

Application No: 11/0274M

Location: 106, BUXTON ROAD, MACCLESFIELD, SK10 1JS

Proposal: DEMOLITION OF EXISTING GARAGE & CONSTRUCTION OF NEW GARAGE WITH VEHICLE HARDSTANDING

Applicant: MR & MRS P FINDLOW

Expiry Date: 11-Apr-2011

SUMMARY RECOMMENDATION

Delegated Authority to the Head of Planning and Housing in consultation with the Chairman to APPROVE with conditions subject to addressing any issues raised within the consultation period.

MAIN ISSUES

Impact of the development on:-

- **Heritage Assets**

REASON FOR REFERRAL

This application is to be determined by the Northern Area Planning Committee because the applicant is a Borough Councillor.

DESCRIPTION OF SITE AND CONTEXT

The application site is 'L' shaped and measures 968 sq. m. The plot contains a semi-detached two storey Georgian property constructed circa 1806 which is a Grade II listed building. The property has a small front yard bounded by hedging and wrought iron entrance gates and the rear curtilage comprises a 3m high red brick wall with an attached outbuilding currently used as a garage and domestic store which was constructed at a similar time. The rear garden also contains a number of mature and semi-mature trees including a row of cherry blossom trees adjacent to the party wall with no. 108 and a multi-stemmed sycamore tree, two other mature trees central within the rear garden and two sycamore trees protected under the Tree Preservation Order for Buxton Road/ Flint Street.

The original house is said to have been built by a silk manufacturer, who also built the adjacent weavers' houses, Nos 100-104 Buxton Road and the attached neighbour at no. 108 was the servants quarters which is now occupied as a separate dwelling.

The outbuilding the subject of this permission was constructed at a similar time to the main house; it is two storeys with a front garage opening, linear in form running north east to south west in orientation. The building is constructed in an English garden bond with a slate roof and retains many of its original features including cast iron rainwater goods and timber single glazed Georgian multi-paned sash windows. The roof is constructed of slates and supported by a series of timber trusses. This outbuilding is attached to the listed building by the party wall and the adjoining outbuilding which is within the ownership of no. 108.

The site lies within the Buxton Road Conservation Area, a predominantly residential area within Macclesfield and within the settlement boundary line.

DETAILS OF PROPOSAL

The proposals relate to the demolition of this outbuilding and the construction of a replacement outbuilding and associated hardstanding to form a turning area.

It is proposed to demolish the existing garage and WC; the existing garage measures 8.5m in length, 4.8m in width reaching a height of 3.5m to eaves and 5m to the ridge height. The existing garage door is on the northern elevation which is visible from the street.

The replacement outbuilding would measure 6.6m x 6.6m resulting in a square footprint. The orientation of the building would remain as existing, however it would be repositioned 5.5m south of its current position resulting in it being detached from the neighbouring outbuilding and party wall. The replacement building would measure 2.6m to eaves and 5m to ridge height which would give the building a larger expanse of roof and a steep roof pitch. An internal staircase would be provided to a first floor study area with a garage and storage area below. The garage doors would be timber and the design would replicate existing features such as the timber sash windows. New features would include a catslide dormer window on the western elevation and rooflights on the eastern elevation. The plans also show dentilated eaves detailing.

The application forms indicate that the bricks and slates from the existing outbuilding would be re-used and that the turning area would measure 5m x 11m and surfacing materials would incorporate tarmac with a granite sett border.

The external wall of the garage along the site boundary will be retained as a boundary wall and new 1.8m high metal gates including a separate pedestrian and vehicular access points which would be installed to the front of the garage.

RELEVANT HISTORY

09/1384M remove a crude plastic extension and replace with brick and slate build, in keeping with the historic building. (listed building consent) approved 14/08/2009

POLICIES

The development plan includes the North West of England Plan Regional Spatial Strategy 2021 (RSS) and the Macclesfield Borough Local Plan 2004.

The relevant development plan policies are:

Regional Spatial Strategy

None Relevant

Local Plan Policy

BE2 Preservation of Historic Fabric

BE3 Conservation Areas

BE4 Design Criteria in Conservation Areas

BE15 Listed Buildings

BE16 Setting of Listed Buildings

BE17 Preservation of Listed Buildings

BE18 Design Criteria for Listed Buildings

Other Material Considerations

Planning Policy Statement 5 (Planning and the Historic Environment)

CONSULTATIONS (External to Planning)

English Heritage – None received at time of writing report.

VIEWS OF THE PARISH COUNCIL

None received at time of writing report.

OTHER REPRESENTATIONS:

None received at time of writing report.

APPLICANT'S SUPPORTING INFORMATION

Heritage Statement

OFFICER APPRAISAL

The outbuilding in question is listed by virtue of its attachment to 106 Buxton Road which is a Grade II listed building. The outbuilding could be considered a heritage asset in its own right as it was constructed at a similar time and contains period features; the building is constructed of English Garden Bond with a slate roof supported by timber trusses and

includes cast iron rainwater goods and timber single glazed Georgian multi-pane sash windows. The floor tiles also appear to be original. It should also be noted that the original coach door has been infilled to create the garage door that exists at present. The outbuilding makes a very limited contribution to the character and appearance of the Conservation Area as it is only glimpsed from public vantage points along Buxton Road. Policy BE4 outlines a presumption against the demolition of buildings that add a positive contribution to the character of the Conservation Area. In this case the contribution in terms of visual impact and historic fabric is minimal.

The replacement building would be constructed of the salvaged materials and would match the height, orientation of the existing building. It would also contain first floor accommodation. In addition the additional hardstanding area would contain traditional surfacing materials such as granite setts. The railings would match the traditional design of the railings bounding the front yards of properties along Buxton Road.

That said, the footprint of the replacement building would be bigger, it would have a square rather than linear footprint, it would be sited in a different position and would no longer have its gable end facing the street. The massing of the building would also be altered, as the roof form would be particularly prominent and new features such as rooflights, dentilated eaves and a catslide dormer window would be introduced.

The outbuilding is not contained within the list description of the listed building; however it does contribute to some extent to the setting of the listed building.

Whilst the appearance of the building would be altered, the building would be sympathetic to the character of the outbuilding it is to replace. The presence of a large outbuilding to the rear of the site would be maintained, the boundaries to the property would be preserved, through the careful use of boundary walls and railings, and the original features and materials would be retained and re-used. The introduction of new features such as the rooflights and dentilated eaves would have a limited impact on the appearance of the building and the siting of the catslide roof would have no impact upon the character of the property or the Conservation Area as it would not be readily visible from public vantage points.

It is therefore considered that the proposals would preserve the character of the Conservation Area and the listed building.

It is however considered necessary to condition that the roof slates, brickwork rainwater goods, floor tiles and windows are salvaged and re-used where possible. The replacement building should also be constructed using English Garden bond and lime based mortar and a layout plan should be submitted indicating where the traditional surfacing materials would be utilised. The works associated with the boundary walls would also be conditioned accordingly, and the building should utilise conservation style rooflights.

CONCLUSIONS

In conclusion the proposals would preserve the character and appearance of the Conservation Area and would continue to respect the special qualities of the listed building. The proposals as conditioned would preserve the historic fabric of the existing building. In so

doing the proposals accord with policies BE2 Preservation of Historic Fabric, BE3 Conservation Areas, BE4 Design Criteria in Conservation Areas, BE15 Listed Buildings, BE16 Setting of Listed Buildings, BE17 Preservation of Listed Buildings and BE18 Design Criteria for Listed Buildings, within the Macclesfield Borough Local Plan 2004.

RECOMMENDATION

Application for Listed Building Consent:

Delegated Authority to the Head of Planning and Housing in consultation with the Chairman to APPROVE with conditions subject to addressing any issues raised within the consultation period.

Conditions:

1. Standard Time Limit
2. Submission of samples of building materials
3. Development in accord with approved plans
4. Protection of features
5. Specification of bonding of brickwork
6. Method statement
7. Details to be approved
8. Rainwater goods
9. Roof lights set flush
10. Specification of window design / style
11. Garage doors
12. Layout plan

Location Plan: Cheshire East Council Licence No. 100049045

