

Application No: 11/0269M
Location: 1, EDGEHILL CHASE, WILMSLOW, SK9 2DJ
Proposal: FIRST FLOOR BEDROOM EXTENSION OVER GARAGE
Applicant: MRS SARAH GRANTHAM
Expiry Date: 21-Mar-2011

Date Report Prepared: 9th March 2011

SUMMARY RECOMMENDATION

Approval subject to conditions

MAIN ISSUES

Impact on the character and appearance of the existing site and wider street view;

Impact on the Green Belt

Impact on the residential amenity of neighbouring properties.

REASON FOR REPORT

This application was called to committee by Ward Councillor, Jim Crockatt on the grounds that the proposed development would be un-neighbourly in that a solid wall would be created and further the window from the bedroom would look almost directly into a living kitchen area of no.2 Edgehill Chase. In addition the extension would alter the design layout of the existing development and the addition of an extra bedroom would create the need for another parking car parking space.

DESCRIPTION OF SITE AND CONTEXT

This application relates to an end terraced dwellinghouse, situated in a small residential cul-de-sac. There are six properties within the cul-de-sac which were all constructed as part of one development in 1984. The application site occupies the first plot on the right hand side as you enter Edgehill Chase and has not previously been extended. The site is situated within the Green Belt and there is a blanket Tree Preservation Order on a group of trees situated along the rear boundary of the site.

DETAILS OF PROPOSAL

Planning approval is sought for a first floor extension situated above an existing single storey attached garage.

RELEVANT HISTORY

There is no relevant history relating to this proposal.

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles

Local Plan Policy

BE1 Design Guidance
DC1 New Build
DC2 Extensions and Alterations
DC3 Amenity
DC6 Circulation and Access
DC9 Tree Protection
DC38 Space, Light and Privacy
GC12 Extensions and Alterations to Houses

OTHER REPRESENTATIONS

One letter of representation has been received on behalf of the occupiers of 3 neighbouring properties raising objection to the proposed development. The concerns raised are summarised as follows –

- The proposal would detract from the Victorian ambience of Edgehill Chase;
- Due to the scale and siting of the extension in relation to No.2 Edgehill Chase, the proposal would blot-out views of trees and limit the degree of sunlight to the front of this property;
- The proposal may lead to an increase in the number of cars on the site which would have a harmful impact on highway safety.

OFFICER APPRAISAL

Principle of Development

The application site is situated in a small residential cul-de-sac within the Green Belt. The principle of development in this location is therefore subject to compliance with Local Plan policies BE1, DC1 and DC2 which seek to promote a high standard of design which is compatible with the character of the existing site and of the immediate locality. Local Plan policies DC3 and DC38 which seek to protect the residential amenities of neighbouring properties. Local Plan policy GC12 which ensures appropriate development in the Green Belt, policy DC9 which seeks to ensure the long term retention of existing trees and DC6 which seeks to maintain appropriate and safe access to and from a site.

Highways

The proposed extension would create an additional bedroom resulting in a 4 bed property. Consideration has been given to concerns raised with respect to highway safety due to additional cars within the close. The existing site has on site parking provision for up to 4 vehicles which is considered adequate for a property of this scale. The proposal would not lead to a loss of existing on site parking provision and would therefore not be considered detrimental to highway safety.

Design

Approval is sought for a first floor extension, extending 5.7m in width and 5.8m in depth. It is proposed to extend directly above an existing attached garage which currently sits

forward of the main dwellinghouse. The eaves level of the extension would match that of the existing property however the ridge line would sit approximately 1.5m below that of the existing dwelling.

Concern has been raised with respect to the overall impact the proposal would have on the character of Edgehill Chase. Though all properties within the cul-de-sac were evidently constructed as part of one development, to a degree, they do vary in design and scale. Furthermore, the scale and appearance of the extension is considered to adequately reflect that of the existing dwellinghouse and other properties within the cul-de-sac. It is therefore considered that the proposal would not significantly detract from the character of the existing site and wider visual amenity of Edgehill Chase.

Amended plans have been received to an additional first floor window to the front elevation. This was requested to prevent an expanse of brickwork on the front elevation and to ensure an acceptable standard of design.

Amenity

MBLP policy DC38 advises that a distance of 21m should remain between a habitable room window when facing another habitable room window when at 2 storey and facing front to front. Similarly a distance of 25m is recommended when facing back to back. A distance of 28m would exist between the proposed first floor habitable room windows within the front elevation of the extension and those within the front elevation of no. 6 Edgehill Chase opposite. In addition, there is an oblique relationship between the application site and this property. It is therefore considered that the proposal would not result in a detrimental loss of amenity to this neighbouring property.

Consideration has been given to concerns raised in respect of the loss of light, loss of privacy and loss of a view to No.2 Edgehill Chase. Right to a view is not a planning consideration and as such can not form part of this assessment. A first floor habitable room window is proposed to the east elevation of the extension which forms the point of concern in respect of loss of privacy for these neighbouring occupiers. This window would overlook the front garden and driveway of this property. However, the front of the site is open and does not provide any private amenity space that is not already overlooked from neighbouring properties or from public vantage points.

In respect to loss of privacy by virtue of direct overlooking into an existing kitchen diner window to the front elevation of No.2 Edgehill Chase. The proposed extension would sit at a right angle to the front elevation of No.2 Edgehill Chase. No.1 Edgehill Chase sits 4m forward of the front elevation of this neighbouring property and as such the proposed window, in addition to much of the proposed extension, would be screened by the eastern corner of the existing dwelling. It is therefore considered that there would not be a detrimental loss of privacy or amenity to the neighbouring properties as a result of the extension, in accordance with policy DC3.

Green Belt

The application site is situated in the Green Belt and as such MBLP policy GC12 is applicable. This policy states that alterations and extensions to existing houses in the countryside may be granted for up to 30% of the original floor space providing the scale and appearance of the house is not significantly altered. There are three exceptions to this rule namely where the proposal lies within a group or ribbon of development; where the extension is to provide basic amenities and where the extension is to provide a conservatory.

The application site is situated in an established residential cul-de-sac and as such is considered to form part of a group of houses. Nevertheless, the proposal would result in a floor space increase of 13%. In this respect the proposal would not be considered a disproportionate addition to the dwellinghouse that would significantly alter the scale and appearance of the existing property.

Taking into account the context of the site within an established residential development, in addition to the scale of the proposed extension, the proposal is not considered to adversely affect the character and appearance of the Green Belt.

Trees

The proposed extension would sit directly above an existing single storey garage and not result in any increase in the footprint of the existing property. No trees are proposed to be removed and those protected by a Tree Preservation Order are located to the rear site boundary approximately 30 metres away. It is therefore considered that the proposed development would not lead to the loss or threat to the well being of these trees.

CONCLUSIONS AND REASON(S) FOR THE DECISION

In conclusion, consideration has been given to objections received in respect to loss of amenity and impact on the character and appearance of Edgehill Chase. It is considered that the overall design of the extension would reflect that of the existing site and neighbouring properties. Though all properties within Edgehill Chase were constructed as part of one development, they all vary to a degree in both lay-out and scale. It is therefore considered that the proposal would not be out of character with the area and would therefore not be considered detrimental to the wider street view. In addition, consideration has been given to concerns raised in respect of a potential for increased number of cars on the site. There would be adequate on site parking to accommodate a property of this scale and would therefore have minimal impact on highway safety.

It is therefore considered that the proposed first floor extension would be compliant with Local Plan policies and a recommendation of approval is given subject to condition.

Application for Householder

RECOMMENDATION: Approve subject to following conditions

1. AD01 - Complies with development plan
2. AD02 - Complies objections considered
3. AD14 - Acceptable relationship adjacent and wider
4. AD15 - Acceptable impact on amenity
5. POL01 - Policies
6. A03FP - Commencement of development (3 years)
7. A01AP - Development in accord with approved plans
8. A03EX - Materials to match existing

