

**Application No:** 09/0293M  
**Location:** EAST COTTAGE, NARROW LANE, POYNTON, MACCLESFIELD, CHESHIRE, SK10 4NZ  
**Proposal:** REAR FIRST FLOOR BATHROOM EXTENSION AND REFURBISHMENT/UPGRADE OF REAR FLAT ROOF/PATIO AND ELEVATIONS  
  
**For** MR MATHEW WEST  
  
**Registered** 11-Mar-2009  
**Policy Item** No  
**Grid Reference** 393199 382359

**Date Report Prepared:** 16<sup>th</sup> April 2009

**SUMMARY RECOMMENDATION:** Approve subject to conditions

**MAIN ISSUES:**

- Impact upon the openness and character of the Green Belt
- Impact upon residential amenity for occupants of neighbouring dwelling

**REASON FOR REPORT**

This application has been brought to the Northern Planning Committee in accordance with paragraph 2(b) of the New Cheshire East Constitution.

The applicant is an immediate family member of Councillor West.

**DESCRIPTION OF SITE AND CONTEXT**

The application site in question is a two storey semi detached dwelling sited within an isolated rural location. The site is designated within the Local Plan as Cheshire Green Belt.

**DETAILS OF PROPOSAL**

This application seeks full planning permission for the small first floor rear extension and alterations to an external rear patio area.

**RELEVANT HISTORY**

- 08/0503p Pitched roof to replace existing flat roof/balcony to existing rear extension, first floor extension to rear above existing, conservatory to rear. Approved with conditions 24.04.2008
- 07/0736p Pitched roof to existing flat roof rear extension, second storey rear extension and rear conservatory (resubmission of 06/3096p). Approved with conditions 31.05.2007
- 06/3096p Pitched roof to existing flat roof rear extension, single/two storey side extension. Refused 02.05.2007

22790PB      Porch & Lounge extension. Approved 22.05.1980

## **POLICIES**

### **Regional Spatial Strategy**

RDF 4 (Green Belts)

DP2 (Promote Sustainable communities)

DP7 (Promote Environmental Quality)

### **Local Plan Policy**

BE1 (Design Guidance),

GC12 (Alteration and Extension to Houses),

DC1, DC2, DC3, DC38 (Standard Design, Amenity and Space)

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

Not yet received

## **OTHER REPRESENTATIONS**

None received

## **OFFICER APPRAISAL**

### **Policy**

Policies GC1 and GC12 of the Macclesfield Borough Local Plan state that limited extensions may be granted for up to 30 % of the original dwelling's floor area provided the scale and appearance of the dwelling is not significantly altered.

There are exceptions to this policy for a conservatory or developments located within a group or ribbon of development, where the proposed extension would not be harmful to the character and appearance of the countryside. It is not considered however that these exceptions are relevant in this particular case.

### **Principal of Development**

The property has had a number of extensions in the past, which already exceed the 30% afforded to properties located with Green Belt.

Within the recent past this site has been subject to a number of applications. The most recent of these was application 08/0503P. This permitted the construction of a first floor rear extension, pitched roof to replace existing flat roof/balcony and a conservatory to rear in 2008.

This most recent approval permitted extensions in excess of the normal 30% limit. This decision was taken in recognition of particular site characteristics including improvements to design and the overall beneficial impact on the Green Belt.

The applicant now seeks to minimise the cost of the proposed alterations and is proposing to significantly reduce the proposed development. Specifically, the conservatory, single storey pitched roof and the rear dormer window are to be omitted. The applicant now seeks consent for the following only:

- A first floor rear/side extension
- New stainless steel and glass balustrade around the external patio area at first floor
- A additional patio doors on the rear elevation at ground floor
- Porch roof on the eastern side elevation
- Velux window in the rear elevation
- Stone parapet wall on the eastern side elevation

### **Green Belt Policy**

The proposed first floor extension would provide a small infill development creating approx 4.7m of additional floor space to the dwelling. In order to enhance visual amenity and having regard to similar extensions which have occurred on the adjoining property the principle of the first floor extension has already been established under permission both permission 07/0736P and 08/0503P. The increase in floor space and built form to the dwelling has been significantly reduced and is therefore unlikely to have a harmful impact upon the character and openness of the surrounding Green Belt.

### **Design**

The ridge height of the proposed first floor extension has been designed so as to be set down slightly from the existing so as to be a subservient addition to the existing dwelling. It is considered that the external alterations proposed will upgrade and assist in improving the visual appearance of the dwelling. The applicant proposes to use facing materials to match the existing so as to be sympathetic to the character and appearance of the existing dwelling. The proposal is therefore considered to comply with the Council's design policies

### **Residential amenity**

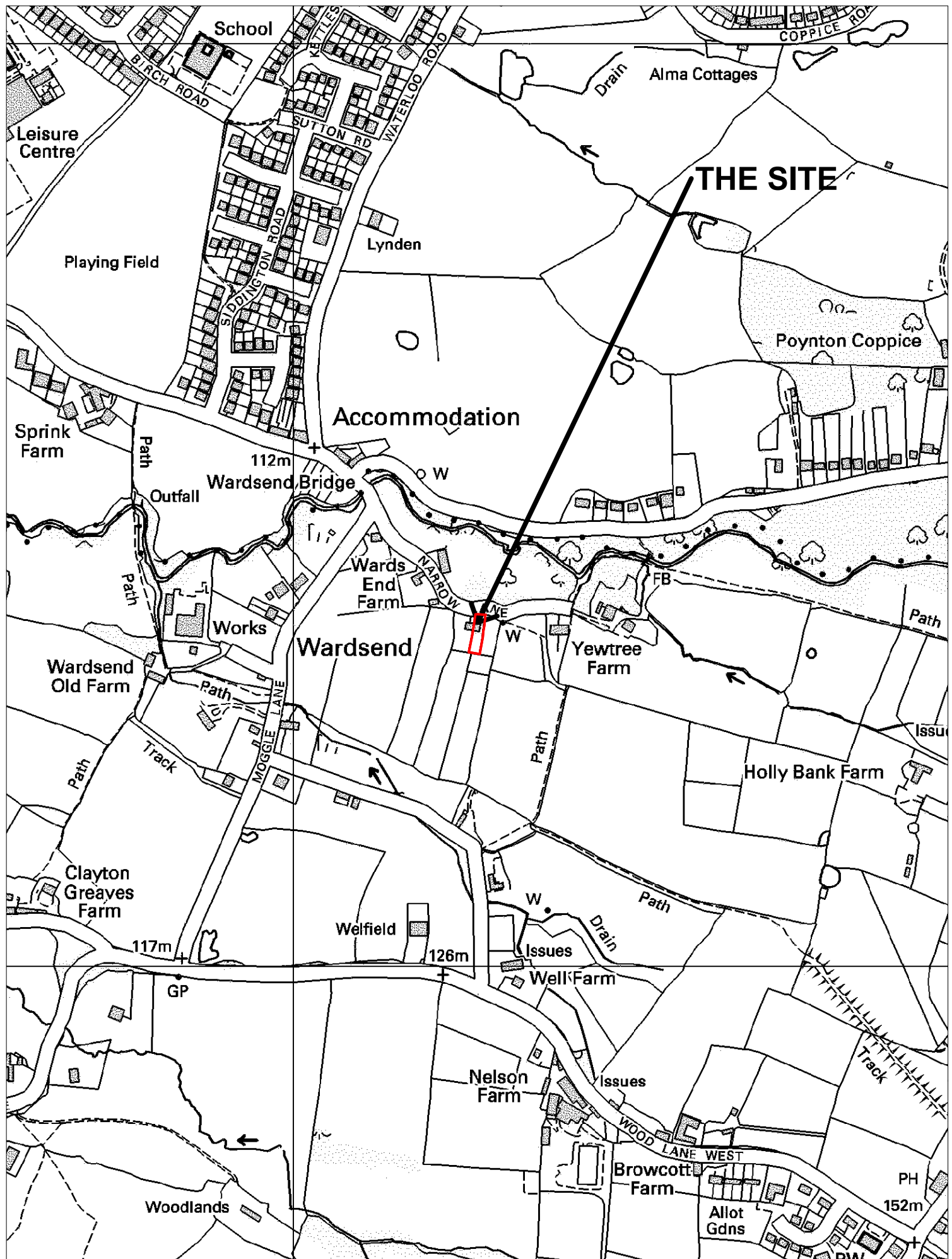
Given the siting of the first floor extension, the proposal will not impact upon the amenity of the neighbouring property.

Taking into consideration that there is already an existing external patio area the amendments to provide a new balustrade will not affect the existing privacy levels between the application site and the neighbouring property. It is considered that the proposal will have a minimal impact upon residential amenity and therefore complies with policies DC3 and DC38 of the Local plan

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

In light of the above, taking into consideration the individual merits of the site, the proposal is considered to be acceptable development within the Green Belt and is therefore recommended for approval subject to conditions.





EAST COTTAGE, NARROW LANE, POYNTON, MACCLESFIELD, CHESHIRE, SK10 4NZ

NGR : 392,760, 381,870

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Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

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