

Application No: 10/0869M
Location: 17, WINGFIELD DRIVE, WILMSLOW, SK9 6AN
Proposal: TWO STOREY REAR & GABLE EXTENSIONS INCLUDING MONO PITCH ROOF OVER PORCH AND BAY WINDOW AND WIDENING EXISTING CAR PARK HARDSTANDING

For MR IVAN MOLLINSON

Registered 08-Mar-2010
Policy Item No
Grid Reference 383422 380611

Date report prepared: 16th April 2010

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Impact on neighbouring amenity
- Impact on the character and appearance of the surrounding area and the existing dwelling house

REASON FOR REPORT

The application was called-in to Committee by the Ward Councillor, Gary Barton on the grounds that the proposed development would be too large for the plot and would be too close to the boundaries. In addition, the proposed development would be overbearing to the neighbours on both sides.

RELEVANT PREVIOUS APPLICATIONS

No planning history since 1977

CONSULTATIONS

None

PUBLICITY

The application was advertised by neighbour notification with a last date for comments on 9th April 2010. However, on receipt of revised plans on 16th April 2010, this was extended to 27th April 2010 and the neighbours have been re-notified.

REPRESENTATIONS

A petition of signatures from 8 neighbouring properties has been received together with 3 separate letters of objections raising the following concerns,

- The property is too large for the site
- It would not be in keeping with the surrounding properties
- The loss of parking provision to the side and rear of the property would lead to an increased level of parking on the street leading with a subsequent increase in congestion.
- Restriction of light to the upstairs window and roof light on single storey rear extension at no.19 (comment received prior to the receipt of revised plans)

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

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a semi-detached two-storey dwellinghouse c.1950, with a detached garage to the rear of the property. The application site is located on Wingfield Drive surrounded by semi-detached dwellings.

DETAILS OF PROPOSAL

Full planning permission is sought to demolish the existing garage and erect a two-storey side, two storey and single storey rear extension, including the erection of a canopy roof over the existing porch and bay window and the widening of the existing car park hard standing. Revised plans were received by the department on 16th April 2010.

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles

Local Plan Policy

BE1	Design Guidance
H13	Protecting Residential Areas
DC1	Design: New Build
DC2	Design: Extensions
DC3	Design: Amenity
DC6	Circulation and Access
DC38	Space, Light and Privacy
DC43	Side extensions

CONSIDERATIONS (External to Planning)

None

KEY ISSUES

Principle of Development

The principle issues surrounding the determination of this application are the impact of the proposed development on residential amenity and the impact upon the character and appearance of the surrounding area/design.

Design

The design of the proposed two-storey side/rear extension has been amended from the scheme that was originally submitted. The first floor of the two-storey rear extension has been reduced to a single storey at the point closest to the adjoining property; the two-storey side extension has been stepped-in 800mm from the side boundary; and the rear extension has been increased in depth by 0.5 metres.

Local plan Policy DC43 states that two storey extensions should normally be sited at a minimum distance of 1 metre from the side boundary in order to prevent a terracing effect. The proposed extension has been stepped-in 800mm from the boundary. This does not comply with the distance outlined in the policy, however the neighbouring property is stepped approximately 3.5 metres from the side boundary and the design of the proposed extension with the first floor stepped back at the front elevation does not result in the development creating a terracing effect. In this instance it is considered that a marginal reduction in the distance is considered acceptable.

It should be noted that there are other examples of similarly extended semi-detached properties within the general locality, namely nos. 82 & 31 Wingfield Avenue that are not stepped-in from the side boundary. The proposed extensions would use materials to match those on the existing dwellinghouse and their design is considered to complement the existing dwellinghouse.

The proposed part single storey/part two-storey extension to the rear is not readily visible from public locations and is not considered to be harmful to the overall appearance of the property or the character of the area.

For the reasons outlined above it is considered that the revised plans have addressed the initial concerns and they would not be detrimental to the character or appearance of the existing dwellinghouse or the street scene.

Amenity

Taking into account the separation distance of 2.65m between the adjacent property at no.15 and the proposed development at no.17 and the compliance with the 45 degree rule, it is considered that the impact upon the outlook and light at the adjacent property of no.15 is limited and acceptable. There are no windows to habitable rooms on the side facing elevation at no.15 and those proposed for no.17 would be opaquely glazed and serve an en-suite and a bathroom on the first floor and a downstairs w.c and utility room at ground floor level. Therefore, there is no concern over privacy.

Revised plans, showing a separation distance of 2.2m between the side elevation of the proposed first floor element of the two-storey rear extension and the adjoining property of no.19 were received. Whilst the revised plans have increased the depth of the rear extensions by 0.5 metres, they would comply with the 45 degree rule. Therefore, it is now considered that the impact upon outlook and light at this property is also considered to be limited and therefore, it is considered acceptable.

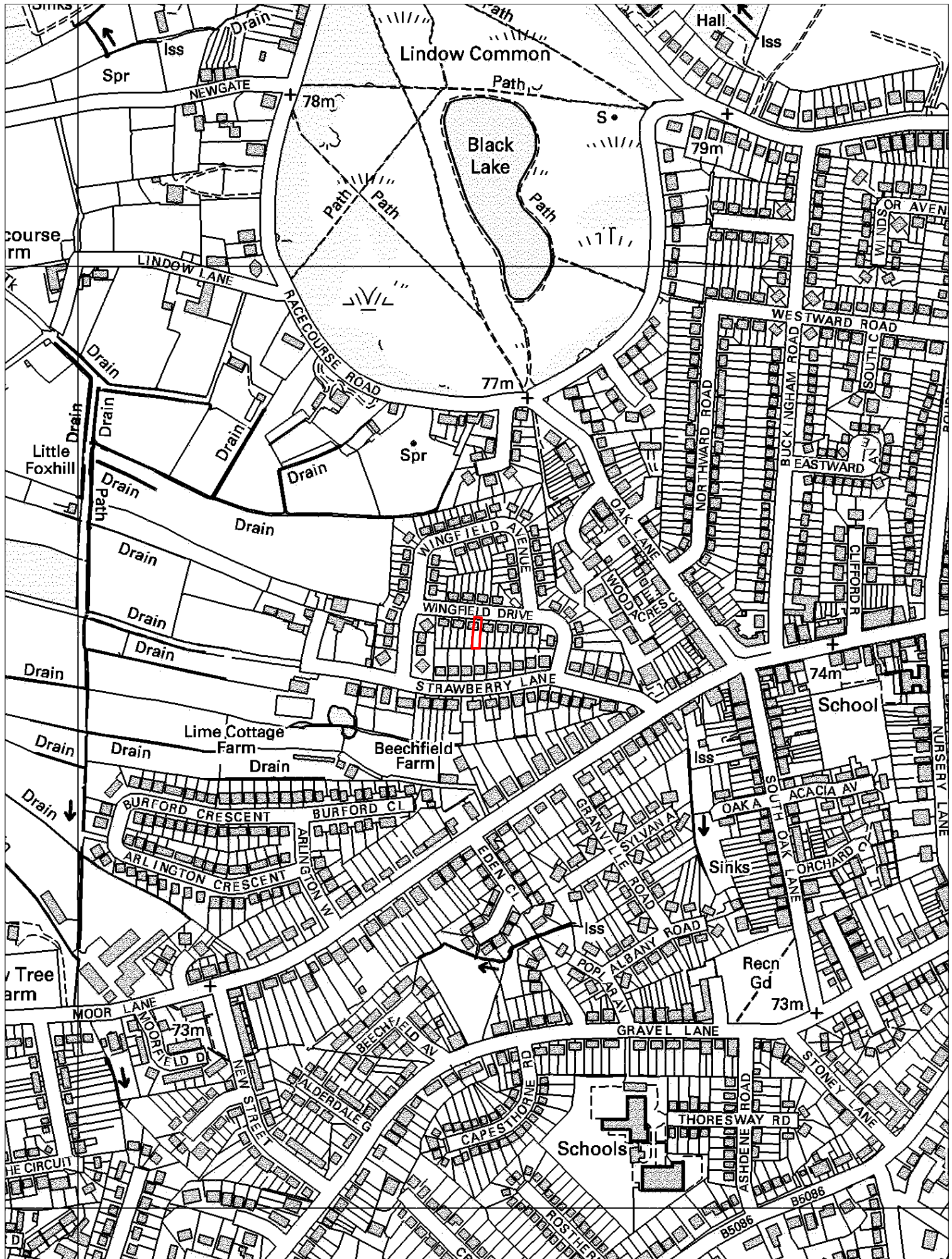
To the rear boundary lie the detached properties of nos. 24 and 26 Strawberry Lane. However, the rear elevation of these properties is situated at a distance of 37m from the existing rear elevation of no.17. Therefore, given the separation distance between these properties and the application site, it is not considered that there would be an adverse impact to the neighbouring amenities of these adjacent dwellings.

Highways

The proposed development would utilise the existing driveway from the property onto Wingfield Drive. Additional hard standing would be provided for a second car parking space within the front curtilage. This is considered to be a satisfactory level of car parking provision for the proposed development taking into consideration the location of property on a quiet residential street.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The revised plans are considered to overcome the issues surrounding neighbouring amenity and impact on the character and appearance of the street scene. Therefore a recommendation of approval is made.



17, WINGFIELD DRIVE, WILMSLOW, SK9 6AN
 NGR- 383,420:380,610

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Application for **Householder**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A03EX - Materials to match existing
3. A25GR - Obscure glazing requirement
4. A01AP - Development in accord with approved plans