

Planning Reference Number	09/0773M
Application Address:	23, Ashford Road, Wilmslow, Cheshire, SK9 1QD
Proposal:	Single Storey Front Extension And Pitched Roof Over Existing Flat Roof
Applicant	Mr Wesley Fitzgerald
Application Type	Full Planning
Ward	Alderley
Earliest Determination Date	20 May 2009
Expiry Date	28 May 2009
Date Report Prepared	18 May 2009
Registered	03-Apr-2009
Policy Item	No
Grid Reference	384160 379609

SUMMARY RECOMMENDATION

- Approve subject to conditions

MAIN ISSUES

- Design and impact on the street scene

1. REASON FOR REFERRAL

The application has been referred to the Southern Planning Committee because the applicant is the Leader of Cheshire East Council.

2. DETAILS OF PROPOSAL

The application is for a householder development. The existing dwelling on the site is detached and lies with a small modern housing development. The existing dwelling has a single storey flat roof section that extends forward of the main two storey body of the dwelling, as is typical of the original form of the dwellings on Ashford Road. The proposal seeks to extend this single storey element across the full width of the dwelling, to provide a study, and create a pitched roof over the single storey section. The roof would be hipped at both sides towards the centre of the dwelling, broken up with a gabled porch in the centre. The extension would involve the loss of a small ornamental garden tree.

3. RELEVANT HISTORY

None

4. POLICIES

Regional Spatial Strategy

Policies DP1 and DP7 of the North West of England Plan Regional Spatial Strategy to 2021 are strategic policies of general relevance in terms of objectives to improve the built environment in a sustainable manner.

Local Plan Policy

Policies BE1, DC1, DC2 and DC3 of the Macclesfield Borough Local Plan (2004) are of more direct relevance to this proposal. Policies BE1, DC1 and DC2 seek to ensure a high quality design of development that is sympathetic to the locality and compatible with the street scene and architecture of existing and surrounding buildings. Policy DC3 specifies that development must not result in significant injury to residential amenity through issues such as loss of privacy and overbearing impact.

5. OTHER REPRESENTATIONS

1 letter of support has been received from the occupier of the adjoining dwelling, No.21 Ashford Road: It states: we believe it will not only improve the property itself but contribute to the overall appearance of Ashford Road. Several other houses, including ours, have undergone similar kinds of work, so that many of the large, unappealing flat roofs have been replaced in differing, individual ways making for a pleasanter environment.

6. OFFICER APPRAISAL

Design

Located at the front of the dwelling, the proposed extension will be clearly visible from the street scene and will have a visual impact. The design, scale and materials of the extension are therefore particularly important. The existing building is a post-war dwelling of simple form constructed of brick, render panels and dark grey Marley modern roof tiles. The houses along Ashford Road are of a relatively uniform style, with many having had minor alterations and extensions to the front elevation.

The extension does not project closer to the highway than the existing flat roof section of the building, and would effectively continue that element of the building across the full width of the house. The extension incorporates a recessed porch that would serve to break up the front elevation. The entrance way includes a full length glazing panel which also softens the front elevation. Materials are specified to match the existing. Other properties in the area have had various types of pitched roof extensions to the front elevation. As such the visual impact and design of the extension is considered to be appropriate and in accordance with relevant development plan policies.

Amenity

The extension would be located on the front of the dwelling nearest to No.25 Ashford Road. The extension maintains the same distance to the side boundary as the main body of the dwelling and does not project past the building line of No.25 Ashford Road. The roof is hipped away from the boundary and there would be no detrimental impact in terms of loss of light, loss of privacy or overbearing impact to the adjoining

dwelling. As such the proposal is considered to accord with local plan policy DC3. The other adjoining neighbour has written in to support the proposal.

Other considerations

The extension would involve the loss of a small ornamental garden tree which is not of significant amenity value to the street scene. The off-street parking provision on the site remains unaffected.

7. CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed extension by virtue of its scale, design and materials would be sympathetic to the existing building, the surrounding buildings and the street scene. As such it would be compliant with Local Plan policies BE1 (design principles for new developments), DC1 (high quality design for new build) and DC2 (compatible form of extensions and alterations). The proposed development would not harm the living conditions of the occupiers of the adjoining dwellings and therefore accords with local plan policy DC3 (protection of the amenities of nearby residential properties). The proposal also accords with the development principles of policies DP1 (spatial principles) and DP7 (criteria to promote environmental quality) of the North West of England Plan Regional Spatial Strategy to 2021. There are not considered to be any material considerations to outweigh a decision in accordance with the Development Plan and as such the application is recommended for approval subject to conditions.

8. RECOMMENDATION : Approve subject to following conditions

- 1. Commencement of development (3 years)**
- 2. Development in accord with approved plans**
- 3. Materials to match existing**

