

Application No: 09/0568M
Location: 20, GASKELL AVENUE, KNUTSFORD, CHESHIRE, WA16 0DA
Proposal: GARDEN ROOM EXTENSION

For DR S DEAN

Registered 20-Mar-2009
Policy Item No
Grid Reference 374828 378561

Date Report Prepared: 1 June 2009

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

- Impact upon the Listed Building
- Impact upon the Conservation Area
- Impact upon residential amenity of neighbouring property.

REASON FOR REPORT

The application was due to be determined under delegated powers, however, concerns were raised over the proposed design and revised plans were submitted. The revised plans now propose an extension similar to that refused by the Planning Sub Committee of Macclesfield Borough Council in November 2008, contrary to officer recommendation. Consequently the application has been referred to the Northern Planning Committee by the Head of Planning & Policy.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a mid-terraced Grade 2 Listed property with rear garden area. The site is located within a Predominantly Residential Area in the Knutsford Town Centre Conservation Area as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This application seeks full planning permission to erect a single-storey rear garden room. An accompanying application for Listed Building Consent (09/0654M) appears elsewhere on the agenda.

RELEVANT HISTORY

09/0027P – Single-storey rear extension (renewal of 06/0962P) – Approved 27.04.2009

09/0028P – Single-storey rear extension (renewal of 06/0963P) – Approved 23.04.2009

08/2081P – Single-storey rear extension – Refused 05.11.2008

08/2082P - Single-storey rear extension (LBC) – Refused 05.11.2008

08/1103P – Garden room (LBC) – Withdrawn 11.07.2008

08/1128P - Garden room – Withdrawn 11.07.2008

08/0220P – Single-storey rear extension (LBC) - Withdrawn 25.02.2008

07/3152P - Single-storey rear extension - Withdrawn 25.02.2008

06/0963P - Single-storey rear extension (LBC) – Approved 14.06.2006

06/0962P - Single-storey rear extension – Approved 14.06.2006

POLICIES

Regional Spatial Strategy – DP1

Local Plan Policy - BE1, BE2, BE3, BE16, DC1, DC2 and DC3

Other Material Considerations – Knutsford Town Centre Conservation Area Appraisal

CONSULTATIONS (External to Planning)

Knutsford Town Council – Comment on the original plans and recommend refusal as the extension is not in keeping with the Listed Building.

OTHER REPRESENTATIONS

Since the receipt of revised plans, neighbours have been re-notified and given further opportunity to comment by 5 June 2009. Three letters of representation have been received objecting to the original plans on the following grounds:

- Application plans confusing as relationship to existing walls is not clear, and eastern boundary wall is owned by Heath House.
- Scale, form and character not appropriate to its setting.
- Mass, bulk and siting detracts from rear elevation in terms of architectural and historic interest/integrity.
- Masks original features (notably ground floor reception window).
- Harms relationship of Heath Cottage with its neighbours.
- Impact upon amenity of neighbours (loss of privacy and sunlight, and overbearing).
- Contrary to development plan policies.

APPLICANT'S SUPPORTING INFORMATION

A design and access statement has been submitted that outlines the design philosophy behind the proposal.

OFFICER APPRAISAL

As stated above, the revised plans now under consideration are similar to those plans refused last year. However, the applicants have attempted to address the concerns of the previous Committee by reducing the amount of glazing bars and by using a more traditional roofing material.

Listed Building

The proposed garden room extension, which will be erected adjacent to existing side boundary walls, has two parts. A small toilet extension adjacent to the western boundary, and a larger, predominantly glazed garden room. Both elements have a simple lean-to design comprising an aluminium frame, with large glazed openings to the south and east elevations, and lead sheet roofing. The proposed materials will serve to give the extension a lightweight appearance on the historic rear elevation. Furthermore, the extent of glazing will provide opportunities for the existing ground floor window still to be appreciated. The use of lightweight, perhaps contemporary, materials is in contrast to the traditional brick, timber and slate of the host building however, innovative approaches to altering Listed buildings are encouraged in PPG15.

The original fabric of the building is retained, and the main additions to the fabric simply comprise two cavity walls forming the east and west elevations of the extension; the rest of the extension is distinctly lightweight. A more lightweight "touch" to the original building, than that proposed here, would be difficult to achieve. The extension will have minimal impact upon the rear elevation of the building and will not have a significant impact upon its historic fabric. The Conservation Officer concurs with this view noting that it would be capable of removal without much trace of its former existence. Such a minimalist and contemporary design approach is a widely accepted modern conservation practice, and consequently he raises no objections subject to conditions. Overall, the proposal is considered to adequately maintain the architectural and historic integrity of the building and its setting.

Conservation Area

Policy BE3 of the Local Plan permits development within a Conservation Area, which preserves or enhances its character or appearance. Located at the rear of the property, the proposed extension will not be prominent from any public vantage points and will only be visible from neighbouring gardens. Having regard to the acceptable impact upon the Listed Building noted above, and its lack of prominence the proposed structure is considered to adequately preserve the character and appearance of the Conservation Area.

Residential Amenity

Policy DC3 of the Macclesfield Borough Local Plan requires development to not significantly injure the residential amenities of nearby residential property due to loss of privacy, overbearing effect and loss of sunlight and daylight, amongst other matters.

The eastern boundary to the application site shared with Heath House comprises a 2-metre high wall and beyond this, in the neighbour's garden, a recently trimmed hedgerow of a similar height. The boundary wall will screen the extension almost up to eaves level. The neighbour's land immediately adjacent to the extension is also approximately 1 metre higher than the application site, and the extension would not be intrusive. Similarly, the extension does not result in any significant loss of sunlight or privacy to this neighbour.

To the opposite (western) boundary, the wall extends up to 1.8 metres high for 3 metres from the rear elevation, then increases to 2 metres, to where it continues on to meet the neighbour's detached garage. The toilet extension will be constructed immediately adjacent to this wall, projecting out for 1.6 metres from the rear elevation. The garden room, which projects a total of 4.4 metres to the rear, is then pulled in away from the boundary by approximately 2 metres, in an attempt to minimise the impact upon the neighbour. This neighbour at Highwayman's Lodge has a habitable room window close to the boundary, which is the only light source serving a relatively long living room. The extension adjacent to the boundary complies with the 45° guideline from the centre point of the neighbour's window, although the rearmost 700mm of the garden room do breach this notional line. However, it should be noted that this 45° guideline is not formal policy, and is always dependent upon the particular circumstances of the proposal. In this case, it is considered that the 2.3 metre height of the eaves, the distance from the 2-metre high boundary wall, and the materials to be used all reduce the impact upon the neighbour to an acceptable level.

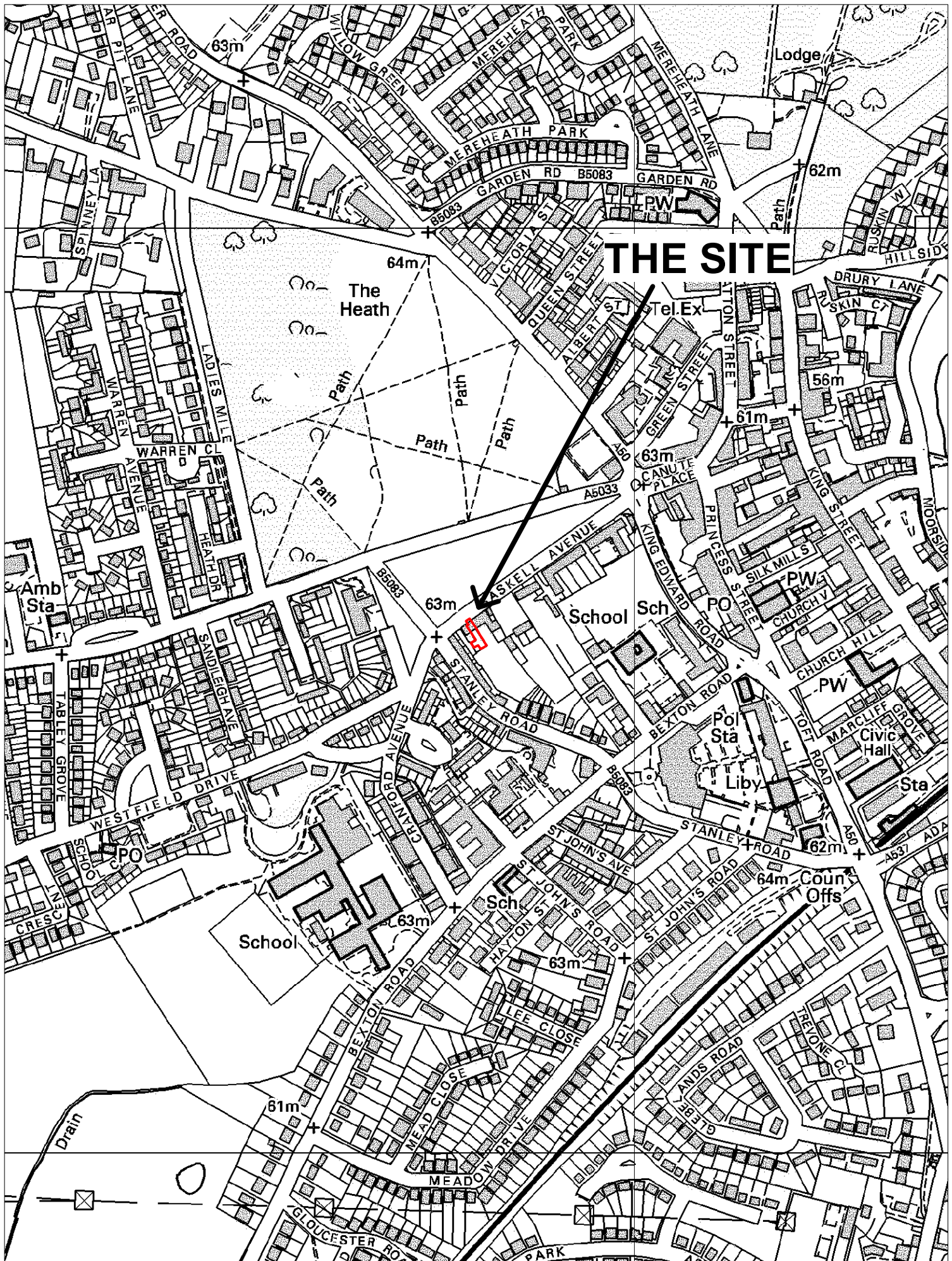
Members should also be aware of what could be constructed without planning permission. A single-storey brick extension could project 3 metres from the rear of this building and have an eaves height of 3 metres immediately adjacent to the boundary. Such an extension would be considerably more harmful to the amenities of the neighbour than the extension proposed here. Listed Building Consent would of course be required; however the impact upon the living conditions of neighbours would not be a consideration.

OTHER MATERIAL PLANNING CONSIDERATIONS

With regard to the comments received in representation, not addressed above, Highwayman's Lodge is shown on the plans to an acceptable level. The ownership of the boundary wall is not a material planning consideration and cannot be afforded any weight in the determination of this application.

RECOMMENDATION

For the reasons outlined above, a recommendation of approval is made.



09/0568M - 20, GASKELL AVENUE, KNUTSFORD, CHESHIRE

N.G.R. - 374,830 - 378,560

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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
4. A15EX - Specification of mortar mix
5. A07EX - Sample panel of brickwork to be made available
6. A11EX - Details to be approved
7. A10EX - Rainwater goods
8. Retention of window
9. Rear elevation