

APPLICATION NO: 09/0654M

LOCATION: 20, GASKELL AVENUE, KNUTSFORD, CHESHIRE, WA16 0DA
PROPOSAL: GARDEN ROOM EXTENSION (LISTED BUILDING CONSENT)

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

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 Listed Building Consent to erect a single-storey rear garden room. An accompanying application for full planning permission (09/0568M) 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08/1103P – Garden room (LBC) – Withdrawn 11.07.2008

08/1128P - Garden room – Withdrawn 11.07.2008

08/0220P – Single-storey rear extension (LBC) - Withdrawn 25.02.2008

07/3152P - Single-storey rear extension - Withdrawn 25.02.2008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

Local Plan Policy - BE18

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.

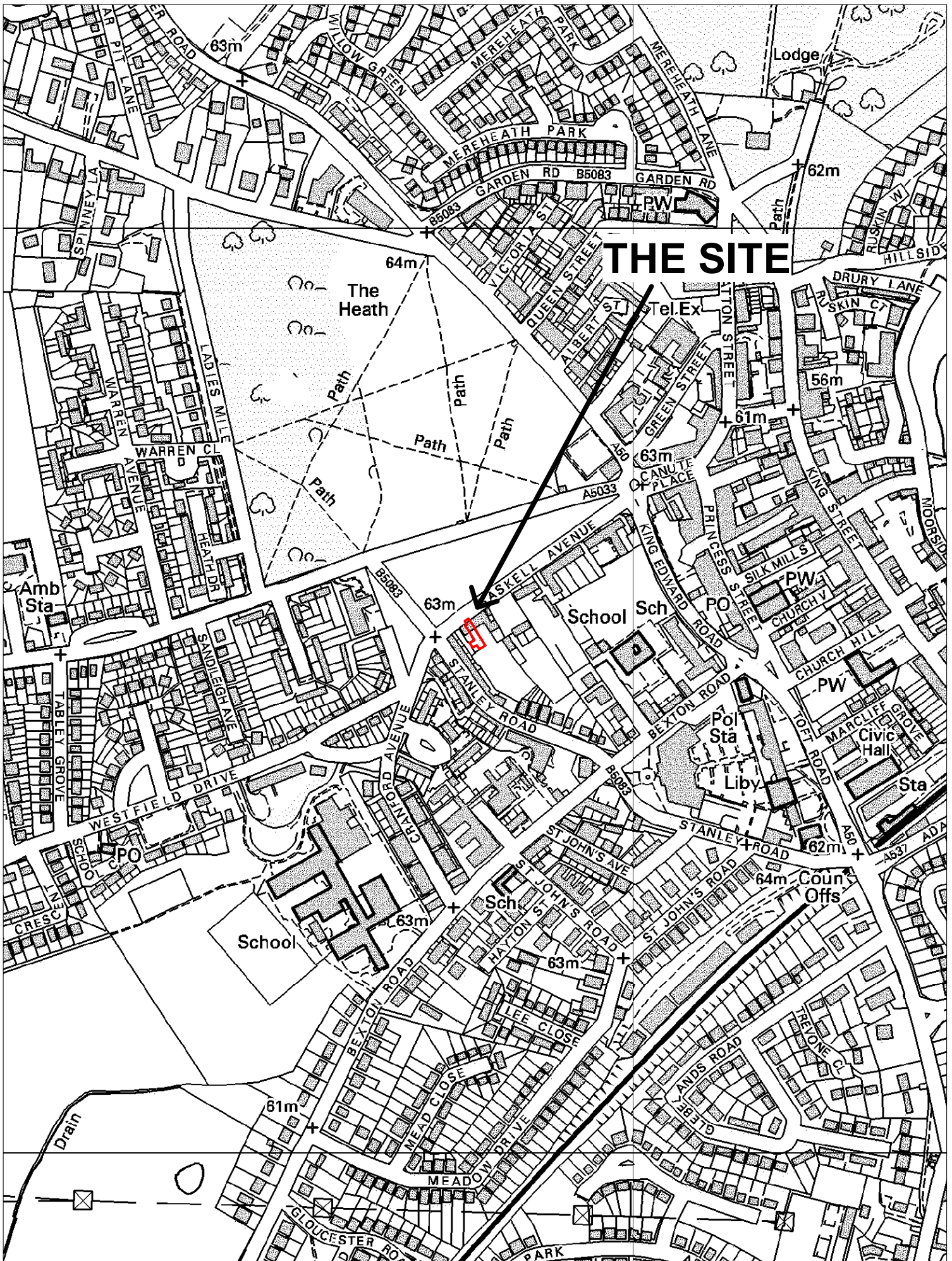
The original fabric of the building is retained, and the main additions to the fabric simply comprise two cavity walls forming the east and west elevations of the extension; the rest of the extension is distinctly lightweight. A more lightweight "touch" to the original building, than that proposed here, 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.

OTHER MATERIAL PLANNING CONSIDERATIONS

The impact upon the living conditions of neighbours is assessed within the full planning application report (09/0568M).

RECOMMENDATION

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



09/0654M - 20, GASKELL AVENUE, KNUTSFORD, CHESHIRE

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

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Application for **Listed Building Consent**

RECOMMENDATION: Approve subject to following conditions

1. A07LB - Standard Time Limit
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