

Application No: 19/2230M

Location: 72, FENCE AVENUE, MACCLESFIELD, SK10 1LT

Proposal: Proposed replacement and enlargement of single storey rear extension

Applicant: Dr Gavin Reynolds

Expiry Date: 16-Jul-2019

SUMMARY:

The proposal seeks the replacement and enlargement of a single storey rear extension to this semi-detached two storey dwelling house.

The existing 1.9m deep by 5m wide predominantly glazed lean to conservatory would be replaced by a 3m deep by 5m wide living room extension which would be completed in white render and have a flat roof with a height of approximately 3.1m above adjoining ground level. Aluminium or timber sliding and fixed glazed windows/doors in black frames would also be installed in the rear facing elevation towards the remaining back garden of this application property.

The proposal is considered to be compatible with the surrounding area and its scale, massing and form would appear compatible with its surroundings and would not cause any harm to neighbour amenity.

Subject to conditions, the impact on neighbouring residential amenity and the character and appearance of the area would not be significant.

The application is therefore recommended for approval.

RECOMMENDATION:

APPROVE subject to conditions

REASON FOR REFERRAL

The application is being referred to Southern Planning Committee as the applicant is related to a Council Employee within the Development Management Service.

DESCRIPTION OF SITE AND CONTEXT

The application relates to a large two storey semi-detached dwelling house situated within a predominantly residential area of Macclesfield, at an elevated level above the adjoining highway and within the Buxton Road (Macclesfield) Conservation Area.

DETAILS OF PROPOSAL

Planning permission is sought for the proposed replacement and enlargement of a single storey rear extension to this two storey dwelling house.

RELEVANT HISTORY

70789P - Attached garage extension and conservatory – Approved 15-June-1992

POLICIES

Development Plan

Cheshire East Local Plan (CELPs 2017)

MP1: Presumption in Favour of Sustainable Development

SE1: Design

SD1: Sustainable Development in Cheshire East

SD2: Sustainable Development Principles

SE7: Historic Environment

Macclesfield Borough Local Plan (MBLP 2004)

DC2: Alterations and Extensions

DC3: Amenity

BE2: Conservation Areas

Other Material Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Policy

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development. The relevant paragraphs include;

11 – The presumption in favour of sustainable development,

124-131 – Achieving well-designed places

Neighbourhood Plan

There is no Neighbourhood Plan covering Macclesfield.

CONSULTATIONS (External to Planning)

Macclesfield Town Council – No response has been received.

OTHER REPRESENTATIONS:

Consultation letters, a site notice and an advert in the local newspaper were taken out to advertise the application. No letters of objection/concern have been received.

OFFICER APPRAISAL

Principle of Development

The principle of development within the settlement boundary is accepted provided that it accords with CELPS Policies SD1, SD2 and SE1 and Macclesfield Local Plan Policies DC2 and DC3. These policies seek to ensure, amongst other things, that proposals are not detrimental to neighbouring residential amenity and are appropriate in design and highway terms. Furthermore the site is located within the Buxton Road Conservation Area and it is necessary to consider the impact upon the setting of the Conservation Area.

Design and Heritage Impact

Fence Avenue in this location has a suburban character. The application property is a well detailed villa with a projecting two storey bay to the front, balcony, timber infill detailing, finial and decorative ridge tiles. To the rear the property has seen later additions.

The proposed extension is of a modest size and would result in the removal of the later conservatory. The detailed design is modern with a parapet wall and would be finished in render with large patio doors. The design approach is similar to that taken as part of the development approved at the adjoining dwelling (18/5767M).

The scale, massing and height of the proposed rear extension is considered to be acceptable and would not have a harmful impact on the character and appearance of the area. In addition, as the development is situated to the rear of the dwelling and is screened from public view from the front and the public highway. The visual impact from the front public highway side of the dwelling will remain unchanged.

The use of render and contemporary glazing would allow the proposed extension to be read as a later addition to the host dwelling.

Overall, it is considered that the proposal is of an acceptable design and the character and appearance of the Conservation Area is preserved in this case.

Impact on Neighbour Amenity

It is considered that the proposed extension would not have a significantly over-bearing visual or over-shadowing impact on adjoining neighbours. The extension would project beyond the existing rear elevation of No 70 Fence Avenue by just 3m and if the approved extension under application 18/5767M is constructed then both additions would have the same projection.

There would be no significant impact upon No 74 Fence Avenue as the development would be largely screened by the existing garage at the host dwelling.

Furthermore, the positions of the windows and glazed doors would not give rise to any significant over-looking or loss of privacy for neighbours.

The outlook, privacy and living conditions of adjoining neighbours is reasonably protected in this case and the development complies with the Development Plan.

CONCLUSION

The proposed extension is acceptable in this instance and complies with the Development Plan and the NPPF.

RECOMMENDATIONS

APPROVE subject to the following conditions

1. **Standard (3 years)**
2. **Approved Plans**
3. **Materials as per application**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Development Management in consultation with the Chair (or in there absence the Vice Chair) of the Southern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

