

Application No: 09/3285M

Location: 70, MOOR LANE, WILMSLOW, CHESHIRE, SK9 6BQ

Proposal: ERECTION OF DETACHED DWELLING AND ALTERATIONS TO EXISTING DWELLING WITH ASSOCIATED ACCESSES CAR PARKING, LANDSCAPING AND BOUNDARY FENCING.

For MR & MRS FARRELL

Registered 12-Oct-2009

Policy Item No

Grid Reference 383278 380325

SUMMARY RECOMMENDATION

Refuse

MAIN ISSUES

- Impact on neighbouring amenity
- Impact on the character and appearance of the surrounding area and the existing dwellinghouse
- Impact on existing unprotected trees
- Impact on highway safety

Date Report Prepared: 16th November 2009

REASON FOR REPORT

The application was called-in to Committee by the Ward Councillor, Rod Menlove on the grounds that the proposed development would be detrimental to the character and appearance of the street scene; it would result in an overdevelopment of the site; and would have a detrimental affect on neighbouring amenity.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a detached two-storey dwellinghouse built circa 1960s with a garage that is linked to the dwellinghouse by a single storey porch. The application site is located on the corner of Moor Lane and Arlington Way.

DETAILS OF PROPOSAL

Full planning permission is sought to demolish the existing garage and porch, erect a two-storey dwellinghouse adjacent to the existing dwellinghouse and undertake some external alterations to the ground floor openings and create an additional driveway onto Moor Lane.

RELEVANT HISTORY

15161PB Kitchen & garage extension & interior alterations
Approved 03/07/1978

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles

DP4 Making the Best Use of Existing Resources & Infrastructure

L4 Regional Housing Provision

EM1(D) Integrated Enhancement & Protection of the Region's Environmental Assets:
Trees, Woodlands & Forests

Local Plan Policy

BE1	Design Guidance
H1	Phasing Policy
H2	Environmental Quality in Housing Developments
H13	Protecting Residential Areas
DC1	Design: New Build
DC3	Design: Amenity
DC6	Circulation and Access
DC9	Tree Protection
DC38	Space, Light and Privacy
DC41	Infill Housing Development or Redevelopment

Other Material Considerations

PPS3	Housing
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CONSIDERATIONS (External to Planning)

Highways: Comments awaited

OTHER REPRESENTATIONS

22 letters of objection were received at the time of report preparation from neighbouring residents and The Wilmslow Trust that raised concerns regarding highway safety from an additional access and increase in vehicle movements close to the junction and a reduction in visibility at the junction; impact on the character and appearance of the surrounding area as the proposed house would be out-of-keeping with the style of properties on the estate; the scale and height of the proposed dwellinghouse; overdevelopment of the existing plot; affect on the visual appearance of the estate entrance; overbearing impact on neighbouring properties with regard to privacy and loss of light; the alterations to the existing house would result in a very unattractive dwelling and would have windows that would directly face a blank wall; the proposed dwellinghouse would be too close to the back edge of the pavement; and it would result in a terracing affect.

All other comments raised are not material planning considerations that can be taken into consideration.

APPLICANT'S SUPPORTING INFORMATION

A Planning, Design & Access Statement and the Sustainability Statement were submitted with the application. Full copies are available on the application file.

OFFICER APPRAISAL

Principal of Development

The principle issues surrounding the determination of this application are the impact of the proposed development on residential amenity, the character and appearance of the surrounding area, the existing trees, and any highway issues regarding access and parking.

Policy

Principle of Development

The application site is located within a predominantly residential area. The principle of new dwellings in this location is therefore considered to be acceptable.

PPS3: Housing

The Council produced new guidance in respect of housing developments titled “PPS3 Housing and Saved Policies Advice Note”. The Advice Note is based on a list of five criteria outlined in PPS3 which Planning Authorities should have regard to when determining planning applications for new housing. In summary, the Advice Note states that planning applications for new housing should meet the following criteria:

1. Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in the area and does not undermine wider policy objectives (*does the application accord with the housing objectives of the Borough and wider policy objectives e.g. affordable housing and urban regeneration*).
2. Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people (*does the application meet the housing needs of the area and/or provide affordable housing*).
3. The suitability of a site for housing, including its environmental sustainability (*is the site in a suitable and sustainable location, is it previously developed land, what constraints exist*).
4. Using land effectively and efficiently (*is the density at least 30 dwellings per hectare*).
5. Achieving high quality housing (*is the site accessible to public transport and services, is the development well laid out, safe, accessible and user friendly, is there adequate open space and/or access to recreational open space, does the design complement/improve the character of the area, is the car parking well designed and integrated, does the development enhance biodiversity*).

A Planning, Design & Access Statement and a Sustainability Statement were submitted with the planning application that address the criteria outlined in the Advice Note. The site is considered to be in a suitable and sustainable location within a predominantly residential area, which is within walking distance of public transport links, Lindow Parade/Chapel Lane local shopping centre, schools and services. The scheme would provide a high quality house. The density would equate to 33 dwellings per hectare and thereby the proposed development would use the existing land effectively and efficiently. For these reasons it is considered that the proposal broadly complies with the five listed criteria and it would be acceptable when considered against PPS3.

Design

The existing dwellinghouse at the application site comprises a detached two-storey dwellinghouse with an attached single storey flat roofed garage and porch. It is of no particular architectural merit. The dwellinghouse occupies a corner plot and has a large side garden. The neighbouring property at No. 68 Moor Lane and the properties in Arlington Way are of a similar design as the application site as they were all built at the same time however, the Moor Lane street scene comprises a variety of property types, styles, materials and heights.

The proposed dwellinghouse would be sited to the southwest of the existing dwellinghouse closest to Arlington Way. It would comprise a two-storey detached dwellinghouse that would utilise the roof space as additional living accommodation. It would have a two-

storey feature gable to the front elevation and a single storey element with a hipped roof would wrap around the side and rear elevation of the building. The main body of the existing property would remain as existing except for a new front door that would be positioned in the side elevation between the two properties and some changes to the existing openings within the side elevation. Whilst the design of the proposed dwellinghouse would differ from the existing dwellinghouse on the application site, the surrounding dwellinghouses along Moor Lane comprise a mix of designs, heights and materials.

The proposed dwellinghouse would have an eaves height of 5.2 metres and a ridge height of 8.6 metres; this would be 0.2 metres and 1.3 metres higher than the existing house (No. 70 Moor Lane) respectively. The dwellinghouse would have a pitched roof and therefore a gable wall would be viewed on the corner of Moor Lane and Arlington Way. Whilst there are a variety of roof heights along Moor Lane, it is considered that a roof height that would be similar to, or lower than, the existing dwellinghouse would be more appropriate on this corner plot and a hipped roof rather than a pitched roof would reduce the bulk and massing of the proposed building when viewed from the street scene.

The proposed house would extend 5 metres past the front elevation of No. 2 Arlington Way's garage and it would be positioned 3 metres from the side boundary. Whilst a proposed hedge of 1.5 metres in height together with the existing trees would partially screen the property and soften its appearance, it is not considered that they would detract from the overall bulk and height of the proposed dwellinghouse to an acceptable degree. The proposed dwellinghouse would extend beyond the building line to the rear of the application site (along Arlington Way) and therefore it is considered that the proposed dwellinghouse would appear highly prominent within the street scene.

Policy DC38 states that dwellinghouses should be set back at least one metre from the side boundary. The spacing between the existing dwellinghouse and the proposed dwellinghouse would be 1.8 metres; 0.2 metres less than the policy requirement. Whilst the Explanatory Notes state that the distances '*are for guidance only and can be varied*' due to the scale of the proposed dwellinghouse and the siting of the forward projecting gable feature, it is considered that the maximum spacing should be applied in this instance in order to prevent a terracing effect.

To conclude, a design differing from those in the surrounding area is not considered to be detrimental to the street scene due to the mix of properties along Moor Lane. However, the siting, scale and design of the dwellinghouse on this particular corner plot is considered to be detrimental the character and appearance of the street scene. For these reasons, it is considered that the application does not comply with policies BE1, DC1 and DC38 of the Macclesfield Borough Local Plan.

Amenity

The proposed dwellinghouse would comply with the separation distances in respect of the properties on the opposite side of Moor Lane and on the opposite corner of Moor Lane and Arlington Way. Therefore it is not considered to be detrimental to the amenity of these properties.

No. 2 Arlington Way is sited to the rear of the application site. It is positioned at a 90-degree angle to the application site and therefore the rear windows of No. 70 Moor Lane face toward the side elevation of the property. No. 2 Arlington Way was built at the same time as No. 70 Moor Lane but has been extended with a first floor side extension that brings the main body of the dwellinghouse closer to the application site and a pitched roof

has been erected over the original garage. The Planning Officer visited this property and noted that two windows were positioned in the side elevation facing towards the application site; a secondary ground floor kitchen window that directly faces towards the existing dwellinghouse on the application site and is screened by a boundary fence, and a secondary first floor bedroom window that directly faces towards the side garden of the application site where the proposed dwellinghouse would be sited. A separation distance of approximately 14.5 metres would be maintained between the proposed dwellinghouse and the secondary first floor bedroom window at No. 2 Arlington Way, thereby marginally exceeding the separation distance outlined in Policy DC38. The trees along the applicant's rear boundary would be retained and therefore would partially screen the proposed dwellinghouse from this window. (It should be noted that the existing trees already overshadow and reduce the outlook from this window, particularly in the spring/summer). The proposed dwellinghouse would directly face towards the front garden of No. 2 Arlington Way and part of the property's side elevation and therefore it would not affect the privacy of the neighbour's private rear garden. For these reasons, it is considered that the proposed dwellinghouse would not have a detrimental affect on the amenity of No. 2 Arlington Way and it would comply with Policies DC3 and DC38 of the Macclesfield Local Plan.

The proposed dwellinghouse would be sited 1.8 metres from the existing dwellinghouse on the site, No. 70 Moor Lane. The openings in the side elevation of the existing dwellinghouse would be altered so that all but one window in the ground and first floor would be a secondary window. The centrally positioned first floor side window would serve a bedroom ('Bed 3' on the submitted plan). Whilst this window does not meet the separation distances outlined in Policy DC38, a prospective buyer would be aware of the substandard outlook and therefore it would be their own choice to live with such circumstances rather than it being imposed on them.

Highways

The proposed dwellinghouse would utilise the existing driveway onto Moor Lane whilst the existing dwellinghouse would utilise a new driveway that would be positioned further away from Arlington Road. The land to the front of the dwellinghouses would be used for off-road parking. The comments of the Highway Engineer are currently awaited.

Trees

Existing trees are positioned along the southwestern side boundary adjacent to Arlington Way and along the northwestern rear boundary adjacent to No. 2 Arlington Way. These trees are not TPO protected and are marked for retention on the submitted drawings and provide a good level of screening to the application site. The comments of the Forestry Officer are currently awaited.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Recommend refusal

SUBJECT TO:

The comments of the Highway Engineer and the Forestry Officer.



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NGR: 383,270m - 380,330m

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Scale 1:10000

Application for **Full Planning**

RECOMMENDATION : Refuse for the following reasons

1. R01LP - Contrary to Local Plan policies
2. R10MS - Design of substandard quality
3. R03RD - Cramped development

