

Application No: 11/0731M  
Location: 21, HOLMESWOOD CLOSE, WILMSLOW, SK9 2GT  
Proposal: Two storey side extension  
Applicant: Danial Latham  
Expiry Date: 08-Apr-2011  
Ward: Wilmslow North

**SUMMARY RECOMMENDATION**  
**APPROVE subject to conditions**

**MAIN ISSUES**

**Impact of the development on:-**

- **Neighbouring Amenity**
- **Highway Safety**
- **Character of the Area**

**REASON FOR REFERRAL**

This application is to be determined by the Northern Area Planning Committee because it has been called in by Councillor Whiteley on the following grounds:

‘This proposed extension is an over development of the site and will unduly impact on neighbouring properties. Planning reasons include policies BE1, DC1, DC2, DC3, DC38 and DC43.’

**DESCRIPTION OF SITE AND CONTEXT**

The application site comprises a modern two storey end terrace situated within a modest rectilinear curtilage, located on Holmeswood Close within the ‘Summerfields’ estate accessed off the A34 in Wilmslow. The site lies within a predominantly residential area.

**DETAILS OF PROPOSAL**

The proposals relate to the erection of a 1.5 storey high side extension measuring 2.54m wide, 8.11m in length and reaching a height of 2.8m to eaves and 5.6m to ridge height. The design would incorporate a pod bay window with hipped roof dormer window above on the

front elevation and ground floor patio doors to the rear. The extension would incorporate an extended dining room with bedroom above.

## **RELEVANT HISTORY**

10/4923M two storey side extension withdrawn

## **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**

DP1 (Spatial principles)  
DP7 (Criteria to promote environmental quality)

### **Local Plan Policy**

BE1 Design Guidance  
DC1 Design  
DC2 Design- Extensions  
DC3 Amenity  
DC38 Space Light and Privacy  
H13 Protecting residential areas  
DC43 Side extensions

### **Other Material Considerations**

Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Statement 1 (Delivering Sustainable Development- Climate Change Supplement)

## **CONSULTATIONS (External to Planning)**

**None consulted**

## **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**

**None received**

## **OFFICER APPRAISAL**

### **Principle of Development**

The site lies within the settlement boundary of Wilmslow where there is a presumption in favour of development. In addition, the proposals relate to development ancillary to the enjoyment of a dwellinghouse and the site lies within a predominantly residential area. As a consequence, the use and type of development is also appropriate within this area.

### **Design Standards**

The extension proposed would be of an appropriate scale when compared to the existing property as it would be set back from the front elevation by 0.4m and the overall height would be substantially recessed below the height of the existing dwellinghouse by 2.15m. As the property is sited at the end of the cul de sac where views are terminated by the presence of the timber closeboarded fence, the visual impact of the extension from views from Holmeswood Close would be limited.

Whilst the extension would introduce new features such as the hipped roof and dormer window, the windows would be aligned with the existing windows on the property, the bay window and patio window reflect existing windows on the property and the extension would replicate the barge board eaves detailing.

It should also be noted that no. 6 Daresbury Close has a similar extension of near identical proportions and the host property is similar in terms of appearance and its position as an end terrace unit.

Policy DC43 indicates that side extensions should be sited 1m from the side boundary to prevent a terraced street effect. In this instance, the existing context is already a terraced street. The extension of the end terrace would not result in the creating of a larger terrace as the nearest residential properties at Daresbury Close lie perpendicular to Holmeswood Close.

The policy is designed to ensure that side extensions to properties would not cumulatively alter the character of the wider area. In this instance, it is noted that the addition of a side extension to an existing terrace property would not alter the character of this section of the 'Summerfield' estate either individually or cumulatively.

### **Amenity**

In terms of overlooking, the front and rear elevations would not project beyond the existing front and rear building lines of the property and therefore the impact on neighbours to the front and rear would not be materially worse than that which exists at present. In terms of overlooking to properties along Daresbury Close, no windows are proposed in the side elevations of the extension however as windows could be inserted under permitted development rights, it is considered appropriate to remove permitted development rights for new windows within the extension.

The proposed extension would be sited 0.15m from the side boundary of the property which backs onto the rear curtilages of 6-14 Daresbury Close. The existing property is 14m from the rear elevation of no's 6-14 Daresbury Close and the extension would reduce this to 11m. Whilst this figure would be below the 14m required between habitable and non habitable rooms, as the side elevation of the extension would not contain any windows, it is considered that a reduced distance would not result in overlooking to properties along Daresbury Close. In terms of light, the extension is sited to the west of properties along Daresbury Close and only no's 10 and 12 would be affected by the extension. In terms of loss of light to windows, as the extension measures a maximum height of 5.6m and would be 11m, from the rear elevations, the proposals would not result in a loss of light to principal windows. That said, the impact of overshadowing on the rear gardens areas is also a material consideration. It is not considered that the overshadowing as a result of the extension would have a significant adverse impact upon amenity as the existing property already overshadows the rear gardens to no's 10 and 12 Daresbury Close and as the extension has a reduced height compared to the existing dwelling, the area of garden overshadowed would not be greater as a result of the extension.

The existing property would retain ample amenity space as the extension would not encroach within the rear garden area.

### **Highway Safety**

The extension will eliminate space for vehicular parking at the side of the property. That said, the front yard measures 6.5m wide and 8m deep which is sufficient space to park two vehicles off the street. In any event this is a quiet cul de sac with no on street car parking restrictions. It is considered that as the property would retain space for two off street car parking spaces, the proposals would not have an adverse impact upon highway safety.

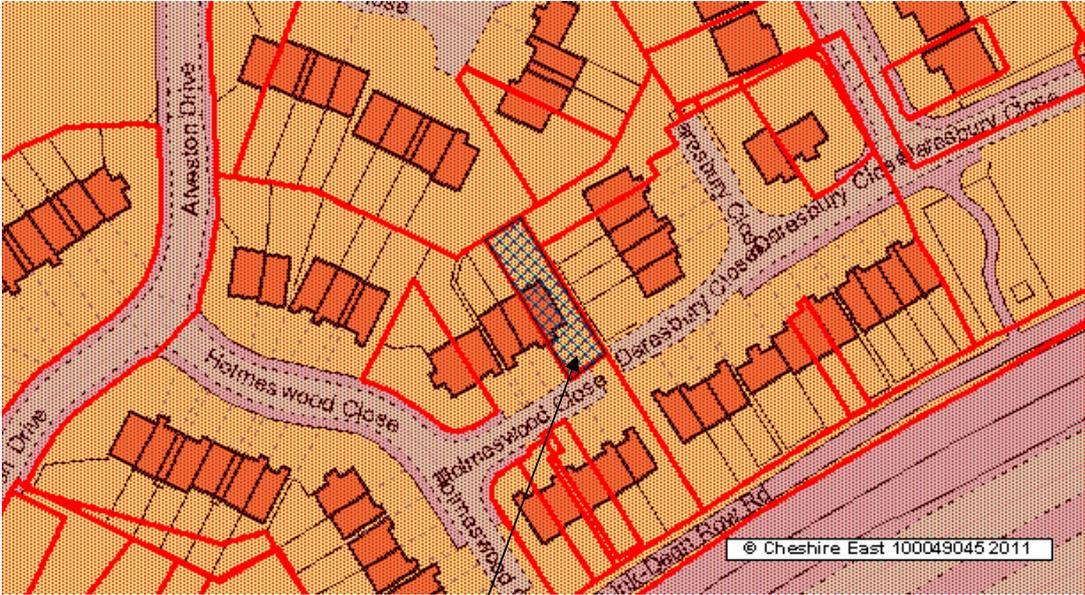
### **CONCLUSIONS**

In conclusion the proposals would preserve the character and appearance of the existing building and the surrounding area. The proposals as conditioned would not raise concerns for neighbouring amenity or highway safety. In so doing the proposals accord with policies BE1 Design Guidance, DC1 Design, DC2 Design – Extensions, DC3 Amenity, DC6 Circulation and Access, DC38 Space Light and Privacy and DC43 Side Extensions within the Macclesfield Borough Local Plan 2004.

### **RECOMMENDATIONS**

**APPROVE** subject to following conditions

- 1. Standard Time Limit**
- 2. Materials to match existing**
- 3. Approved plans**
- 4. No new windows in side elevation**



The Site