

Application No: 10/1115M
Location: 9, GORSEY ROAD, WILMSLOW, SK9 5DU
Proposal: SINGLE STOREY REAR EXTENSION

For MR K WHITTAKER

Registered 23-Mar-2010
Policy Item No
Grid Reference 383604 381439

SUMMARY RECOMMENDATION

Approval subject to conditions

MAIN ISSUES

Impact on the character and appearance of the dwellinghouse and wider streetscene;
Impact on residential amenity

REASON FOR REPORT

The application requires determination by the Northern Planning Committee under the terms of the constitution of the Council as the applicant is a relative of an employee of the Council.

DESCRIPTION OF SITE AND CONTEXT

The application site is located within a Predominantly Residential Area of Wilmslow. The site comprises a detached brick built dwellinghouse with integral garage. The dwellinghouse has been lawfully extended in the past to incorporate a lean-to conservatory to the side elevation, a first floor bedroom extension and a conservatory and small brick built utility room to the rear elevation.

DETAILS OF PROPOSAL

Full planning permission is sought for the removal of the existing rear conservatory and utility room and the erection of a single storey rear extension.

RELEVANT HISTORY

68568P First floor bedroom extension and conservatory
Approved, 28th October 1991

POLICIES

Regional Spatial Strategy

DP1	Spatial Principles
DP7	Promote environmental Quality

Local Plan Policy

BE1	Design Guidance
DC1	New Build
DC2	Extensions and Alterations
DC3	Amenity
DC38	Space, Light and Privacy

OTHER REPRESENTATIONS

No letters of representation have been received at the time of preparation of this report. The last date for comment is the 19th April 2010.

OFFICER APPRAISAL

Principle of Development

The application site is situated within a Predominantly Residential Area and as such the principle for extending has already been established.

Policy

Macclesfield Borough Local Plan Policies BE1, DC1 and DC2 seek to promote high standards of development that reflects local character in respect to design, use of materials, height, form and massing. Policies DC3 and DC38 seek to ensure the protection of the amenities of residential properties in the vicinity of the site.

Design

The proposed rear extension would be constructed on a similar footprint as that of the existing rear conservatory and utility room. It is proposed to project beyond the rear elevation by 5.045m at the furthest point, stepping back to 2.245m towards the northeastern side of the site.

Located at the rear of the property, the proposal has no impact on the street scene of Gorsey Road. The proposed extension is on the same approximate 'L' shaped footprint of the existing conservatory and utility room it is to replace. The extension would have a pitched roof and includes 4 velux roof lights. The design and massing of the proposed extension is considered to respect that of the existing dwellinghouse and wider locality. Similarly, it is proposed to be constructed of materials that compliment the existing dwellinghouse.

It is therefore considered that the design and scale of the proposed extension would be acceptable in accordance with policies BE1, DC1 and DC2 of the Macclesfield Borough Local Plan.

Amenity

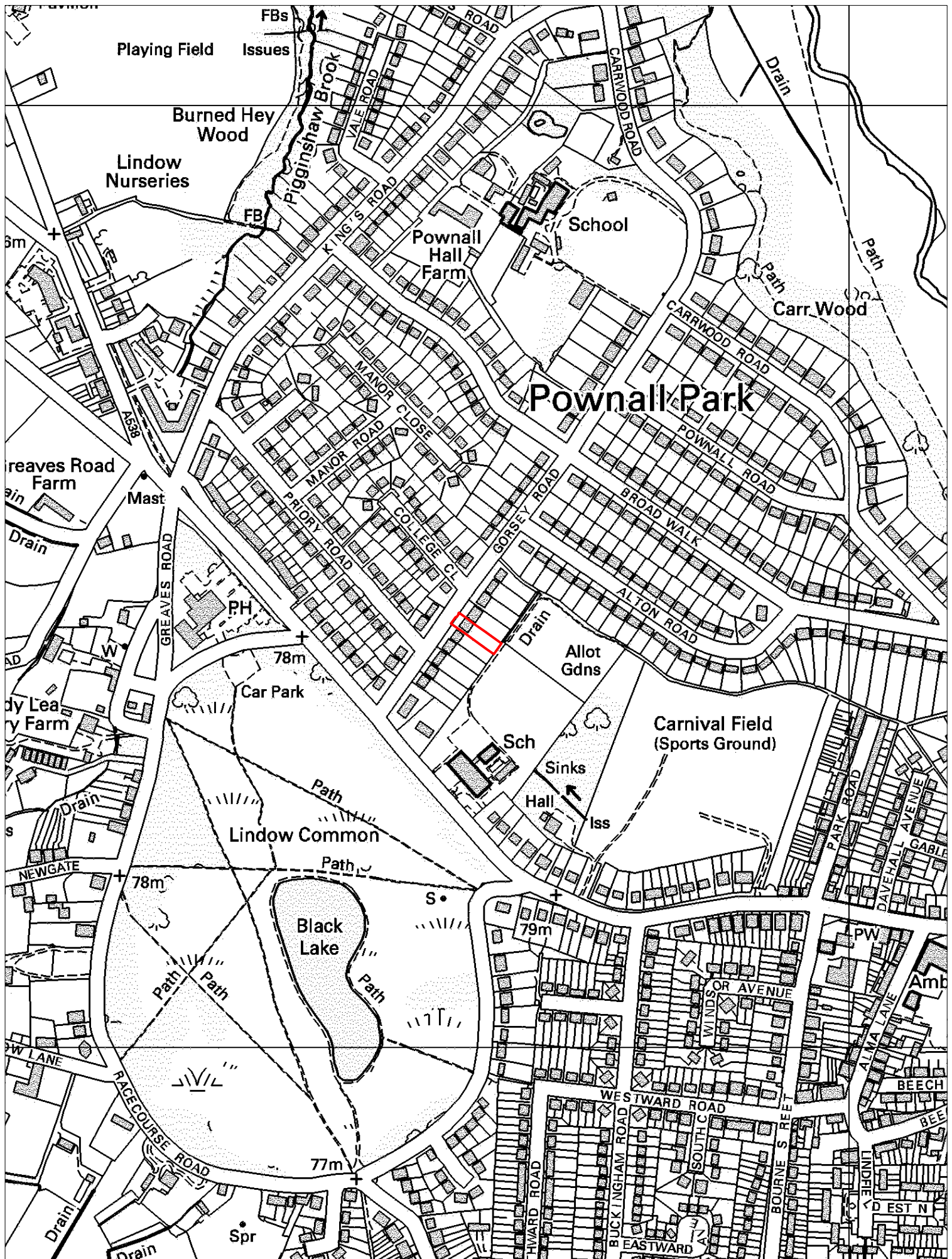
Sufficient spacing distances would remain between the proposed extension and the common boundary shared with No.7 Gorsey Road, to be considered

acceptable and compliant with MBLP policy DC38. The proposal is no nearer to the side boundary than the existing arrangement.

Taking into consideration that the proposed extension is to replace an existing conservatory of a similar dimension the proposed extension would not adversely impact on the privacy of neighbouring occupiers. It is therefore considered that the proposal would be compliant with policies DC3 and DC38 of the Macclesfield Borough Local Plan.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development is a modest household extension replacing an existing conservatory. For the reasons given above it is considered that the proposed development complies with the relevant policies of the Development Plan. There are no material considerations that weigh against the proposed development. In the light of section 38(6) of the Planning and Compulsory Purchase Act 2004 the application is therefore recommended for approval subject to standard conditions for household extensions.



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NGR- 383,600:381,440

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Application for **Householder**

RECOMMENDATION : Approve subject to following conditions

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