

Application No: 24/2021M

Location: 1, ARBOUR CRESCENT, MACCLESFIELD, SK10 2JB

Proposal: 2 Storey side extension with single storey rear extension to provide additional living accommodation.

Applicant: Mr Matthew Guttmann

Expiry Date: 29-Jul-2024

SUMMARY

The application site lies within the settlement boundary of Macclesfield. Macclesfield is identified as a Principal Town in the CELPS, where residential development is deemed acceptable subject to compliance with other policies within the development plan.

The development accords with Policies PG 2 and SD 2 of the CELPS. The development is considered to be acceptable in terms of its impact upon the residential amenities of the neighbouring residential properties surrounding the site. There is no significant conflict with Policy HOU 11, 12 or 13 of the SADPD in this regard.

The design of the proposed development is considered to be acceptable and would not result in significant harm to the character or appearance of the area. There is no significant conflict with policies SE1, SD2 of the Cheshire East Local Plan Strategy and policy GEN1 of the SADPD and the Cheshire East Design Guide.

The development is considered to be acceptable in terms of its impact upon the highway safety and parking provision. The development complies with SADPD policy INF 3 and Appendix C of the CELPS. The proposal is also acceptable in arboricultural and ecological terms.

The proposal is therefore considered to be acceptable in the context of the relevant policies of the Cheshire East Local Plan Strategy, the Site Allocations and Development Plan Document and advice contained within the NPPF. The application is therefore recommended for approval subject to conditions.

SUMMARY RECOMMENDATION:

Approve Subject to Conditions

REASON FOR REFERRAL

Due to the agent for the application being an immediate family member of a Cheshire East Councillor, and due to a representation having been received objecting to the application, under the terms of the Constitution the application requires a committee decision.

DESCRIPTION OF SITE AND CONTEXT

1 Arbour Crescent is a detached dwellinghouse in a settlement boundary, ecological network core area, ecological network restoration area, a groundwater source protection zone, and an aerodrome safeguarding area.

Along the northern boundary of the site is a group tree preservation order.

The dwellinghouse is a 3-bed dwelling over three floors (including a basement). The dwelling is in an elevated position in comparison to the pavement on Arbour Crescent and the front elevation is accessed via a ramp and steps.

Along the south boundary is a detached garage also in an elevation position in comparison to the road. To the north of the site is a neighbouring detached flat roof garage. The rear of the site contains an established hedgerow and affords a level of existing screening to existing and the proposed dwelling on Arbour Close.

Dwellings along Arbour Crescent are relatively uniform in design and have front facing dormer style windows, however 1 Arbour Crescent is an anomaly with its front facing gable, and elevated position.

DETAILS OF PROPOSAL

This application seeks householder planning permission for a two-storey side extension with single storey rear extension to provide additional living accommodation. The proposal will result in a 4-bed dwelling. The on-site garage, to the south of the dwelling is to remain.

RELEVANT PLANNING HISTORY

No relevant history on the application site.

To the rear of the site is a recently approved application for a new dwelling (app 24/0399M).

CONSULTATIONS (External to Planning)

Macclesfield Town Council – No comments received.

REPRESENTATIONS

1 letter of representation has been received objecting to the proposal on the following grounds:

- increase in height and size of the proposal would have a significant impact on 20, 22 & 24 Brocklehurst Way in terms of reduced loss of light and the occupant's outlook.
- overshadowing especially during winter
- non-compliance with the 45-degree and 25-degree rules on the rear windows at 20, 22 & 24 Brocklehurst Way.
- overlooking
- does not contribute to preserving the character and appearance of the area.
- proposed extension is 8-metre high from the street level as well as the rear gardens of the adjoining properties, making it extremely visible.

3 letters of representation have been received from residents on Arbour Close making the following comments in support of the proposal:

- sympathetic and in keeping with other houses locally.
- sufficient off-road parking / no additional traffic.
- allows a growing family to remain in the local area.
- applicant proactive and decent in his notification of near neighbours.
- no adverse effect on other residents or properties.
- add to the value of the local properties in a positive way.
- style of the property is not being changed.
- conservatory will now be a brick-built room. This will reduce Co2 compared to a conservatory and will also improve the privacy for his neighbours.

POLICIES

Cheshire East Local Plan Strategy

MP1	Presumption in Favour of Sustainable Development
SD1	Sustainable development in Cheshire East
SD2	Sustainable development principles
SE1	Design
SE3	Biodiversity and Geodiversity
SE4	Landscape
SE5	Trees, Hedgerows and Woodland
SE9	Energy Efficient Development
SE12	Pollution, Land Contamination and Land Instability
SE13	Flood Risk and Water Management
IN1	Infrastructure
PG1	Overall Development Strategy
PG2	Settlement Hierarchy

Appendix C Parking Standards

Site Allocations and Development Policies Document (SADPD)

PG 9 Settlement Boundary
GEN 1 Design Principles
GEN 5 Aerodrome Safeguarding
ENV 1 Ecological network core area
ENV 3 Landscape Character
ENV 6 Trees, hedgerows and woodland implementation
ENV 7 Climate Change
ENV 16 Surface water management and flood risk
ENV 17 Groundwater Source protection zone
HOU 11 Extensions and alterations
HOU 12 Amenity
HOU13 Residential standards
INF 3 Highway safety and access

Neighbourhood Plan

There is no Neighbourhood Plan covering this site.

Other Material Considerations

- National Planning Policy Framework
- National Planning Practice Guidance
- Cheshire East Borough Design Guide SPD

OFFICER APPRAISAL

Design and impact on the character and appearance of the area

Policy SE1 and SD2 of the CELPS and GEN1 of the SADPD require proposals to achieve a high standard of design and; wherever possible, enhance the built environment. It should also respect the pattern, character and form of the surroundings. All development will be expected to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of height, scale, form and grouping, choice of materials, and external design features. In addition, in terms of its relationship to neighbouring properties, the street scene and wider neighbourhood.

The objection regarding the proposed development not contributing to preserving the character and appearance of the area is acknowledged. The comments in support are also noted with regard to the proposal being sympathetic and in keeping with other houses locally and the style of the property is not being changed.

Dwellings along Arbour Crescent are relatively uniform in design and have front facing dormer style windows, however 1 Arbour Crescent is an anomaly with its front facing gable, and elevated position. The existing materials include brick, white render, timber cladding and pebble dash render. The proposed materials of brick to match the existing and new white render

to replace the existing render are therefore considered to be in keeping with the existing and the wider character of the area. The roof tiles and windows are also proposed to match existing.

1 Arbour crescent has a relatively narrow front facing elevation (approx. 6.2m wide) in comparison to other dwellings on Arbour Crescent (2 and 4 Arbour Crescent measure approx. 12m wide). The proposed hipped roof extension will result in the front elevation measuring approx. 10 m wide. The additional mass and bulk will not look out of character and will bring the width of its frontage more in line with other properties along Arbour Crescent.

The proposed flat roof rear extension replaces an existing conservatory, will not be particularly visible from public vantage points and is an appropriately designed addition to the existing dwelling.

Bearing the above points in mind, the proposed development would not detract from the established character and appearance of the area. The design and scale respect the design of the existing dwelling and the character of the area. Accordingly, the proposal would be in accordance with policies SE1, SD2 of the Cheshire East Local Plan Strategy and policies GEN1 or HOU 11 of the Site Allocations and Development Policies Document.

Amenity

As detailed above, one objection has been received which raised amenity concerns. The concerns are specifically with regard to the impact of the extension on the living conditions of the nearest properties on Brocklehurst Way, to the north of the site.

SADPD Policy HOU11 states that extensions or alterations should not cause unacceptable harm to the amenity of nearby occupiers or future occupiers of the dwelling in line with Policy HOU12 of the SADPD.

SADPD Policy HOU12 sets out that proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development due to: loss of privacy, sunlight and daylight, the overbearing and dominating effect of new buildings, environmental disturbance or pollution or traffic generation, access and parking.

Policy SE1 of the CELPS states that development should ensure an appropriate level of privacy for new and existing residential properties.

The rear elevations of dwellings on Brocklehurst Way will face a hipped roof extension, the proposed elevation facing Brocklehurst Way is to contain a door leading into a utility and there is also to be a roof light. No habitable room windows are to be located on the proposed north elevation.

The rear elevations of Brocklehurst Way will therefore face an elevation with no habitable room windows and therefore according to Policy HOU 13 of the SADPD a 14m separation distance is required for a two-storey dwelling, and 16.5m for a three-storey dwelling. The policy explains that proposals for housing development should generally meet the above-mentioned standards for space between buildings, unless the design and layout of the scheme and its relationship to

the site and its characteristics provides an adequate degree of light and privacy between buildings.

The application property appears from the street to be a two-storey property elevated above the road level of Arbour Crescent. A basement level occupies the space below the ground floor. The level of Arbour Crescent rises up to the north where it meets Brocklehurst Way. This results in the ground floor level of the properties on Brocklehurst Way being approximately the same as the application site (as shown on the submitted site section). Consequently, it is considered that the relationship is one between two-storey properties, and that a 14m separation distance is required. The actual distance between the north elevation of the extension and the nearest property on Brocklehurst Way is 15.28m, which is well in excess of the required 14m. The plans also show a 25-degree line from the neighbour's ground floor windows facing the proposed extension, which is a well-established rule of thumb to demonstrate that there will be no significant loss of light or outlook from these neighbouring properties. For these reasons the impact upon the living conditions of the properties on Brocklehurst Way is considered to be acceptable.

A dwelling to the rear, on Arbour Close, has recently been approved (24/0399M). Taking into account the rear boundary screening, the angle of the dwellings on Arbour Close and the existing relationship between the application site and these neighbours, the proposal does not bring any closer to the rear boundary line, and consequently no substantial amenity issues are anticipated to the existing or proposed dwellings on Arbour Close.

Similarly, due to the proposed development not protruding any closer to Arbour Crescent and given the existing conservatory to the rear and the garage to the south of the site, no substantial amenity issues are anticipated to dwellings to the south or west. However, if the application is approved, a condition to prevent the rear flat roof of the extension from being used as a balcony is recommended to protect the residential amenities of the occupants of neighbouring properties.

Bearing the above points in mind, the proposed development will not result in unacceptable harm to the residential amenity of adjacent neighbours in terms of overlooking, loss of privacy or overshadowing and as such complies with the objectives of policy HOU 11, HOU 12 and HOU 13 of the SADPD and the NPPF.

Highway Safety

The existing dwelling contains 3 bedrooms, the proposed dwelling will contain 4 bedrooms. According to appendix C of the SADPD a 3-bedroom dwelling requires 2 parking spaces per dwelling, a 4-bedroom dwelling requires 3 spaces per dwelling. A standard parking bay should be a size of 4.8m x 2.5m.

The proposed site can accommodate 3 parking spaces at the size required and as the access and egress to the site is remaining the same, the proposal is considered to be acceptable in highway safety terms and in accordance with both policy INF 3 and appendix C of the SADPD.

Trees

A Tree Preservation Order exists along the northern boundary of the site, however, the actual trees listed as being formally protected (X6 Sycamore) by the Borough of Macclesfield Tree Preservation Order No.2 1956 are no longer present. Semi mature and young trees and established hedgerows and shrubberies are now located within and to the boundaries of the plot and afford a level of existing screening to adjacent properties.

The Arboricultural Officer has assessed the proposal and notes that whilst there are no objections to the proposal in terms of impacts to trees, there is some boundary screening present. During the course of the application the applicant has submitted existing and proposed landscape plans to demonstrate the intention to retain the existing vegetation. The proposed development is acceptable in arboricultural terms and is in accordance with policy SE5 of the Cheshire East Local Plan, ENV 6 of the Site Allocations and Development Policies Document, and the NPPF.

Nature Conservation

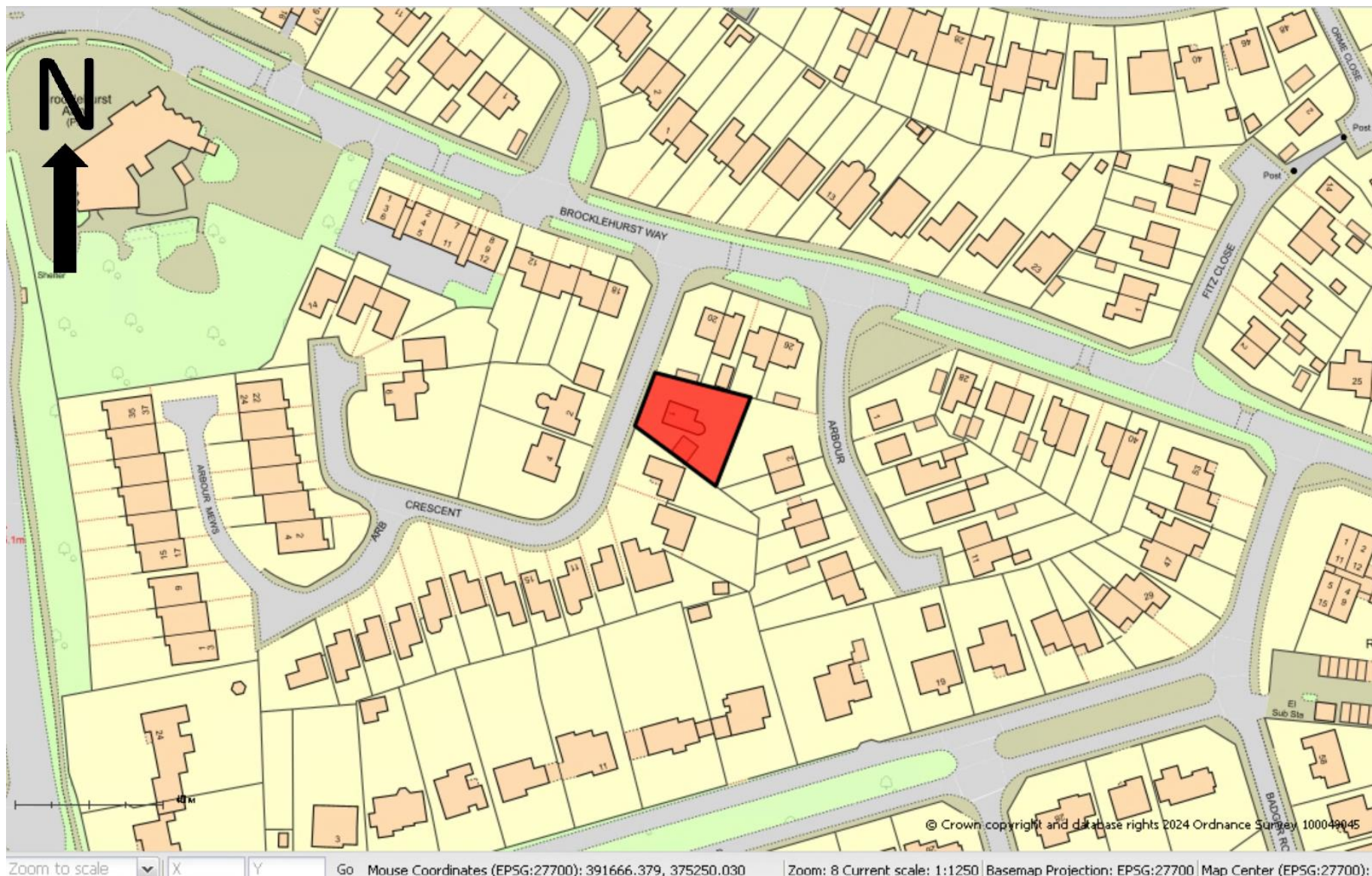
The site is within an ecological network core area and ecological network restoration area. Given the relatively limited scale of the proposal no significant ecological issues are anticipated.

CONCLUSION

The proposed development raises no significant issues in terms of the impact on neighbouring properties, the character of the area, highway safety, trees and ecology. The proposal complies with the relevant policies of the development plan and is considered to be a sustainable form of development. A recommendation of approval therefore made.

RECOMMENDATION: Approve subject to following conditions

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Prevention of use of flat roof as balcony



OFFICIAL