

Planning Reference No:	10/2026M
Application Address:	11 Manor Park South Knutsford
Proposal:	Single Storey Front and Side Extension Rear Conservatory Roof Light
Applicant:	Ms O Hunter
Application Type:	Householder
Grid Reference:	375807 378339
Ward:	Knutsford
Earliest Determination Date:	14 th July 2010
Expiry Dated:	22 nd July 2010
Date Report Prepared:	9th July 2010
Constraints:	Manchester Airport Safeguarding 90m+ English Nature Consultation Area Predominantly Residential Area (MBLP) Wind Turbine Consultation Area All Applications for Development Likely to Attract Birds

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- Design and impact on the character and appearance of the locality
- Amenity Issues

1. REASON FOR REFERRAL

The application is before the Southern Committee as the applicant is Councillor Olivia Hunter, Ward Member for Knutsford.

2. DESCRIPTION OF SITE AND CONTEXT

The application site relates to a detached dormer bungalow located within a predominantly residential area as defined in the Macclesfield Borough Local Plan 2004. Amenity space lies to the front and rear of the site and the area is characterised by dwellings of a variety of architectural styles.

3. DETAILS OF PROPOSAL

This application seeks full planning permission for single storey front, single storey side and rear conservatory extensions. A rooflight is also proposed on the eastern facing roofslope.

4. RELEVANT HISTORY

No Planning History Since 1977

5. POLICIES

Macclesfield Borough Local Plan Policy:

BE1 – Design guidance
DC1 – Design (New Build)
DC3 – Amenity
DC43 - Side Extensions

Other Material Planning considerations

None.

6. CONSULTATIONS (External to Planning)

Nature Conservation- No comments received to date. The publicity expiry date for comments is 14 July 2010.

Knutsford Town Council- No Objection

7. OTHER REPRESENTATIONS

None received at the time of report preparation. The publicity period for the application continues until 14 July 2010.

8. APPLICANT'S SUPPORTING INFORMATION

None submitted.

9. OFFICER APPRAISAL

Design and Impact on the Character and Appearance of the Locality

Policies BE1, DC1, DC2 seek to promote high standards of design, with the overall vernacular, scale, density, height, mass and materials of new development being sympathetic to the character of the locality, surrounding buildings and the site itself.

Policy DC43 relates to side extensions but is more relevant to first floor side extensions in order to prevent a terracing impact on the street scene. The proposal would therefore comply with policy DC43.

The design of the extensions would remain subordinate in scale to the original dwelling. Furthermore the vernacular of the proposed extensions would remain coherent with the character and appearance of the original dwelling and also the

dwellings within the street scene, which are of a variety of different types and orientations.

Whilst the extension to the front would be visually prominent it is relatively small in scale and would not project beyond the building line established with no. 9.

Amenity

It is not considered that there would be an impact on the amenity of neighbouring no. 13 to a material enough degree to warrant refusal of the application. Whilst the front extension would project 1.6m forward of the bungalow it would be stepped in by 0.6m from the main side wall and due to the orientation of the sun's path in relation to the two dwellings it would not adversely impact on the amount of light getting to the front windows of no. 13, nor would be unduly dominant when viewed from this property.

The proposed side extension, whilst projecting closer to the boundary with no.9, would not be unduly dominant in relation to this property and it is noted that a boundary fence already exists which would screen the proposal to some extent.

The proposed rear conservatory would also not impact on the amenities of neighbouring properties and significant weight also has to be given to the fact that the side and rear extensions could be built under permitted development, without the requirement for planning permission.

The proposed rooflight should be conditioned to be obscurely glazed, in order to adequately maintain privacy with no. 9.

10. CONCLUSIONS AND REASON(S) FOR THE DECISION

For the reasons outlined above, the impact of the proposals upon the character and appearance of the area and the amenity of neighbouring properties is acceptable.

11. RECOMMENDATION

APPROVE subject to conditions

- 1. Approved Plans**
- 2. Obscure Glazing**
- 3. Materials**
- 4. Standard Time**

Location Plan: Cheshire East Council Licence No. 100049045

