conservation Area.

The application site benefits from an area of hardstanding and a low front boundary wall. The application site and adjoining neighbour present a uniform appearance from the surrounding area.

DETAILS OF PROPOSAL

The application seeks permission for the widening of driveway and access, ground works, landscaping and associated works.

The works would result in stone flags being constructed to the front of the existing garage, reducing the amount of hardstanding for off-street parking. However, the driveway would be widened to the front of the dwelling which would result in the gate post being relocated. The re-location of the gate post would result in the relocation of an existing lamp post to the southeast.

No extension to the dwelling is proposed.

RELEVANT HISTORY

19/5723M - Approved with conditions / 10-Jan-2020

Non-Material Amendment to Alteration to rear patio doors, additional side ground floor window. from permission 19/2230M

19/2230M - Approved with conditions / 16-Jul-2019

Proposed replacement and enlargement of single storey rear extension

70789P - Approved / 15-Jun-1992

ATTACHED GARAGE EXTENSION AND CONSERVATORY

POLICIES

Cheshire East Local Plan Strategy (CELPS)

MP 1 - Presumption in Favour of Sustainable Development

PG2 - Settlement Hierarchy

SD1 - Sustainable Development in Cheshire East

SD2 - Sustainable Development Principles

SE1 – Design

SE5 - Trees, Hedgerows and Woodland

SE7 – This Historic Environment

SE13 – Flood Risk Management

CO1 – Sustainable Travel and Transport

Appendix C Parking Standards

Site Allocations and Development Policies Document (SADPD) (Adopted December 2022)

PG9 – Settlement Boundaries

ENV1 – Ecological Network

ENV6 – Trees, hedgerow and woodland implementation

ENV16 – Surface water management and flood risk

GEN1 – Design Principles

GEN5 – Aerodrome Safeguarding

HER1 – Heritage Assets

HER3 – Conservation Areas

HOU11 – Extensions and Alterations
HOU 12 – Amenity
HOU13 – Residential Standards
INF3 – Highway Safety and Access

Other Material Considerations

National Planning Policy Framework (NPPF) December 2023
National Planning Practice Guidance
Cheshire East Design Guide

CONSULTATIONS (External to Planning)

Environmental Protection (CEC) - No objection subject to informatives regarding noise generative works, dust management plan and land contamination.

Highways (CEC) – No objection subject to informative regarding a Section 184 agreement.

Macclesfield Town Council – No comments received.

LLFA – No comments or objections.

REPRESENTATIONS

4 neighbour notification letters were sent on 10th January 2024.

No comments were received.

OFFICER APPRAISAL

Principle of development

Householder extensions and alterations are acceptable in principle subject to there being no undue harm to the character and appearance of the property through unsympathetic design or unacceptable harm to the amenity of neighbouring properties and residential areas.

The application relates to alterations to an existing dwelling within Macclesfield. Policy PG2 of the Local Plan defines Macclesfield as a Principal Town. Here, significant development will be encouraged to support their revitalisation, recognising their roles as the most important settlements in the borough.

The development is therefore considered acceptable in principle, subject to compliance with other material planning considerations discussed below.

Heritage/ Design

Policy SE1 of the CELPS advises that the proposal should achieve a high standard of design and: wherever possible, enhance the built environment. It should also respect the pattern, character and form of the surroundings. Policy SD2 of the CELPS states that development should contribute positively to an area's character and identity, creating or reinforcing local

distinctiveness in terms of; height, scale, form and grouping, choice of materials, external design features, massing of development, green infrastructure and relationship to neighbouring properties and street scene. These policies are supported by the Cheshire East Design Guide SPD.

Policy GEN1 of the SADPD states development proposals should reflect the local character and design.

Policy SE7 of the CELPS refers to the Historic Environment. The crux of Policy SE7 is to ensure all new development avoids harm to heritage assets and makes a positive contribution to the character of Cheshire East's historic and built environment, including the setting of the assets and where appropriate, the wider historic environment.

Policy HER3 of the SADPD states development within or affecting the setting of a conservation area must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

The site is located on the north-east side of Fence Avenue in Macclesfield and currently contains a two-storey semi-detached dwelling, set back from the road boundary.

The proposed development is considered to have a negligible impact on the character and appearance of the surrounding area and is considered to result in minor alterations to the existing streetscape.

This property lies within the Fence Avenue Conservation Area, thus the main consideration is whether the proposed development would preserve or enhance the character or appearance of the Conservation Area.

The proposal is for widening of the driveway and access, ground works and landscaping. The Conservation Officer has confirmed the alteration to the front boundary wall of this property to facilitate a wider drive entrance would not result in any harm to the character or appearance of the Conservation Area at this point (so a neutral impact).

The proposed development is considered to accord with the Policies SD2, SE1 and SE7 of the Cheshire East Local Plan, Policy GEN1, HOU11 and HER1 and HER3 of the SADPD and the NPPF.

Residential Amenity

CELPS Policy SE1 states that development should ensure an appropriate level of privacy for new and existing residential properties. Policy HOU12 of the SADPD states development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive users or future occupiers of the proposed development due to:

1. loss of privacy;
2. loss of sunlight and daylight;
3. the overbearing and dominating effect of new buildings;
4. environmental disturbance or pollution; or

5. traffic generation, access and parking.

Policy HOU13 of the SADPD provides minimum separation distances. Policy SE1 of the CELPS states that development should ensure an appropriate level of privacy for new and existing residential properties.

By virtue of the nature of the works, the proposed development would not result in loss of light or privacy to surrounding residential properties.

There are no concerns regarding noise disturbance beyond the existing residential use of the site.

Environmental Health were consulted on the application and have raised no objection subject to informatives recommending the hours in which noise generative works should occur, the implementation of a dust management plan and any contamination to be reported to the Local Planning Authority.

The proposals will not result in unacceptable harm to the residential amenity of adjacent neighbours in terms of overlooking, loss of privacy or overshadowing and as such complies with the principles of policies SE1 Cheshire East Local Plan and Policy HOU12 and HOU13 of the SADPD.

Highways

Policy CO1 of the CELPS considers matters of highway safety. Appendix C of the Cheshire East Local Plan identifies minimum Parking Standards for residential development in Principal Towns and Key Service Centres and for the remainder of the borough. The LPA will vary from the prescribed standards where there is clear and compelling justification to do so.

Policy INF3 of the SADPD refers to highway safety and access, stating development should provide safe access to and from the site for all highway users.

The proposed dwelling would not be extended as part of the application and sufficient space would be retained to provide off-street parking for 3 vehicles.

The Strategic Transport Team have confirmed there are no material highway implications associated with this proposal as, aside from the widening of the existing site access, pedestrian and vehicular access to the site remains unchanged and there is sufficient space reserved within the site for off-street car parking provision to be in accordance with CEC car parking standards.

The proposal would therefore be in accordance with the parking standards as set down in Appendix C of the Cheshire East Local Plan and would not be detrimental to road safety or result in an undue loss of amenity to other road users.

Trees & Hedgerows

Policy SE5 of the CELPS and ENV6 of the SADPD relate to trees, hedgerows and woodland. The crux of the policies is to protect trees that provide a significant contribution to the amenity, biodiversity, landscape or historic character of the surrounding area.

A mature Beech tree T1 of the Macclesfield Borough Council (Fence Avenue) tree Preservation Order 1972 is located within the garden of the adjacent property to the northwest of the existing access opening.

The tree stands atop a bank at a significantly raised level above the existing driveway of the applicant's property. It is subsequently considered unlikely that tree roots would be located in the area where excavation is proposed to accommodate the extended driveway access and parking.

There are subsequently not considered to be any significant arboricultural implications associated with this application.

Landscape

Policy SE4 of the CELPS states all development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.

The Landscape Team have confirmed they have no objection to the proposal.

Nature Conservation

Policy SE3 of the CELPS and ENV2 of the SADPD require all development to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests.

The Nature Conservation Officer has confirmed there are no concerns with the works proposed. They recommend that native plant species are selected within any new additional planting.

Flooding and Drainage

Policy SE13 of the Local Plan states development must integrate measures for sustainable water management to reduce flood risk. Policy ENV16 of the SADPD goes on to state approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes.

The LLFA have reviewed the current proposals and have no comments or objections to make in regard to flood risk, as the development does not meet their consultation criteria. Thus there are no comments or objections in relation to flood risk.

CONCLUSIONS

For the reasons set out above, and having taken account of all matters raised, it is recommended that this application is approved, subject to conditions

RECOMMENDATION:

Approve subject to the following conditions:

- 1. Time (3 years)**
- 2. Plans**
- 3. Materials as per application**

In order to give proper effect to the Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair of Southern Planning Committee or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice



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