

**Application No: 10/4702M**

**Location: 7, PADSTOW CLOSE, MACCLESFIELD, SK10 3NG**

**Proposal: Two Storey Side Extension**

**Applicant: Mr A Storer**

**Expiry Date: 17-Feb-2011**

**Date Report Prepared: 17/02/11**

#### **SUMMARY RECOMMENDATION**

**Approve**

#### **MAIN ISSUES**

**Design**

**Amenity**

**Impact on the street scene**

**Impact on parking**

#### **REASON FOR REPORT**

This application has been called in by Councillor Narraway on the grounds of the potential impact on the street scene and an overbearing effect on the neighbouring property; the application needs to be tested against policies DC1, DC3 and particularly DC43.

The application was deferred from the previous Northern Planning Committee to ensure corrections are made to the report in relation to the stated examples of similar extensions in the area.

#### **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 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.

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

## **VIEWS OF THE PARISH / TOWN COUNCIL**

Not applicable

## **OTHER REPRESENTATIONS**

One letter of objection has been received from Barkers of Macclesfield representing no.5 Padstow Close. Issues raised are:

- Proposal is contrary to DC1.
- It is no longer possible to obtain bricks to match the existing.
- Proposal is contrary to DC2
- Proposal is contrary to DC3
- Proposal will have an overbearing effect on no.5
- Proposal will reduce the gap between properties to 2.25m and be overbearing on the street scene.
- 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.

## **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 of 7 Padstow Close. This will include a fourth bedroom on the first floor and utility room with WC/shower at ground floor.

Dimensions of the extension are 2.145m (w) 6.m (l) and 7.175m (h). The roof is pitched to match the existing roofline. The ridge of the proposed extension would be 0.425m 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 double pane window at first floor. No windows are proposed to be installed in the side elevation. To the rear, a window and door will be installed to ground floor with a narrow, horizontal window installed under the eaves at first floor.

Eaves are to match existing level at 5.15m. Materials are also proposed to match existing.

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 suggests the proposal does not comply with DC2 with concern raised that matching bricks are no longer obtainable. Whilst materials should be conditioned to match existing they are not stipulated to be the *same* as existing. Local examples demonstrate successful development utilising matching materials which are not necessarily the same as existing. It is the applicant's responsibility to source matching materials and development in this area suggests this is possible.

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, and 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 and the set back from the principal elevation means the extension has only limited visibility from the street. This significantly alleviates the creation of a terracing effect and harm to the street scene.

Representation on behalf of no.5 Padstow Close holds no.13 Padstow Close as an example of a two storey side extension in the vicinity. 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. As this site is on a corner plot, it cannot be considered comparable.

There are a variety of examples of similar, although not identical, side extension development in this area. Several incorrect addresses were given as examples in the previous report. Examples of two storey extensions that project up to the side boundary include:

10 Newquay Drive  
12 Newquay Drive  
34 St Austell Avenue  
95 St. Austell Avenue  
97 St. Austell Avenue

These approved extensions have used a variety of effective design elements, including set back, to reduce harm to the street scene.

It is considered that the applicant has satisfactorily addressed potential harm to the street scene and the creation of a terracing effect by setting back the development and ensuring it's subservience to no.7 Padstow Close. It is considered this has achieved 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. In this case a loss of privacy, the creation of an overbearing effect and any a loss of sunlight and daylight should be considered.

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.

Although the side elevation of no.5 faces south, it does not benefit from uninterrupted access to sunlight due to the already close proximity of no.7 Padstow Close. The existing situation is that no.7 blocks sunlight to this elevation and, for much of the year, casts shadow over the window located at first floor.

It is considered that the existing situation will not be further undermined by the proposed development at no 7 Padstow Close and that the window to the first floor side elevation of no.5 will maintain access to an adequate amount of day light.

As the development does not extend beyond the front or rear of the property, it is considered that an overbearing effect will not be created here.

The rear garden of no.7 and no.5 face east and therefore benefit from full sun in the morning. In the afternoon an element of shadow is currently cast into part of the rear garden of no.5 by the existing dwelling at no.7. It is considered likely that the proposed development will extend this shadow beyond the existing situation. However, access to daylight will remain and, as this proposal will not extend beyond the rear of the property and the roof ridge of the proposal will be 0.425m lower than the existing roof ridge, loss of sunlight is considered to be minimal.

It should be recognised that in suburban areas a degree of overshadowing and a degree of overlooking 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. Whilst this will potentially overlook some of the garden area of the neighbouring principal garden, this window is secondary to the room and the use of narrow, horizontal fenestration, located under the eaves, successfully reduces the potential to undermine privacy of neighbours. It should also be noted that the existing situation allows some mutual overlooking from first floor windows at both no.5 and no.7.

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 (8.9m long and 3m wide) to the front elevation which allows off-street parking. Potential to expand off street parking to the front of the property remains and the existing situation, which will not be undermined, is sufficient for 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. The purpose of MBLP policy is to protect the street scene from the harmful creation of a terracing effect. 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.

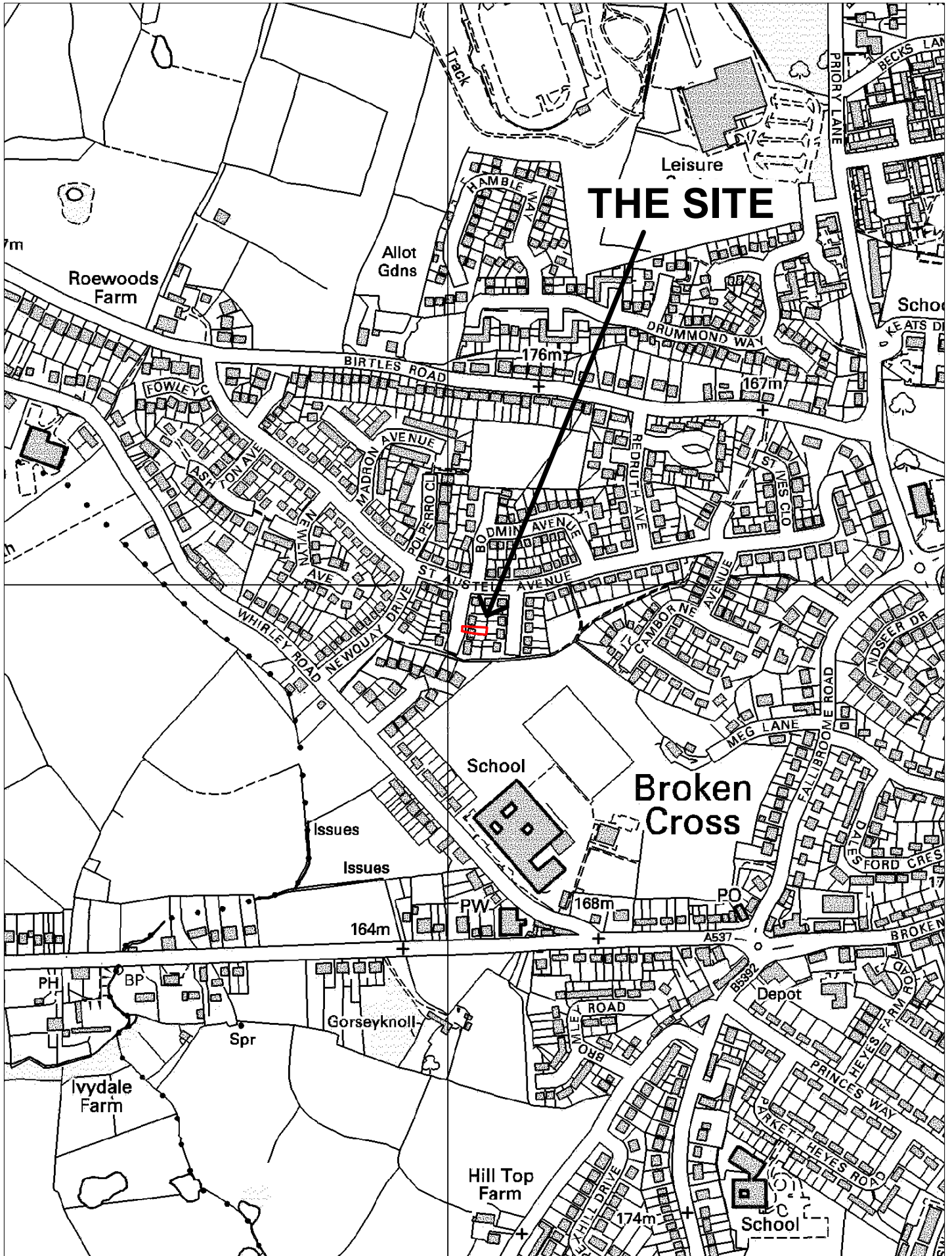
- The extension (which includes a lower roof ridge height), is subservient to the existing dwelling.
- Loss of sunlight and daylight will be minimal
- An overbearing effect will not be created
- Off street parking remains with the potential to expand to the front of the property.
- Very similar development can be identified within the Greenside estate.

The proposal is therefore recommended for approval with conditions.

Application for Householder

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A04AP - Development in accord with revised plans (numbered)
3. A07GR - No windows to be inserted into the side elevation
4. A02HP - Provision of car parking (scheme to be submitted)
5. A03EX - Materials to match existing



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