

Application No: 19/5613M

Location: 12, WELTON DRIVE, WILMSLOW, SK9 6HF

Proposal: Proposed two-storey side and rear extension to existing residential property

Applicant: David Jefferay

Expiry Date: 10-Feb-2020

**SUMMARY RECOMMENDATION:
APPROVAL**

MAIN ISSUES:

- *Effects on residential amenity*
- *Design*
- *Effect on character and appearance of the area*

Reason for referral

This planning application has been submitted by an elected ward councillor on Cheshire East Council for a ward in the north of the Borough. The application is therefore on the Southern Planning Committee agenda for the purposes of transparency.

Site and Context

The application site relates to a two storey red brick hipped roof detached dwelling in a 'predominantly residential' designated area of Wilmslow. There is a large rear garden bordering the neighbouring western dwelling's larger 'L' shaped rear garden. There is an existing single storey rear and side addition approved under 06/3110P. There is also planning permission (19/1020M) for a two storey side and rear extension which is extant but has not been implemented.

Details of Proposal

The proposal seeks to add a further storey above and within the footprint of the existing side and rear addition it would reach 6.8m to the roof ridge and 5.6m to the eaves height, being set back significantly from the principal elevation by 3.6m at first floor level. There would be an additional addition at ground floor level at the side elevation aligning with the existing front elevation wall. The join at the roof with the main dwellinghouse would be at 6.8m in total

height; 0.8m below the highest point of the main dwelling and therefore subservient in scale (all figures approximate).

This proposal is almost identical to what has already been approved under 19/1020M. The only change between this application and the proposed development in this application is the widening of the ground floor rear glazing element and the introduction of two velux rooflights at the side elevation – similar to what could be constructed under the Permitted Development regime.

Constraints

Predominantly Residential

Relevant Planning History

19/1020M Proposed two storey side and rear extension to existing residential property
Approved with conditions 17/04/2019 N.B. Not implemented

06/3110P Single storey side/rear extension Approved with conditions 05/02/2007

Consultee Responses

Wilmslow Town Council - no objection

Representations

No letters from neighbours or members of the public received.

Planning Policy

National Planning Policy Framework (NPPF) (2018 update)
National Planning Practice Guidance (as updated online)

Cheshire East Local Plan Strategy (2010-2030)
Policies SD2 (Sustainability), SE1 (Character and Design)

Macclesfield Borough Local Plan (MBLP) (2004) – saved policies
DC2 (Design), DC3 (Amenity), DC38 (Distances), DC43 (Side Extensions)

Cheshire East Borough Design Guide 2017

Wilmslow Neighbourhood Plan
H2 (Design)

Officer Appraisal

Principle of Development

The proposed development is an extension to a dwelling in a settlement. This type of application is generally considered to be acceptable subject to the satisfactory taking into account of material considerations

Design issues and effect on the character of the area

Policy DC2 of the Macclesfield Borough Local Plan (2004) states that proposals to alter or extend buildings should respect the existing architectural features of the building. The proposal would have a hipped roof, referencing the existing main dwelling, would be in keeping terms of the brickwork, uPVC and roof tiles materials, and would be subservient in scale. Therefore policy DC2 is complied with.

Policy SE1 on design in the CELPS 2017 states that development proposals should ensure a retained sense of place and management of design quality. The streetscene would not be negatively impacted by the proposal and the extension would be clearly secondary to the main dwelling, including when viewed from the rear and from the neighbouring dwelling to the west/NW.

There would not be a terracing effect given the significant set back from the principal elevation of the proposed extension. The buildings here would continue to read as visually distinct and spaces between dwellings would be retained in terms of the appearance from the public highway.

Policies SD2 and SE1 of the CELPS are considered to be complied with.

The proposal is considered to provide for a density and massing accordant with the surrounding townscape in this area of Wilmslow. To this end the proposed development complies with policy H2 of the adopted Wilmslow Neighbourhood Plan.

Effect on residential amenity

Policy DC3 of the MBLP states that development should not significantly injure the amenities of adjoining or nearby residential property. There would be no windows proposed at either side elevation of the first floor addition apart from the rooflights. The proposed first floor window serving the bedroom would be approx. 50m from the nearest opposite property to the south/SW and is not considered to present any privacy implications. It is acknowledged that there would be an increase in massing apparent when viewed from the neighbouring rear garden at no.10; and some, moderate, loss of light. However the position of the rear garden facing SW largely negates any particular daylight/sunlight concerns. Moreover, the angle from the centre of the habitable room window at the rear of no. 10 would be within the 45 degree rule from the corner of the first floor addition (as with the single storey addition which currently exists) at 45 degrees (approx.). The ground floor uPVC bi-fold doors do not present negative privacy implications over and above either what the property already has permission for, or the existing arrangement of fenestration.

Other matters

In spite of the increase of massing at the principal elevation (the single storey element) sufficient space would be retained for 2 cars, as per Appendix C on parking standards for Key Service Centres such as Wilmslow.

Summary

The differences between this development proposal and what the application site has extant planning permission before are arguably non-material in nature. The introduction of rooflights and enlarged ground floor fenestration presents no additional material amenity or design considerations such that a recommendation of approval would not still be justified

Application for Householder

RECOMMENDATION: Approve subject to following conditions

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. NPPF informative

In order to give proper effect to the Board`s/Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

