

Application No: 10/0973M
Location: THE SMITHY, BRADFORD LANE, NETHER
ALDERLEY, MACCLESFIELD, SK10 4TR
Proposal: ALTERATIONS AND EXTENSIONS

For MR G RICHARDSON

Registered 08-Apr-2010
Policy Item No
Grid Reference 384387 376546

Date Report Prepared: 14 May 2010

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

- Whether the proposal is acceptable in the Green Belt
- Impact upon the amenity of neighbouring property

REASON FOR REPORT

The application has been called to Committee by the local Ward Member Councillor Carolyn Andrew citing concern from neighbours regarding overlooking and loss of privacy and unneighbourliness, as her reasons.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a detached two-storey dwelling with detached stable building and surrounding gardens. The site is located within an Area of Special County Value in the Green Belt as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This application seeks full planning permission to erect two-storey side and rear extensions.

RELEVANT HISTORY

09/0009P - DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW HOUSE AND GARAGE REPLACEMENT OF PERMISSION
07/0983P - Approved 30.03.2009

07/0983P - AMENDMENTS TO 06/1730P FOR DEMOLITION OF EXISTING DWELLING AND STABLES, ERECTION OF REPLACEMENT DWELLING

WITH ATTACHED DOUBLE GARAGE, ANCILLARY STABLE BLOCK AND NEW VEHICULAR ACCESS TO INCORPORATE BASEMENT EXTENSION - Approved 11.06.2007

06/1730P - DEMOLITION OF EXISTING DWELLING AND STABLES, ERECTION OF REPLACEMENT DWELLING WITH ATTACHED DOUBLE GARAGE, ANCILLARY STABLE BLOCK AND NEW VEHICULAR ACCESS - Approved 09.04.2006

02/1573P - TWO STOREY REAR EXTENSION AND FIRST FLOOR BALCONY - Approved 09.10.2002

00/0748P - TWO-STOREY REAR AND FIRST FLOOR REAR EXTENSIONS. SIDE PORCH - Approved 01.06.2000

47212P - TWO STOREY REAR EXTENSION - Approved 20.11.1986

42557P - ERECTION OF BLOCK FOR STABLING AND AGRICULTURAL USAGE - Approved 13.09.1985

40403P - PROPOSED STABLES AND TACK ROOM - Approved 28.03.1985

31027P - NEW GARAGE CARPORT TWO WINDOWS - Approved 09.03.1982

POLICIES

Regional Spatial Strategy – DP1

Local Plan Policy – BE1, GC1, GC12, DC1, DC2, DC3, DC6, DC38

CONSULTATIONS (External to Planning)

Nether Alderley Parish Council – Comments not received at time of report preparation

OTHER REPRESENTATIONS

None received at time of report preparation. The publicity period expires on 26 May 2010

APPLICANT'S SUPPORTING INFORMATION

The applicant has submitted a design and access statement, which outlines the design philosophy behind the proposal and a visual impact assessment, including photographs and comparative street scene elevations.

OFFICER APPRAISAL

Green Belt

Policy GC12 of the Local Plan allows extensions to existing houses in the Green Belt of up to 30% of their original floor space. The application property has previously been extended and together with the proposed extensions, the total additions will significantly exceed 30% of the original floor space. The application site is located within a ribbon of development and as such benefits from one of the exception categories of policy GC12, subject to the extensions not being prominent and not adversely affecting the character and appearance of the countryside. A further consideration is that the proposed extensions are very, very similar in scale and design to a previously approved replacement dwelling and garage (09/0009P). Therefore, having regard to the location of the property in a ribbon of development, and the extensions not being significantly more prominent than the dwelling previously approved, the proposal is not considered to adversely affect the character and appearance of the countryside, and is therefore not inappropriate in the Green Belt.

Amenity

The existing property is located approximately 14.5 metres from the side elevation of the neighbour at the School House opposite. This neighbour's elevation includes a ground floor window to a kitchen / diner, which is considered to be a habitable room. The distance guidelines within policy DC38 indicate that a distance of 21 metres should be achieved between habitable room windows. As noted above the proposed dormer windows that will serve bedroom 4 and a dressing room to the master bedroom will fall below the recommended distance. The dressing room will be obscurely glazed, thereby eliminating any overlooking. On the submitted plans, the window to bedroom 4 is not obscurely glazed. Although this window will have a slightly angled relationship to the neighbour's kitchen window, potential will exist for some overlooking. This matter has been discussed with the applicant's agent and it has been agreed that the front facing bedroom window will be either heavily stained/leaded or obscurely glazed, with a flat roof section to the bedroom providing a glazed opening for light and outlook to the room. This should overcome any overlooking concerns.

It should also be noted that the ground floor window of the School House is currently overlooked by pedestrians walking along Bradford Lane, it is considered that the introduction of a new stained / leaded / obscurely glazed window over 14.5 metres away will not result in any additional loss of privacy to the occupiers of the School House.

The detached garage at the rear of the site includes dormer windows that face towards Mill House, which provide potential to overlook their rear garden. Again, it has been agreed with the agent that the dormers are relocated to the opposite elevation to overlook the applicant's garden instead.

Therefore, subject to the receipt of acceptable revised plans, no significant amenity issues are raised.

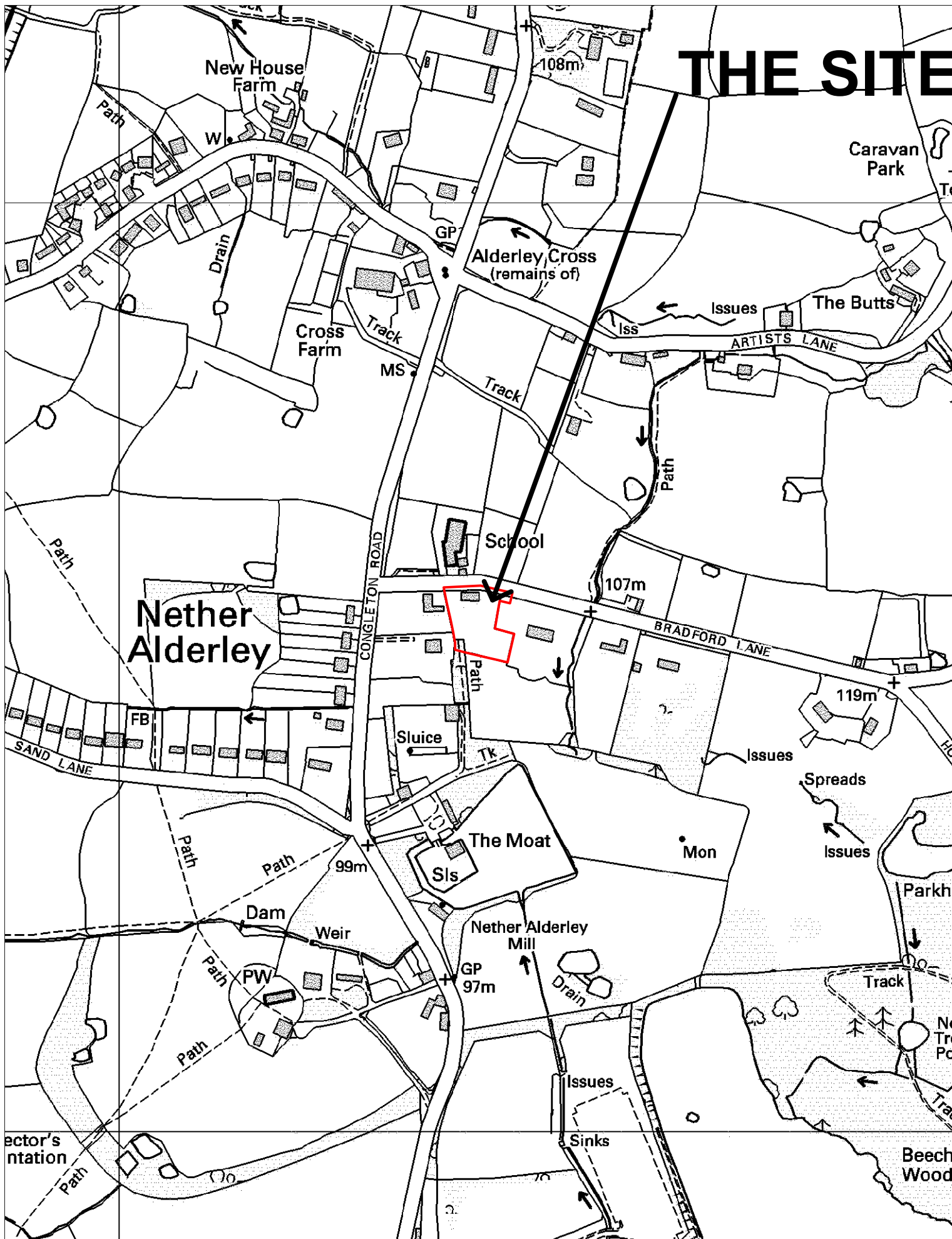
Highways

The proposed access to the property is as previously approved under 09/0009P. Therefore no significant highway safety issues are raised subject to the same conditions as the earlier scheme relating to the access and visibility.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Subject to the receipt of revised plans showing an acceptable relationship with neighbouring properties, as outlined above, a provisional recommendation of approval is made.

THE SITE



Application for **Householder**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A05EX - Details of materials to be submitted
4. A02HA - Construction of access
5. A04HA - Vehicular visibility at access to be approved
6. A26HA - Prevention of surface water flowing onto highways
7. A32HA - Submission of construction method statement
8. A12LS - Landscaping to include details of boundary treatment
9. A22GR - Protection from noise during construction (limit on hours of construction works)
10. Materials
11. gates
12. Obscure glazing