

**Application No:** 10/0401M

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

**Proposal:** REVISED APPLICATION PURSUANT TO REFUSAL OF APPLICATION 09/3285M FOR THE PROPOSED DEMOLITION OF A SINGLE PARTIALLY DETACHED GARAGE AND CONSTRUCTION OF A TWO STOREY DETACHED DWELLING AND RETENTION/ALTERATION OF THE EXISTING DWELLING AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND BOUNDARY TREATMENT

**For** MR & MRS LEE FARRELL

**Registered** 02-Feb-2010

**Policy Item** No

**Grid Reference** 383278 380325

**Date Report Prepared:** 8th March 2010

**SUMMARY RECOMMENDATION** Approval subject to conditions

**MAIN ISSUES**

- Impact on the character and appearance of the dwellinghouse and wider locality.
- Impact on residential amenity
- impact on existing unprotected trees
- Impact on highway safety

**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 neighbouring amenity and it would result in overdevelopment of the site.

**DESCRIPTION OF SITE AND CONTEXT**

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

**DETAILS OF PROPOSAL**

Full planning permission is sought for the demolition of the existing garage and construction of a two-storey detached dwelling situated adjacent to the

existing dwellinghouse; retention and alterations of the existing dwellinghouse and associated access, parking, landscaping and boundary treatment.

### **RELEVANT HISTORY**

15161PB	Kitchen and garage extension and interior alterations Approved - 03.07.1978
09/3285M	Demolition of a single partially detached garage and construction of a two storey detached dwelling and retention/alteration of the existing dwelling and associated access, car parking, landscaping and boundary treatment. Refused - 27.11.2009

### **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 Environment 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
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: Awaiting Comments

### **OTHER REPRESENTATIONS**

The last date for comments expires 14<sup>th</sup> March 2010. 12 letters of representation were received at the time of preparation of this report. 6 of which were in support of the revised scheme confirming no objection. The remaining representations raised concerns with regards to:

- Adverse impact on the character of the streetscene;
- Adverse impact on highway safety;
- Adverse impact on residential amenity.

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

### **APPLICANTS SUPPORTING INFORMATION**

A Planning, Design and Access Statement and a Sustainability Statement were submitted with the application. Bull copies of both these documents 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 safety issues regarding access and parking

#### **Policy**

The application site is located within a predominantly residential area of Wilmslow. The principle of a new dwellinghouse 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 application site currently comprises a detached two storey dwellinghouse with an attached single storey flat roofed garage and porch; it is considered that the existing dwellinghouse is of no particular architectural merit. The site occupies a corner plot between Arlington Way and Moor Lane. Properties along Arlington Way and Moor Lane are of similar design. However, there are a variety of property types, styles, materials and heights along Moor Lane.

The proposed dwellinghouse would be sited southwest of the existing dwellinghouse on the garden area adjoining Arlington Way. The dwellinghouse would comprise a two storey detached dwellinghouse that would comprise a front gable and a single storey element to the side and rear elevations. A hipped roof is proposed to the main body of the dwellinghouse along with the side and rear elements. It would comprise an eaves level of approximately 5m and an overall height of approximately 7.3m.

The design and scale of the proposed dwelling has been amended to reflect the scale and massing of neighbouring properties. The overall height of the proposed dwelling will not exceed that of no.70 Moor Lane or No.2 Arlington way, with an overall height of approximately 7.3m and an eaves level of approximately 5m.

The proposed dwelling would extend 4m beyond the front elevation of No.2 Arlington Way's garage and would be positioned 2.8 metre from the side boundary. Concerns have been raised with regards to the dwellings sitting forward of the building line along Arlington Way. However, 1 metre of the projection would relate to the main 2 storey dwelling and the remaining 3 metres would relate to the single storey element of the proposal. Furthermore, a hedge is proposed along the side boundary measuring 1.5 metres in height. It is considered that as the single storey element of the proposal would extend beyond this building line, in addition to existing and proposed natural

boundary treatment, the proposal would not constitute an overbearing addition within the streetscene, as viewed from Arlington Way.

Policy DC38 states that dwellinghouses should be set back at least 1m from a side boundary. As 2m would remain between the proposed dwelling and No.70 Moor Lane, the proposed development would be considered compliant and acceptable against this policy.

To conclude, due to the mix of properties along Moor Lane and reduction in the overall height, the design and scale of the proposed dwelling are considered acceptable against MBLP policies.

### **Amenity**

The proposed dwellinghouse would comply with the separation distance in respect of the properties on the opposite side of Moor Lane and on the opposite corner of Moor Lane and Arlington Way. It is therefore considered that the proposal would not be harmful to the amenity of the occupiers 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 2m from the existing dwellinghouse on the site, No.70 Moor Lane. The internal layout of No.70 Moor Lane would be altered so that all of the openings within the side

elevation would be secondary windows. The proposal would therefore be compliant with the separation distances outlined in policy DC38.

### **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**

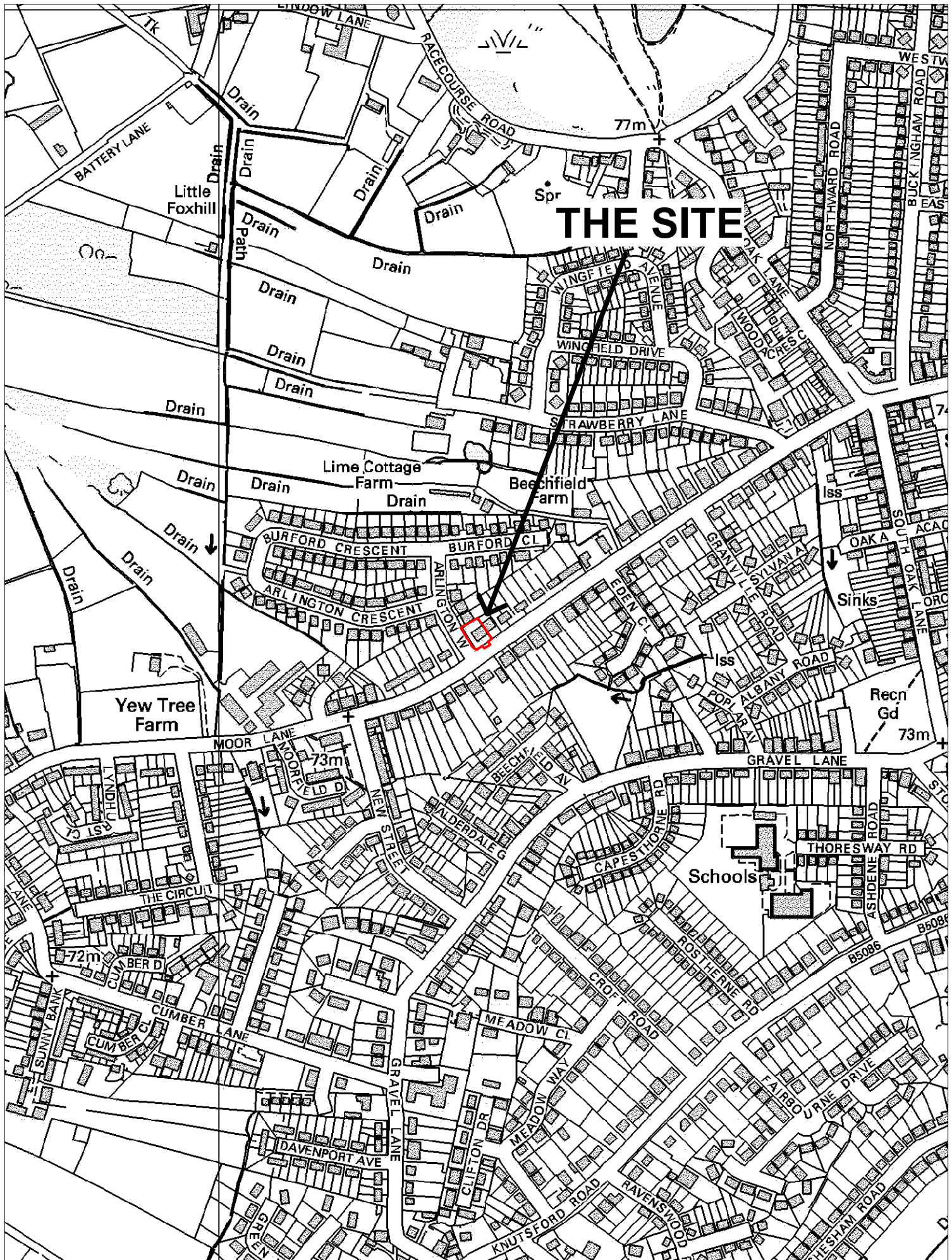
Existing trees are positioned along the southwestern side boundary adjacent to Arlington Way and along the northwestern rear boundary adjacent to No. 2 Arlington Way. These trees are not TPO protected and are marked for retention on the submitted drawings and provide a good level of screening to the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

## **CONCLUSIONS AND REASONS FOR THE DECISION**

It is considered that the proposed scheme addresses the previous reasons for refusal and as such is considered acceptable with MBLP policies. A recommendation of approval is therefore made.

### **SUBJECT TO:**

The comments of the Highway Engineer and the Forestry Officer.



10/0401M - 70, MOOR LANE, WILMSLOW, SK9 6BQ

N.G.R. - 383,280 - 380,320

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Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A04LS - Landscaping (implementation)
3. A02EX - Submission of samples of building materials
4. A06GR - No windows to be inserted
5. A01AP - Development in accord with approved plans
6. A01LS - Landscaping - submission of details
7. A12LS - Landscaping to include details of boundary treatment

Parking