

Application No: 20/2569M

Location: 58, HAZELWOOD ROAD, WILMSLOW, SK9 2QA

Proposal: Single storey rear extension

Applicant: Rose

Expiry Date: 18-Aug-2020

### **SUMMARY**

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 residential amenity.

The proposed development is environmentally, socially and economically sustainable and would comply with the relevant Development Plan Policies and the NPPF.

### **RECOMMENDATION**

**APPROVE** subject to conditions

### **REASON FOR REFERRAL**

This application is referred to Southern Planning Committee as the applicant is related to a Council Employee within the Environmental Planning Service.

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

The application site is a relatively modern detached house in a residential area of Wilmslow that was predominantly developed throughout the 1990's. The site is located to the northern side of Hazelwood Road and is within the Wilmslow Settlement Boundary.

### **DETAILS OF PROPOSAL**

This application proposes to demolish the existing conservatory and to construct a new single storey rear extension.

### **Relevant Planning History**

No relevant planning history

### **POLICIES**

## **Cheshire East Local Plan Strategy**

MP1 Presumption - Sustainable Development  
SD1 Sustainable Development in Cheshire East  
SD2 Sustainable Development  
SE1 Design

## **Macclesfield Borough Local Plan Saved Policies**

DC2 Extensions to existing buildings  
DC3 Amenity  
DC38 Space, Light and Privacy

## **Wilmslow Neighbourhood Plan**

The Wilmslow Neighbourhood Plan (WNP) was made on 19<sup>th</sup> November 2011.

H2 Residential Design

## **National Policy**

National Planning Policy Framework

## **CONSULTATIONS (External to Planning)**

**Wilmslow Town Council:** No objections

## **OTHER REPRESENTATIONS**

No letters of representation have been received.

## **OFFICER APPRAISAL**

### **Principle of Development**

The principle of development in the settlement boundary of Wilmslow is acceptable in principle providing it accords with CELPS Policies SD1, SD2 and SE1 and Macclesfield Local Plan Policies DC2, DC3, DC38 and WNP Policy H2. These policies seek to ensure, amongst other things, that proposals are not detrimental to residential amenity and are appropriate in design terms.

### **Design**

Policy SD2 states that all development will be expected to contribute positively an area's character and identity, creating or reinforcing local distinctiveness in terms of;

- Height, scale, form and grouping
- Choice of materials
- External design features
- Massing of the development (the balance between built form and green/public spaces)

- Green infrastructure; and
- Relationship to neighbouring properties, street scene and the wider neighbourhood

The proposed development seeks to replace an existing conservatory with a single-storey rear extension of a very similar size. The development would have a pitched roof and would be finished in brick and tiles. The extension would not be visible within the street-scene.

It is considered that the relationship to the neighbouring houses, and the wider area would be acceptable and the development represents an acceptable design and thus comply with policies SD1, SD2 and SE1 of the CELPS, Policy DC2 of the MLP and Policy H2 of the WNP.

### **Amenity**

The relationship to the neighbouring houses would not effectively change as the proposal is very similar in massing terms. It would not infringe privacy or be overbearing and thus it would not conflict with the aims of policies DC3 and DC38 of the MLP or SD2 of the CELPS. Adequate amenity space would remain at the host property.

### **Highways**

The access to the site and car parking arrangements would be unchanged.

### **Trees**

The Forestry Officer has confirmed there are no significant arboricultural implications associated with this application and no conditions are required.

### **CONCLUSION**

The principle of the proposed development is acceptable; the design of the proposed extension would have an acceptable impact on the character and appearance of the area, and the proposals are considered to have an acceptable impact upon the amenities of adjacent houses. Therefore it is considered that the proposal would accord with all relevant Development Plan policies.

### **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 Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of 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**

