

**Application No:** 10/1418M  
**Location:** 28, WINDSOR AVENUE, WILMSLOW, SK9 5HE  
**Proposal:** PROPOSED TWO STOREY SIDE & REAR FIRST  
EXTENSION & CONSERVATORY

**For** MS MICHELLE BERTENSHAW

**Registered** 09-Apr-2010  
**Policy Item** No  
**Grid Reference** 383827 381018

**Date Report Prepared:** 3<sup>rd</sup> June 2010

#### **SUMMARY RECOMMENDATION**

Approval subject to conditions

#### **MAIN ISSUES**

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

#### **REASON FOR REPORT**

This application was called to Northern Planning Committee by ward Councillor Menlove on the grounds of excessive development of the plot leading to an overbearing impact on neighbouring properties.

#### **DESCRIPTION OF SITE AND CONTEXT**

The application site is located in a predominantly residential area of Wilmslow, situated on the western side of a residential cul-de-sac. Windsor Avenue is characterised by properties that are similar in appearance; however many have been extended in some way or another in the past. The site comprises a two storey, semi detached dwellinghouse which has been extended previously to include a single storey rear extension.

#### **DETAILS OF PROPOSAL**

Full planning approval is sought for a two storey side extension, first floor rear extension, rear conservatory and canopy to the front elevation.

#### **RELEVANT HISTORY**

09/3804M PROPOSED TWO STOREY SIDE EXTENSION AND FIRST  
FLOOR REAR EXTENSION AND CONSERVATORY  
Refused, 04 February 2010

#### **POLICIES**

##### **Regional Spatial Strategy**

DP1 Spatial Principles  
DP7 Promote Environmental Quality

### **Local Plan Policy**

BE1 Design Guidance  
DC1 Design: New Build  
DC2 Design: Extensions and Alterations  
DC3 Design: Amenity  
DC38 Space, Light and Privacy  
DC43 Side Extensions to Houses

### **OTHER REPRESENTATIONS**

Three letters of representation have been received; the concerns raised in objection to the proposal are summarised as follows:

- The proposed extensions would be overbearing and would lead to loss of light and enclosure;
- The proposal would be contrary to MBLP policies DC3 and DC38 as the proposed extension would be less than 1m from the common boundary and secondary kitchen windows would lead to direct overlooking;
- The design and siting of the proposed canopy would be out of character and detrimental to the appearance of the streetscene;

Concerns were all raised with respect of drainage and the impact on the water table and highway congestion during construction.

### **OFFICER APPRAISAL**

#### **Principle of Development**

The application site is located within a Predominantly Residential Area as defined in the Macclesfield Borough Local Plan. The principle of extending in this location is therefore considered to be acceptable.

#### **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. National guidance PPS1: Delivering Sustainable Development is also relevant and includes objectives to promote high quality and inclusive design.

#### **Design**

The proposed development would comprise a two storey and single storey side extension, first floor rear extension, rear conservatory and front canopy.

The proposed side extensions would extend 1.1m from the south facing elevation of the dwellinghouse. The single storey extension is to be set back 3m from the front elevation of the dwellinghouse and the two storey element siting a further 1.8m from the front elevation. The two storey side extension would form a wrap around extension to the southwestern corner of the dwellinghouse, tying into the proposed first floor rear extension.

The proposed first floor rear extension is proposed to extend 3m from the rear elevation of the dwellinghouse and would have a width of approximately 5.5m. A hipped roof is proposed to the rear and side extensions, with the overall ridge height sitting 500mm below that of the original dwellinghouse.

The proposed conservatory would extend a further 3.5m beyond the existing single storey extension. Whilst the proposed conservatory will be predominantly glazed, the north facing elevation is to be constructed of brick to match the existing dwellinghouse.

The canopy would extend above the front door and bay window. It is proposed to project 800mm from the front elevation, extending no further than the existing bay window. The structure would be supported by two pillars either side of the front door. These are no dissimilar to those existing on the application site and neighbouring properties.

Consideration has been given to concerns raised with respect to the design and impact of the proposed front canopy on the wider streetscene. There are various frontages to properties along Windsor Avenue. Similarly, there are a number of different designs used for front porch canopies. It is considered that the proposed canopy would be a modest and acceptable addition to the front elevation and would not cause a detrimental impact on the character of the streetscene.

MBLP Policies DC3, DC1 and DC2 seek to promote a high standard of design which is sympathetic to the area. Additionally, MBLP policy DC38 states that *'side extension to houses should not normally encroach within 1 metre of the site boundary to prevent the creation of a terraced street effect'*. Though the proposed side extension would sit 750mm from the common boundary, it is considered that due to the set back of the proposed extension from the front elevation and the remaining distance to the side boundary the proposal would not create a terracing effect and would therefore be considered compliant with this policy.

It is considered that the proposed development adequately reflects the scale and massing of the original dwellinghouse and that of other properties in the wider locality. Furthermore, there are a number of similar examples along Windsor Avenue. It is therefore considered that the proposed extensions would not have a detrimental impact on the character and appearance of the dwellinghouse and wider streetscene.

### **Amenity**

Consideration has been given to concerns raised in respect of the overbearing nature of the proposed extensions and loss of light as a result of the proposed extensions.

A previous scheme was refused on grounds of amenity, with particular reference to the impact on the occupiers of No.26 Windsor Avenue. Amendments have been made in an attempt to address these concerns; the

first floor extension and conservatory extension have been set in 1 metre from the common boundary with No.26 Windsor Avenue.

The proposed two storey side extension would sit 750mm from the common boundary shared with No.30 Windsor Avenue. There are a number of side facing windows on the elevation of no.30 Windsor Avenue that would face the extension, one of which serves a habitable room. This window however is a small secondary window to a lounge, which is also served by a large window to the rear elevation. 2No. ground floor side facing windows are proposed to the side facing elevation of the proposed extension. These are to serve a kitchen, given the relationship of these windows with those of no.30 Windsor Avenue, it is considered appropriate to add a condition to ensure that these windows are obscurely glazed. Due to the distances specified, in addition to the location of an existing garage serving no.30 Windsor Avenue and existing boundary treatment, it is considered that there would be an acceptable level of impact upon the amenity of these neighbouring occupiers.

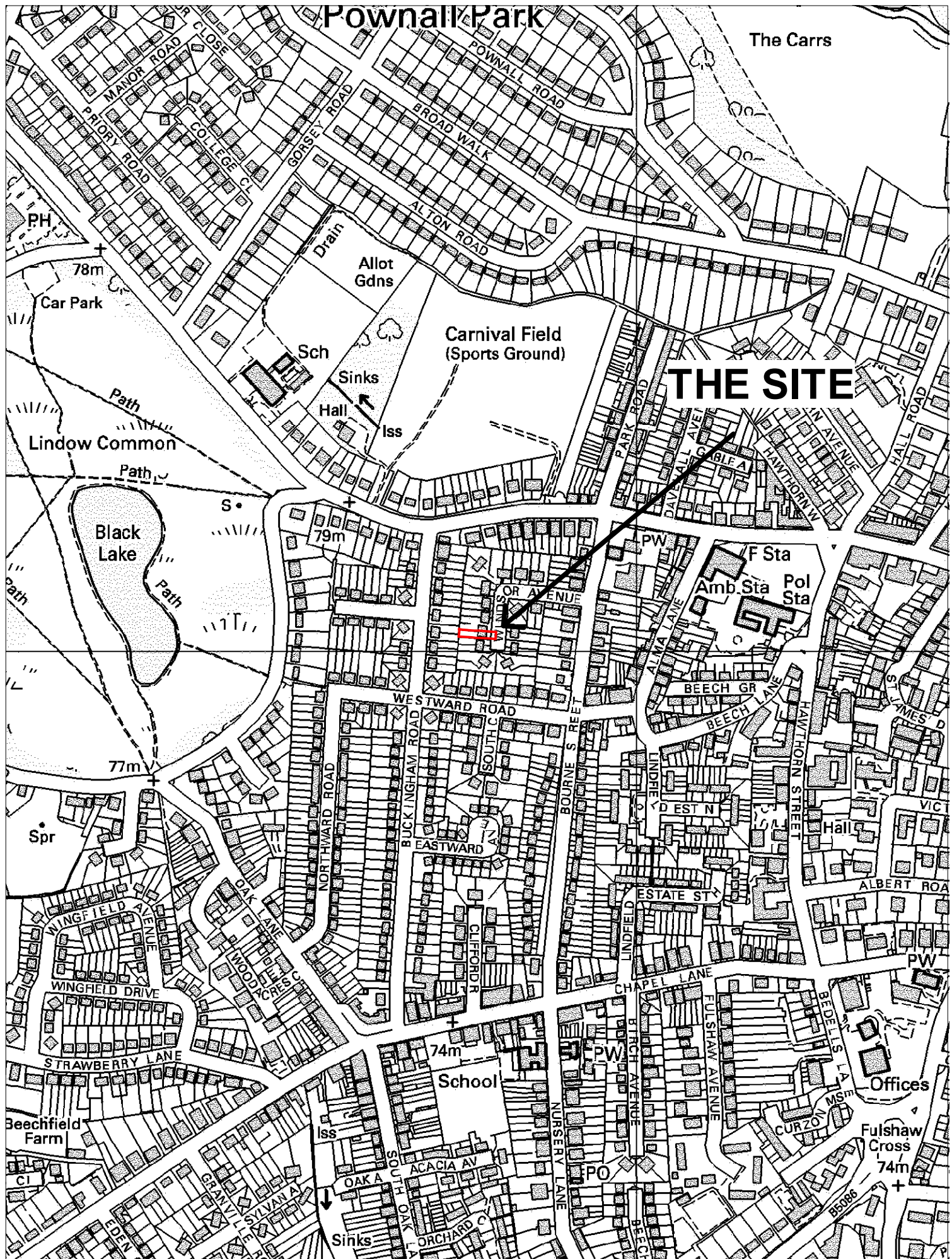
The proposed two storey extension and rear conservatory would sit 1m from the common boundary with no.26 Windsor Avenue. Amendments have been made so that the proposed first floor extension would not cross the 45 degree line taken from the centre point of first floor bedroom window. Concerns have been raised with regards to the impact of the proposed conservatory with particular reference to the use of materials in the north facing elevation (brick). The eaves level of the proposed conservatory would measure 2.2m in height, an existing boundary fence measuring 1.8m in height currently defines the common boundary. Due to the set back from the boundary in addition to existing boundary treatment and the light weight nature of the glazed roof; it is considered that the proposal would not create an unacceptable sense of enclosure. It is therefore considered that the amendments made sufficiently address the previous reasons for refusal.

### **Other matters**

Concerns from neighbours have also been raised with respect of drainage and the impact on the water table and highway congestion during construction. These matters are not considered to be relevant to a household extension such as this proposal. Issues of drainage would be dealt with through Building Control and any highway congestion during construction would be common to any extension in a residential area.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

In conclusion, the design and scale of the proposed extensions are considered to adequately reflect those of the dwellinghouse and wider streetscene. Similarly, it is considered that the amendments made sufficiently address the previous reasons for refusal and as such there would not be a detrimental impact on the residential amenity of neighbouring occupiers. The proposed development is considered acceptable and compliant with Macclesfield Borough Local Plan policies BE1, DC1, DC2, DC3, DC38 and DC43 and a recommendation of approval is therefore made, subject to standard conditions relating to household extensions.



10/1418M - 28 WINDSOR AVENUE WILMSLOW

N.G.R. - 383.825 - 381.017

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Scale 1:10000

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)
4. A25GR - Obscure glazing requirement