

Application No: 16/6123M

Location: PRESTON COTTAGE, BROOK LANE, ALDERLEY EDGE, ALDERLEY EDGE, CHESHIRE, SK9 7QQ

Proposal: Demolition of existing garage, erection of replacement garage and extension to existing dwelling together with amended site access and landscaping works.

Applicant: McPherson

Expiry Date: 21-Feb-2017

REASON FOR REPORT

The application has been called into committee by Councillor C Browne. The reasons for requesting the application is reported to the planning committee are as follows:

The application involves significant changes to a listed building and as such, it should be properly scrutinised by members of the Planning Committee.

Summary

The proposals are in accordance with the NPPF and Macclesfield Borough Council Local Plan.

Pre application advice was sought and the comments were taken on board, therefore Heritage and Design have no objection to the proposal and believe the proposal will cause minimal impact to the building.

The siting of the rear extension on the western elevation has been located specifically to ensure there is minimal impact on the listed building. In addition a glazed link has been utilised so there will be no significant impact to the listed building and the timber frames will still be seen.

The modern materials are seen as a positive as the contrast results in the original house being prominent and the different phases of the built form are clear.

The revised location of the garage is preferred and is deemed to improve the setting of the listed building. The overall design is deemed acceptable and in keeping with the area.

Ecology have no objection to the proposal and following the amendment to the location of the entrance gate resulting in a 5m set back from the highway, highways also have no objection and believe the proposal to be an improvement.

The initial location of the garage resulted in harm to high quality trees. Revised plans were therefore submitted resulting in Cheshire East Councils Arboriculture Officer has no objection to the proposals.

The proposal is therefore considered to be an acceptable form of development and a recommendation of approval is made.

RECOMMENDATION

Approve subject to conditions

DESCRIPTION OF SITE AND CONTEXT

The dwellinghouse is a Grade II listed building located to the north of Brook Lane. The site is located within land designated as Green Belt as defined in the Macclesfield Borough Local Plan.

The listed cottage is set within planted gardens to front and rear, bordered by a hedge with trees. The rear garden slopes downwards towards the adjacent golf course and is bordered by mature trees although there are open views towards the golf course. The cottage is approached by a gravel driveway at the west side with further planting and the late 20th century outbuildings by the rear boundary. The property was first listed 1968.

Historic England's description of the building is as follows:

House: C16 with C19 partial refacing and C20 alterations. Timber-framed on stone plinth with partly plastered and partly brick infill. Washed plastered brick to the front. Partly Kerridge stone-slate, partly Welsh slate roof and 2 brick chimneys. Plan of central hall and 2 cross wings. North front of 1 storey and attic has gable at either end. 15 by 3 small frames with angle bracing of wall plate. Roof trusses of tiebeam and collar. Windows all C20 with applied lead glazing and a 3-light example in gabled dormer. South front of brick with timber work in gable, and a small gabled porch. Interior: Timber framed partition walls. Fire beam and posts in room to right and 2 early crude board doors with iron strap hinges and wooden handles and latches.

DETAILS OF PROPOSAL

This application seeks full planning permission to demolish the existing garage, erect a replacement garage and an extension to the rear of the existing dwelling together with amended site access and landscaping works.

Relevant Planning History

16/6124M LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING GARAGE, ERECTION OF REPLACEMENT GARAGE AND EXTENSION TO EXISTING DWELLING TOGETHER WITH AMENDED SITE ACCESS AND LANDSCAPING WORKS. Not yet determined.

02/0770P DETACHED GARAGE. Approved with conditions 22/07/02

73113P REPLACEMENT OF FLAT ROOF OVER GARAGE WITH PITCHED ROOF.
Approved 10/03/1993

73159P REPLACEMENT OF FLAT ROOF OVER GARAGE WITH PITCHED ROOF. Approved
10/03/93

CONSULTATIONS

Conservation / Listed Building – No objection however conditions requested

Highways – No objection as there is now a 5m distance between the proposed gate and the carriageway. Informative requested

Forestry – No objection however conditions requested

Ecology – No objection

PARISH/TOWN COUNCIL

Alderley Edge Parish Council - The Parish Council recommends refusal on the grounds that it doesn't improve or enhance the character of the building and as a listed building the Parish Council would like to request that it's called in to the Northern Planning Committee.

REPRESENTATIONS

None received

POLICIES

Macclesfield Borough Local Plan - saved policies

BE1 (Design principles for new developments)
BE2 (Historic Fabric seek to preserve or enhance)
BE16 (Setting of Listed buildings)
BE18 (Design criteria of listed buildings)
DC1 (High quality design for new build)
DC2 (Extensions and alterations)
DC3 (Protection of the amenities of nearby residential properties)
DC38 (Guidelines for space, light and privacy for housing development)
DC6 (Circulation and Access)
DC8 & DC37 (Landscaping)
DC9 (Tree Protection)
GC12 (Green belt)
NE11 (Nature conservation)

The Local Plan policies outlined above are all consistent with the NPPF and should therefore be given full weight.

Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Cheshire East Local Plan Strategy – Submission Version

OFFICER APPRAISAL

The key issues relate to 1) design/impact on the character and appearance of the area and listed building 2); tree preservation; 3) impact on neighbour amenity; 4) highways safety; 5) Green Belt; 6) landscaping, archaeology and ecology.

Design/impact on the character and appearance of the area and listed building

The extension is located wholly to the rear of the property to minimise its impact. The fall in ground level has been utilised to maximise the internal height, while the ridge level of the extension is below that of the listed building. The extension has been designed in a simple contemporary style using a sympathetic palette of materials. The use of dark timber panels links with the timber frame while the use of large glass panels lightens the appearance of the extension.

The addition of the rear extension to the Western elevation has been sited in a place which will have minimal impact upon the listed building. In addition the glazed link stand off still allows the timber frame of the building to be seen and as such will not reduce or harm the significance of the core of the building. This new addition will be seen as such, as it will be built of modern materials which contrast to the original house in a sympathetic manner. This form of extension is a preferred option on buildings of this type as the different phases of the built form are evident. The Conservation Officer confirms that these changes will have an acceptable impact upon the listed building.

The proposed detached garage is approximately 4.7m high, 5m deep, 8.2m wide and covers 42.3sqm (including the lightweight lean to structure). The two car garage will contain an open elevation to the south. The proposed garage is the same dimension and appearance as the existing structure (to be removed). It will be constructed with timber cladding and a slate roof. Revised plans have been received relocating the garage further back (north) into the site resulting in the proposed garage being less prominent from the road. Bearing the above points in mind the proposed garage is considered to be acceptable in design terms. The Conservation Officer raises no objections to the garage in terms of its impact upon the setting of the listed building.

The proposal is therefore in accordance with policies BE1, BE2, BE16, BE18, DC1 and DC2 of the Macclesfield Borough Local Plan.

Amenity

Policies DC3 and DC38 seek to protect the residential amenity of nearby properties having regard to space, light and privacy. Due to the location of the existing house, the location of the proposed extension and garage, and the relationship with neighbouring properties, no significant amenity issues are raised.

Tree Preservation

The original position of the proposed garage resulted in harm to a number of high value trees. Revised plans were therefore received moving the garage north within the site. The amended proposals now identify the loss of three trees T6, 7, & 17. Only T6 has been categorised as a low value tree with the remaining two trees unclassified (remove due to condition).

The proposed construction will be carried out using a geo-cellular confinement system to avoid damage to retained tree roots. The proposed construction detail accords with the requirements of current best practice BS5837:2012, and is considered to be acceptable. The relocated garage stands within the RPA of T14 and T15, but the light weight construction can be implemented without detrimentally impacting on the identified high value trees. A detailed construction method statement will be required, which can be addressed by condition. There are no post development issues in terms of social proximity and light given the buildings usage.

Implementation of the revised access requires the removal of the previously identified T7 (Hawthorn) which is accepted; and visibility splays can be accommodated without the loss of any additional trees.

There are no significant Arboricultural implications associated with the extension to the rear of the building, removal of the existing garage or closing off the existing access.

The submitted tree protection details are considered adequate and accord with the requirements of current best practice BS5837:2012

Highways

The existing property is currently accessed by a gravel driveway to the west of the dwelling house, providing direct access on to Brook Lane. The existing site access is to be closed and a new site access to be provided further east along Brook Lane.

The Head of Strategic Infrastructure (HSI) requested that the proposed gate should be set back by 5m from the highway to prevent any vehicles overhanging onto the highway when accessing/egressing. A revised plan was therefore received adhering to this request and so is now deemed acceptable.

The HIS has confirmed the new access provides a visibility improvement in the leading direction. It is therefore considered that the proposal is acceptable in terms of highways safety, and adequate parking is provided within the site. The proposal is therefore in accordance with policy DC6 of the Macclesfield Borough Local Plan.

Green Belt

GC12 of the Local Plan states:

Alterations and extensions to existing houses in the countryside may be granted for up to 30% of the original floor space providing the scale and appearance of the house is not significantly altered. Exceptions to the policy may be permitted where:

1. the proposal lies in a group of houses or ribbon of development and the extension would not be prominent
2. the extension is to provide basic amenities or an additional bedroom or living room in a small cottage
3. the extension is to provide a conservatory or domestic building in the curtilage. and the proposal would not adversely affect the character and appearance of the countryside.

The dwellinghouse is currently 95sqm at ground floor and 95sqm at first floor equating to 190sqm in total. The proposal will result in an additional 52sqm (27% increase).

Following a history search there is no evidence to suggest the property has previously been extended. Due to the proposed garage being a domestic building in the curtilage and the fact that it replaces an existing garage with a similar scale and mass, the proposed garage is also acceptable under the terms of policy GC12 of the Local Plan. The proposal is therefore not inappropriate development in the Green Belt.

Other matters

Preston Cottage is discussed in the Cheshire Historic Towns Survey report. It has been confirmed by the Council's Archaeologist that this development will not raise any archaeological issues as the amount of ground disturbance will be limited. In addition past experience has consistently shown that significant archaeological deposits are not revealed by developments such as this, even when adjacent to historic buildings.

Considering the distance of the proposed works to the pond located to north east of the dwelling and the nature of the proposed works, the nature conservation officer has confirmed that there are no significant ecological issues associated with the proposed development. The proposal is therefore in accordance with policy NE11 of the Local Plan and acceptable in ecology terms.

The site is currently well screened. Whilst a garden plan has been submitted with the application, it is considered that further landscaping details should be conditioned to ensure appropriate screening is retained and that the existing entrance to the site is landscaped in an appropriate manner.

PLANNING BALANCE

The proposals are in accordance with the NPPF and Macclesfield Borough Local Plan.

The proposal will have an acceptable impact upon the listed building and its setting. The modern materials are seen as a positive aspect of the proposal as the contrast results in the original house being visible and the different phases of the built form are clear.

The proposal is not inappropriate development in the Green Belt, and no ecology, tree, highway safety, archaeology or amenity issues are raised.

No significant adverse impacts are identified. The proposal is therefore a sustainable form of development and a recommendation of approval is made.

RECOMMENDATION

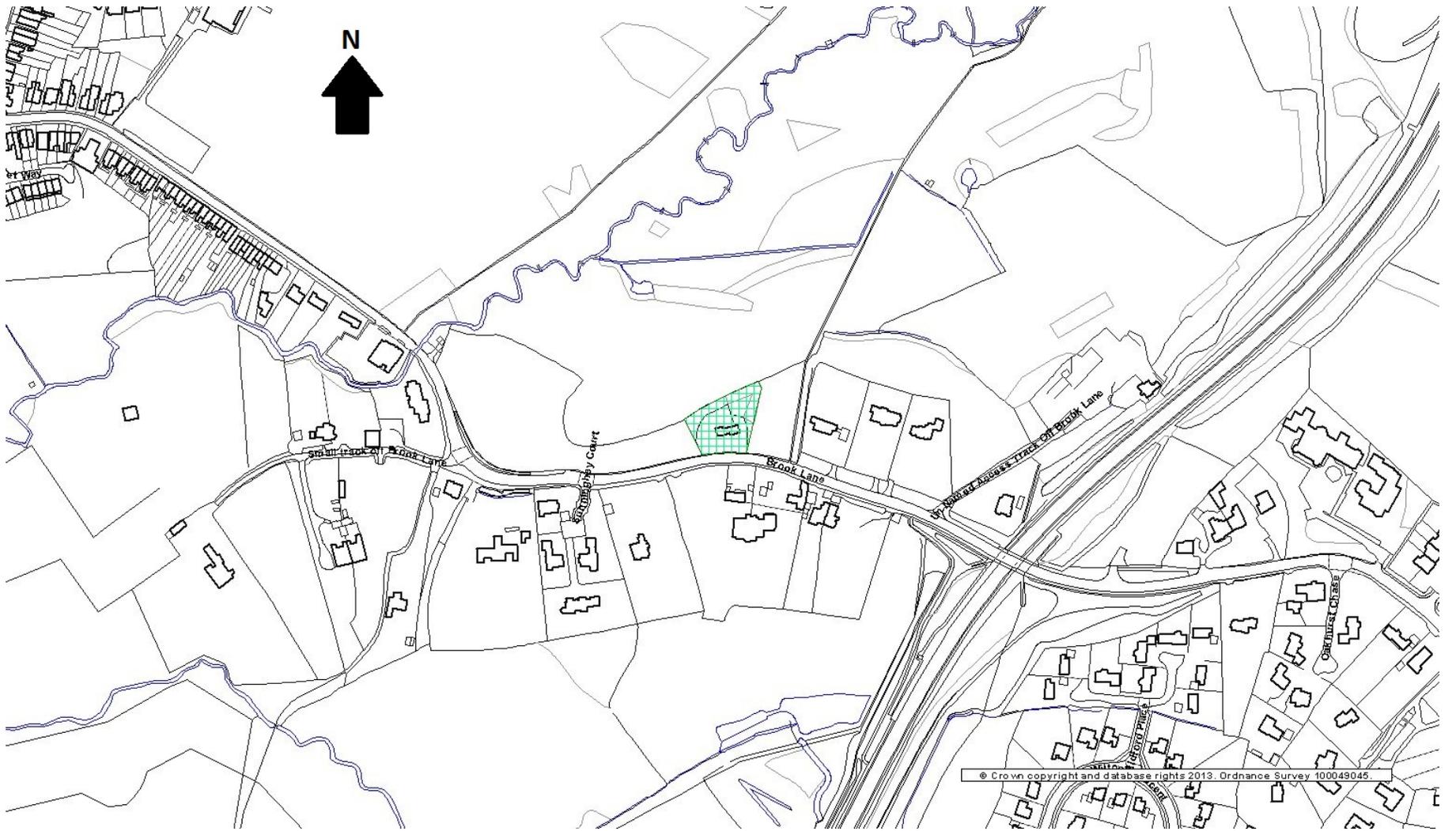
Approve subject to conditions

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Landscaping - submission of details
5. Landscaping (implementation)
6. Construction Method Statement (trees)
7. Arboricultural works
8. Removal of garage



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