

Application No: 12/4219M
Location: 19, CALDY ROAD, HANDFORTH, SK9 3BY
Proposal: Single-storey side extension, and change of use of land to form part of the residential curtilage
Applicant: MR & MRS CLIVE BYRNE
Expiry Date: 07-Jan-2013

Date Report Prepared: 7th December 2012

SUMMARY RECOMMENDATION

Approval subject to condition.

MAIN ISSUES

- Impact on the character and appearance of the application site and wider estate;
- Impact on the residential amenity of nearby properties.

REASON FOR REPORT

The application has been called into Northern Planning Committee by Councillor Barry Burkhill on the grounds that the area of land forming the application site is designated incidental open space within an area of open plan residential development. Neighbours are concerned that this open space amenity area would be lost which could threaten other similar areas in the neighbourhood.

DESCRIPTION OF SITE AND CONTEXT

This application relates to a residential plot situated within an established housing estate. The site occupies a corner plot between Caldby Road to the northwest and Anderton Way to the northeast. The site is positioned within a predominantly residential area as outlined within the Macclesfield Borough Local Plan 2004.

DETAILS OF PROPOSAL

Approval is sought for a single storey side extension. It is considered that the land, on which the proposed extension is sited, is classified as incidental open space and as such a change of use to form residential garden is also proposed. It is stressed to members that the land in question does fall within the applicants' ownership, as identified on Land Registry Plan reference: CH6198.

RELEVANT HISTORY

12/2911M Proposed single storey side extension

Invalid, 10.09.2012

POLICIES

Regional Spatial Strategy

- DP1 Spatial principles applicable to development management
- DP2 Promote sustainable communities
- DP7 Criteria to promote environmental quality

Local Plan Policy

- BE1 High standards of design
- DC1 High quality design for new build
- DC2 Design quality for extensions and alterations
- DC3 Protection of the amenities of nearby residents
- DC6 Circulation and access
- DC38 Guidelines for space, light and privacy for housing development
- DC43 Side extensions
- RT2 Protection of incidental open space

National Planning Policy Framework

Chapter 7 Requiring good design

CONSULTATIONS (External to Planning)

Highways: No formal comments at this stage.

VIEWS OF THE PARISH / TOWN COUNCIL

Handforth Parish Council: No comments received at the time of preparing this report.

OTHER REPRESENTATIONS

Representations have been received from no.4 and no.6 Anderton Way. Each raise objection to the proposal on the following grounds:

- The area is designated as incidental open space and is within a purpose built open plan area; building on it would be contrary to policy RT2;
- The proposal will make existing parking experienced on Anderton Way problems worse.

A response to each point of objection has been received from the applicants. Their response is summarised as follows:

- The proposal will not extend above the whole area of green space;
- The development is to provide 1 no. additional bedroom and a dining room; existing onsite parking allows for 2 no. vehicles to be parked off the highway.

OFFICER APPRAISAL

Design and Character

The application site is located within an established residential housing estate comprising a mix of types of accommodation, including detached bungalows, semi-detached dwellings and

flats. The estate is typical in character and appearance to other circa 1960/70's housing developments found within the area.

The application site comprises a detached bungalow with private gardens to the front and rear. It is a gate way site positioned on the southern side of the road junction to Anderton Way and mirrors the layout and form of no.17 Caldly Road opposite.

The proposed extension would project 3.5m beyond the side elevation of the bungalow. The extension would be stepped back from the front elevation and would have a hipped roof. Materials are to match the existing building and the development would reflect the design characteristics of the existing, and neighbouring properties.

Concern has been raised as to the loss of a piece of incidental open space that would have a harmful impact on the open character of the housing estate. It is clear that the housing development was designed in such a way to create a sense of openness. Though the proposed scheme would bring the built form of the existing site closer to Anderton Way; a distance of approximately 3.8m would still remain between the proposed extension and the footpath. Taking account of the scale and form of the proposed development relative to the green space that is to remain; it is not considered that the development would detract from the open character of the wider estate.

Amenity

Approximately 13m would remain between the proposed extension and the rear site boundary shared with no.7 Anderton Way. This boundary is served by the side elevation of this neighbouring property and an established hedge measuring approximately 1.8m in height. Taking account of the distances involved and the level of natural screening to this boundary; the development would not incur a harmful loss of amenity to this neighbouring site.

A distance of approximately 16m would remain between the proposed extension and the side elevation of no. 17 Caldly Road. Windows proposed within the side elevation of the proposed extension are either secondary or serve non-habitable accommodation. 1 no. window is located within the side elevation of no.17 Caldly Road and taking account of the existing site circumstances it is not considered that the development would result in a harmful loss of amenity by virtue of a loss of privacy, daylight or overbearing impact.

Sufficient distance would remain between windows positioned within the front elevation and the flats opposite to adequately accord with those outlined within policy DC38.

Highways

The proposed development would provide 1 no. bedroom, resulting in a no.2 bedroom property. There is parking available on the site to accommodate 2 no. vehicles. This is considered sufficient for a property of this size and no highway safety issues are anticipated.

Other matters/incidental open space

Objection has been raised on the grounds that the proposed development would be contrary to Local Plan policy RT2. This policy is detailed as follows:

Incidental open spaces/amenity areas in residential areas will normally be protected from development and enhanced as appropriate.

This policy seeks to protect open spaces as an alternative for children's play. The site serves the curtilage boundary to no.19 Caldy Road and clearly contributes to the visual amenity of the area; nevertheless, having regard to the site context, the site does not directly have a purpose of providing an alternative site for 'children's play'. Furthermore, the proposed development would not result in the complete loss of this piece of land. The development would not be contrary to the objectives of this policy.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Consideration has been given to the concerns and objections raised, nevertheless, the proposal is considered to adequately accord with the relevant design, amenity, highway safety, and open space policies of the Local Plan. A recommendation of approval is given.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A01AP - Development in accord with approved plans
2. A03FP - Commencement of development (3 years)
3. A06EX - Materials as application

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