

Application No: 10/0206M
Location: SWAN RIDGE, MERESIDE ROAD, MERE, KNUTSFORD, WA16 6QZ
Proposal: ERECTION OF FIRST FLOOR EXTENSION & REBUILDING CONSERVATORY WITH HIGHER PITCHED ROOF

For P PASCHALIS

Registered 20-Jan-2010
Policy Item No
Grid Reference 373172 383082

Date Report Prepared: 4 March 2010

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Impact on the Green Belt, residential amenity, the design on the character and appearance of the area and highway safety

REASON FOR REPORT

The application has been called to Committee by Cllr Walton due to concerns over inconsistencies in the submitted plans which could result in un-neighbourliness.

DESCRIPTION OF SITE AND CONTEXT

The two storey detached property is located on Mereside Road in a ribbon of development in the North Cheshire Green Belt in proximity to the crossroads at Mere. Many properties in the vicinity have been extended substantially in the past.

The house is slightly elevated above the level of the road and is screened in the majority by a mature front boundary hedge. There are views of the front elevation of the property along the access & driveway.

DETAILS OF PROPOSAL

The scheme proposes to construct a hipped first floor side extension over the existing flat roofed double garage to accommodate a master bedroom suite with two roof lights facing towards the rear boundary of the site and a dormer window facing towards Mereside Road.

A replacement conservatory is also proposed, the eaves of which would tie into those of the proposed first floor side extension. The existing conservatory is in a poor state of repair.

The plans for the conservatory were significantly reduced during the course of the last application, so, that the height and the steepness of the pitch of the proposed roof is akin to the existing situation. The plans have also omitted the rear facing internal balcony to the master bedroom suite.

It is noted that the scheme proposes an additional side facing roof light to the south east elevation, as this is being installed in the existing structure it would not require planning permission in its own right.

RELEVANT HISTORY

09/2867M Erection of first floor extension & rebuilding conservatory with higher pitched roof refused 13.11.2009

POLICIES

Regional Spatial Strategy

DP1 - Spatial Principles

DP7 - Promoting Environmental Quality

Local Plan Policy

BE1 – Design Guidance

H13 – Protecting Residential Areas

GC1 – New Buildings

GC12 – Alterations and Extensions to Houses

DC1 – New Build

DC2 – Extensions and Alterations

DC3 – Amenity

DC6 – Circulation and Access

DC38 – Space, Light & Privacy

DC43 – Side Extensions to Houses

Other Material Considerations

Members may recall a similar scheme (09/2867M) which was for the construction of a first floor extension and rebuilding conservatory with higher pitched roof. This proposal was virtually the same except the first floor side extension had a pitched roof rather than a hipped roof as currently proposed.

Application 09/2867M was called to Committee by Cllr Macrae towards the end of last year due to concerns which had been expressed that the proposed development by virtue of its design, scale and relationship to adjacent dwellings may have conflicted with saved policies and also result in un-neighbourly development. The application went to Committee with a

recommendation of approval subject to conditions. Following a site visit held in advance of Committee and the subsequent debate during the meeting, the application was refused for the following reason:

“The proposed development would, by virtue of its design and proximity to the neighbouring dwelling, reduce outlook from and light to the ground floor side facing window which serves a kitchen/diner at that property, to the detriment of the residential amenity enjoyed within it. The approval of the development would therefore be contrary to Macclesfield Borough Local Plan policy DC3, causing harm to the objectives of the policy”.

It was during the debate that the suggestion of hipping the roof of the first floor side extension away from the neighbouring property (Overlea) was raised. The revised roof design to include a hip has stemmed from these discussions.

It is noted that there were discrepancies with the plans as originally submitted. Revised plans were requested and received in relation to this current scheme on the 18th and 23rd February 2010. Additional information has been received from the agent which explains areas of concern with the plans.

CONSULTATIONS (External to Planning)

None

VIEWS OF THE PARISH / TOWN COUNCIL

Mere PC: no comments received to date. If any comments are received from the Parish Council they will be provided in the update report/presented verbally at Committee.

OTHER REPRESENTATIONS

To date, one email has been received from the occupant of the neighbouring property known as Overlea in relation to the original plans. The letter details concerns that the plans are ambiguous. Revised plans have been requested and received in relation to the areas of doubt.

The agent has clarified areas of concern raised by the neighbour by letter as follows:

1. The intention is to hip the new extension roof away from Overlea as shown on the elevations and plans.
2. There will be three new roof lights that are shown on both elevations and plans.
3. There is no space for a balcony and the incorrect note has been removed from the plan.
4. The existing flat roofed dormer is now correctly shown on plans and elevations.

Subsequently a letter of objection has been received from the same resident, the main points raised in consideration were:

- Instead of seeing the sky and side of a tree, all that would be seen is the hipped roof.
- The design and proximity to the neighbouring dwelling would reduce outlook from and light to the ground floor side facing window which serves a kitchen/diner. The proposal is therefore contrary to policy DC3, causing harm to the objectives of the policy.
- Due to a restructured ceiling height it is envisaged that the applicant might then put in amended plans to increase the pitch of the hipped roof in the future. Once planning permission has been granted for the current plans it would be very difficult to refuse any such request for amendment.
- Concerns raised about the position of the new flue for the boiler.
- The hipped roof would still have a detrimental effect on the kitchen diner and the proposals would greatly affect the residential amenity of Overlea.
- Concerns about the internal balcony

OFFICER APPRAISAL

Policy & Principle of Development

Policy GC12 of the MBLP allows alterations and extensions to existing houses in the Green Belt of up to 30% of the original floor space. Certain exceptions may be permitted including where, the property is located within a group of houses or ribbon of development. The property is located on Mereside Road, which comprises a clear ribbon of detached properties on its western side. It is acknowledged that due to the ribbon form of development along this side of Mereside Road, considerable flexibility has previously been afforded to extensions to these properties, when assessing applications for extensions. This approach accords with the policy's tests.

The main consideration is therefore the prominence of the extension, its impact upon the character and appearance of the area and its effect on the living conditions of the neighbour.

The extension would inevitably add bulk to the existing dwelling; however the sloping hipped roof and the subservient ridge line coupled with the existing mature screening to the front boundary are considered to reduce the prominence of the proposal.

Policy DC43 states that side extensions to houses should not normally encroach within 1m of the site boundary to prevent the creation of a terraced

street effect. The first floor side extension would be located over the existing single storey garage structure which immediately abuts the shared boundary. Whilst this part of the proposal conflicts with the requirement of policy DC43 (to maintain the 1m gap), it does not conflict with the reasoning behind that requirement. That is to prevent a 'terraced effect' which means the visual effect of what were detached houses appearing as a terrace due to insufficient gap between them. This is particularly important in streets with regular housing layout, estates and the like. Members should note that where the terraced effect will not be perceptible from the public domain then Inspectors do not tend to support application of the 1m test for its own sake.

The proposal is not considered to create a terraced street effect as the subservient proposal with its hipped roof would be located 1.8m from the gabled element of the adjoining property. Policy DC43's requirement should not, therefore, be rigidly applied.

Highways

Having regard to the standing advice from the Highways Authority, it is noted that the property has a substantial driveway/parking area and a double garage, which is considered to adequately accommodate the parking and turning requirements for the proposal. Accordingly, no highway safety issues are raised in terms of MBLP Policy DC6.

Design

Policies BE1, DC1 and DC2 seek to promote high standards of design, with the overall vernacular, scale, density, height, mass and materials of new development being sympathetic to the character of the locality, surrounding buildings and the site itself. These policies reflect national advice in the form of PPS1.

The hipped roof side extension would follow through the eaves line of the existing dwelling and would be subservient to the original dwelling house. The ridge line would be situated 3.8m back from the existing front gable and 0.5m lower than the existing ridge. The front dormer echoes the gabled design of the existing property.

Although the first floor side extension would add to the bulk of the property the proposal would slope towards in from the shared boundary as well as to the rear of the site and the sympathetic hipped roof addition to the existing flat roof structure is considered to improve the aesthetics of the front elevation of the property when viewed from Mereside Road.

The design of the replacement conservatory is a modern interpretation of the existing structure and is of similar dimensions.

The materials are proposed to match those as existing and this can be controlled by condition.

Accordingly, the design of the extensions is considered to be generally in keeping with the existing dwelling, remaining subordinate in scale and of similar architectural style. Furthermore, Mereside Road is of varied character not only in terms of design style but also through a number of other variants including the use of materials, plot size, house size and position from the road. As such, the scheme is considered to be in keeping with the mixed character and appearance of the surrounding area. The proposal does not offend the character, nor the appearance of this area.

Amenity

Policies H13 and DC3 seek to protect the amenities of residential properties in the vicinity of the site.

The proposed works would take place in proximity to the south east of the site. 'Overlea' is located to the south east of the application site. The site application site doglegs in relation to the adjoining properties, and in this case the proposals would be located around 1.8m from the side elevation of Overlea.

Having assessed the application from both inside and out of Overlea, it is apparent that in terms of MBLP Policy DC38 there is only one habitable side facing window at Overlea. This ground floor window serves a kitchen diner; all other side facing rooms on the ground and first floor are non-habitable bathrooms to which the Council can afford very little/no weight.

It is noted that Overlea is located on higher ground level than the application site.

The kitchen diner is also served by a large glazed conservatory which creates one open through room that spans the rear of the gabled element of Overlea and there is borrowed light through glazed doors from an adjoining room.

The window in question is located in front of part of the work top and an off set kitchen sink, which currently looks out onto the roof of the existing conservatory and roof slope of the main dwelling house. When stood at 90 degrees from the window, less than a third of the window looks out onto a relatively small part of the flat roof garage.

The conservatory would be 0.2m higher than existing scenario (as amended under the previous submission), this increase of 0.2m is not considered to raise significant further harm than the existing situation given the nature of the light-weight conservatory which would allow light to pass through it and the design of the sloping roof. Furthermore, it is considered that there is some scope for a similar extension to be constructed under the householders Permitted Development rights without the need for formal consent.

The main impact on Overlea will be from the first floor side extension and its relationship with the window in the kitchen/diner. Given that the hipped roof will slope away and back from the window towards the front of the application

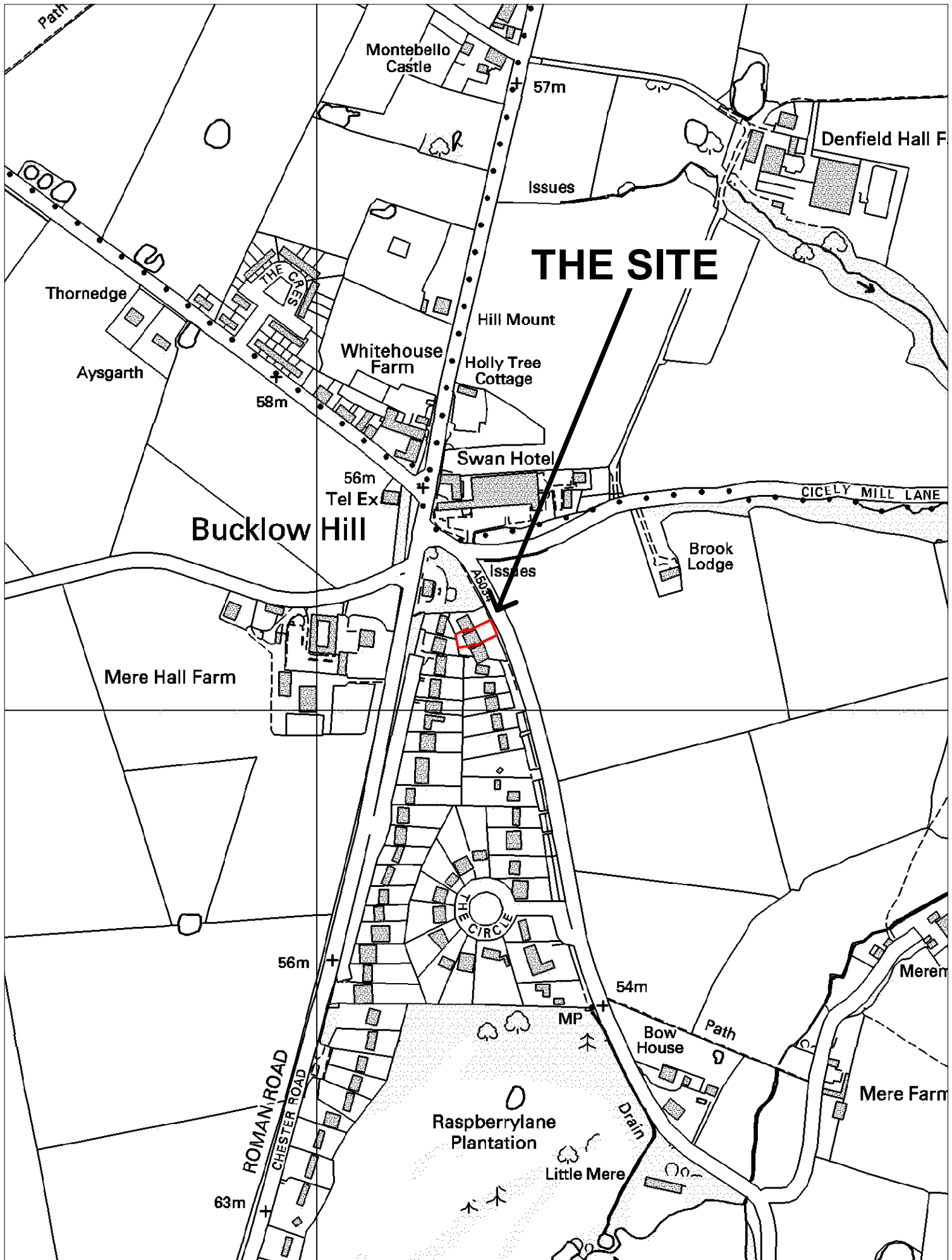
site and in light of the fact the hipped roof only impacts on around a third of the window, the revised proposal is not considered to raise significant harm to warrant a recommendation of refusal. The last proposal for a pitched roof was considered to cause significant harm to warrant refusal and this current proposal reduces the impact on Overlea further.

The hipped roof to the south east elevation would result in a minimal degree of loss of light (significantly less than the previous submission) given its proximity to the aforementioned window. However, it would only partially affect one light source to a kitchen/diner and as such is not considered to cause significant harm to warrant a recommendation of approval.

There are no side facing windows proposed in either the conservatory or side extension and it is advised that a condition removing permitted development rights for the further insertion of windows is attached to any approval to protect the interests of residential amenity given the relationship of the proposal in relation to the neighbouring property (Overlea).

CONCLUSIONS AND REASON(S) FOR THE DECISION

In light of the above and the change from a pitched roof as proposed in the previous submission to a hipped one, coupled with the receipt of revised plans to overcome the aforementioned discrepancies, a recommendation of approval is made subject to conditions.



09/2867M - SWAN RIDGE, MERESIDE ROAD, MERE, KNUTSFORD, CHESHIRE

N.G.R. - 373,170 - 383,090

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Application for **Householder**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A04EX - Materials to match existing
3. A06GR - No windows to be inserted
4. A01AP - Development in accord with approved plans