

Application No: 15/0270M

Location: KANDERSTEG, BROADWALK, PRESTBURY, CHESHIRE, SK10 4BR

Proposal: Replacement of existing conservatory and utility room with new conservatory and utility room

Applicant: Mrs J Findlow

Expiry Date: 16-Mar-2015

SUMMARY

The proposed development is acceptable in principle and would not be detrimental to the character or appearance of the surrounding area, the existing dwellinghouse, the amenity of the neighbouring properties, or highway safety. The development is therefore considered to comply with the relevant policies in the Local Plan and a recommendation of approval is made.

RECOMMENDATION

Approve subject to conditions

REASON FOR REFERRAL

The application has been brought to the Southern Planning Committee as the applicant is Councillor P Findlow of Prestbury ward.

PROPOSAL

This application seeks householder planning permission for the:

- Demolition of conservatory and single storey extension; and
- Construction of orangery and single storey extension in the same position on a slightly larger footprint.

DESCRIPTION AND SITE CONTEXT

This application relates to a site located on the southern side of Broadwalk, a suburban road located within the predominantly residential area of Prestbury.

The dwelling is sited at an elevated and set back position from the public highway and is faced with render under a main hipped roof. A large two storey extension projects to the eastern aspect with smaller single storey extensions located to the rear.

The area is characterised by large dwellings located on sizeable curtilages of traditional construction and architectural style.

RELEVANT HISTORY

46480P – Approved

New utility room, internal alterations and new pitched roof to existing flat roofed area.

POLICIES

Local Plan Policy

Para 215 of The Framework indicates that relevant policies in existing plans will be given weight according to their degree of consistency with The Framework.

Relevant policies within the Macclesfield Borough Local Plan (MBLP) are as follows:

- BE1 - Design Guidance
- DC1 - New Build
- DC2 - Extensions and Alterations
- DC3 - Amenity
- DC6 - Circulation and Access
- DC38 - Space, Light and Privacy

Cheshire East Local Plan Strategy – Submission Version

Paragraph 216 of the National Planning Policy Framework (NPPF) states that, unless other material considerations indicate otherwise, decision-takers may give weight to relevant policies in emerging plans

In view of the level of consultation already afforded to the plan-making process, together with the degree of consistency with national planning guidance, it is appropriate to attach enhanced weight to the Cheshire East Local Plan Strategy - Submission Version in the decision-making process.

The relevant policies are as follows:

- MP1 - Presumption in Favour of Sustainable Development
- SD1 - Sustainable Development in Cheshire East
- SD2 - Sustainable Development Principles
- SE1 - Design
- SE2 - Efficient Use of Land

Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance

CONSIDERATIONS (External to Planning)

None

VIEWS OF PRESTBURY PARISH COUNCIL

No objection

OTHER REPRESENTATIONS

None

OFFICER APPRAISAL

Principle of Development

Principle of development

The application is for an extension to an existing dwelling within a predominantly residential area of Prestbury. The principle of development is therefore acceptable provided it accords with design and amenity policies in the local plan (2004) and wider governmental guidance contained within the NPPF (2012)

The key issues for Members to consider relate to the design, siting and scale of the development and its impact upon the character and appearance of the area.

Design, Character & Appearance

Local Plan policies BE1, DC1 and DC2 advise that the overall scale, density, height, massing and palette of materials should be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.

The proposed alterations to the rear elevation are considered to be appropriately scaled and sympathetically designed to appear proportionate to the overall scale of the main dwellinghouse.

With respect to detail, the extension would be constructed using brickwork and faced with render to match that used on the existing property and as such, the design of the extension would have an acceptable impact on the appearance of the property.

Given the position of the extension to the rear elevation which is not visible from public vantage points, the alterations would make a negligible impact upon the character and appearance of the area.

Residential Amenity

Policies DC3 and DC38 seek to protect the residential amenity of nearby properties having regard to space, light and privacy.

Due to the distances involved and the scale and nature of the proposed development, the development would not result in injury to residential amenity.

Highways and Parking

The proposal would not result in a change to the existing parking or access arrangements. These would be able to support the proposed development and as such the scheme is in compliance with Local Plan Policy DC6.

CONCLUSIONS AND REASONS FOR THE DECISION

The proposed development is acceptable in principle and would not be detrimental to the character or appearance of the surrounding area, the existing dwellinghouse, the amenity of the neighbouring properties, or highway safety. The development is therefore considered to comply with the relevant policies in the Local Plan and a recommendation of approval is made.

Application for Householder

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. nppf

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