

Application No: 25/0233/HOUS
Application Type: Householder Development
Location: 2 Delamere Drive, Macclesfield, Cheshire East, SK10 2PW
Proposal: Part two-storey / Part single-storey rear extension. Amendment to 23/3010M.
Applicant: Mr Julian Broadhurst
Expiry Date: 23 April 2025

Summary:

- Application previously approved in early 2024.
- This scheme proposes alterations to the design of the roof to the rear extension.
- The rear two element of the extension propose gable and flat roof, now it proposed a full gable.
- This scheme proposes changes to the ground floor fenestration.
- A window and door swap positions.
- These design changes are considered to be acceptable, as they will have no greater impact on both, the Conservation Area nor residential properties than that the scheme already approved.

Summary Recommendation:

Approve subject to conditions.

1. REASON FOR REFERRAL

1.1. The application has been submitted by a member of staff employed within the Development Management Service of the Council and is therefore referred to planning committee as required by the scheme of delegation.

2. DESCRIPTION OF SITE AND CONTEXT

2.1. This application relates to a brick built semi-detached property situated within the settlement boundary of Macclesfield.

2.2. To the north-east of the site is the Macclesfield Canal, which also forms part of the Macclesfield Canal Conservation area, and to the south is the Hurdsfield Road Conservation area.

2.3. The site is surrounded by residential development with a private access track to the side (south) of the dwelling.

2.4. At the rear of the dwelling is a recently constructed detached garage (as approved under 23/3010M), and at the far end of the site on the opposite side of the access track, beyond the rear boundary is a further garage, car port and concrete base also within the ownership of the applicant.

3. DESCRIPTION OF PROPOSAL

- 3.1. The application seeks planning permission for a part two-storey / part single-storey rear extension. The proposal is an amended extension scheme to that approved in 2024.
- 3.2. This submission amends the details of the roof over the first-floor element of the house extension
- 3.3. It also includes the retention of the existing back door coupled with removal of the proposed back door from the extension.

4. RELEVANT PLANNING HISTORY

- 4.1. This application is a resubmission of Planning Permission 23/3010M.
- 4.2. This permission was for the removal of the existing garages and outhouse, with their replacement with a garage and a two-storey rear extension.
- 4.3. This application was approved by the Northern Planning Committee on 16 February 2024.

5. DEVELOPMENT PLAN POLICIES

- 5.1. By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise. For the purposes of considering the current proposals, the development plan consists of: -

Cheshire East Local Plan Strategy (CELPS) 2017:

- 5.2. CELPS was adopted in July 2017 and sets out policies to guide development across the borough over the plan period to 2030. The relevant policies of the CELPS are summarised below:
 - MP1 Presumption in Favour of Sustainable Development
 - PG1 Overall Development Strategy
 - PG2 Settlement Hierarchy
 - SD1 Sustainable Development in Cheshire East
 - SD2 Sustainable Development Principles
 - SE1 Design
 - SE2 Efficient Use of Land
 - SE3 Biodiversity and Geodiversity
 - SE7 The Historic Environment
 - SE13 Flood Risk and Water Management

Site Allocations and Development Policies Document (SADPD) 2022:

5.3. The Site Allocations and Development Policies Document (SADPD) is the second part of the Cheshire East Local Plan and provides detailed planning policies and land allocations in line with the overall approach set out in the Local Plan Strategy. The SADPD was adopted on 14 December 2022. The relevant policies of the SADPD are summarised below: -

- PG9 Settlement Boundaries
- HER1 Heritage assets
- HER 3 Conservation areas
- GEN1 Design principles
- ENV6 Trees, hedgerows and woodland implementation
- ENV16 Surface water management and flood risk
- HOU11 Extensions and Alterations
- HOU12 Amenity
- HOU13 Residential standards

Neighbourhood Plan:

5.4. The application site is not within a neighbourhood plan boundary.

6. Relevant supplementary planning documents or guidance

6.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

- Cheshire East Design Guide SPD

7. CONSULTATIONS (External to Planning):

7.1. Canals and Rivers Trust – No objection. The submitted details indicate that the retrospective detached garage is set back from the canal edge, as indicated in the previous planning application submission (23/3010M). On that basis, the Trust has no further comment to make on the application

7.2. Macclesfield Town Council – Macclesfield Town Council Planning Committee feel the drawings are of poor quality and so unable to comment on the scale, quality and type of materials used.

7.3. Ward Councillor (Cllr Bennett-Wake) – Made the following comments.

- Neighbours may face loss of light and amenity due to changes to the plans.
- Damage may occur to flora and fauna as out buildings are so close to the canal.
- Documents are not clear and do not appear to be accurate to scale.
- It is therefore difficult to make an informed comment.

8. REPRESENTATIONS:

8.1. No letters of representations have been received.

9. OFFICER APPRAISAL:

The Principle of the Development

9.1. The site is located within the Green Belt.

Heritage, Character and Design

9.2. CELPS Policy SE1 states that development proposals should make a positive contribution to their surroundings. It seeks to ensure design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements. It should also respect the pattern, character and form of the surroundings.

9.3. Policy SD2 further details the design matters that should be considered including; height, scale, form and grouping of development, choice of materials, external design features, massing of development and impact upon the street scene.

9.4. SADPD policy GEN1 seeks to secure high quality design.

9.5. Policy SE7 and HER1 requires that all new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment.

9.6. Policy HER3 relates to Conservation Areas and seeks to preserve or enhance the character or appearance of the area.

9.7. The property lies adjacent to the Macclesfield and Hurdsfield Road Conservation areas.

9.8. The original scheme proposed a mix of pitched and flat roofing. However, it is understood that the flat roof element cannot be constructed as approved. This is because the existing eaves height does not allow a working ceiling height internally.

9.9. As with the previously approved extension, it is considered that the proposed extensions to the dwelling will be appropriately designed, set down from the main ridge line at two storey level and a lean to single-storey extension. It is accepted that a full width gable is an acceptable design solution and would not have any greater impact upon the character of the area than the original proposal.

9.10. Proposed materials will match those on the main dwelling.

- 9.11. The Council's Conservation Officer remains satisfied that the extensions to the dwelling would not result in any harm to the character or appearance of the Conservation Area as the view from the canal tow path would be limited.
- 9.12. Overall, for the reasons set out above, it is considered that the proposals comprise an appropriate form of development for this area in accordance with policies SE1, SE7 and SD2 of the CELPS, Policies GEN 1, HER 1 and HER 3 of the SADPD and section 12 of the NPPF.

Amenity

- 9.13. Policy SE1 of the CELPS states, among other requirements, that development should ensure an appropriate level of privacy for new and existing residential properties.
- 9.14. SADPD Policy HOU 11 requires that proposals not cause unacceptable harm to the amenity of nearby occupiers or the future occupiers of the dwelling.
- 9.15. SADPD Policies HOU12 and HOU13 between them require that development 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
1. loss of privacy;
 2. loss of sunlight and daylight;
 3. the overbearing and dominating effect of new buildings;
 4. environmental disturbance or pollution; or
 5. traffic generation, access and parking.
- 9.16. Policy HOU13 provides standards for housing allow light and privacy between buildings, with reference to Table 8.2 in the SADPD.
- 9.17. The proposed design changes relate to the rear second floor roof profile. The scheme proposes not alterations to the approved first floor fenestration. The existing side door is now to be retained, and an additional ground-floor window is in place of the approved side door in the extension.
- 9.18. The proposed extension at two-storey with a projection of 2.5m is still not considered to result in a loss of light or be overbearing to the neighbour to the north due to its relatively modest projection.
- 9.19. The single-storey element (which has a more significant projection of 6.5m) remains unchanged. It remains the view of Officers that, as this will be adjacent to the neighbouring extension and outbuilding, remains acceptable. The design retains its approved lean-to roof design, that will decrease in height from 3.1m at abutment point to 2.1m at eaves level thus reducing its impact on light and shadowing effects.
- 9.20. There remain no openings proposed on the northern side elevation which may otherwise harm privacy.

- 9.21. To the south, the extensions will remain some 12m from the rear of the neighbouring development with the access track and boundary treatment of the neighbouring properties intervening.
- 9.22. As such the proposals are not considered to affect the amenity of neighbouring properties by virtue of overshadowing, overbearing or a loss of light. Similarly, there are no side facing openings at two-storey level, with only roof lights proposed.
- 9.23. The proposed changes to the side facing windows and doors at ground floor level would remain to be screened by boundary treatment of the neighbouring property and conditions can secure the details of the replacement boundary treatment required as result of the demolition of the existing outbuilding. As such there are no overlooking concerns.
- 9.24. Overall and on balance, the revised proposals are not considered to result in a loss of amenity to neighbouring properties by virtue of overlooking and a loss of privacy, overbearing or shadowing such that would warrant a refusal. The proposals are therefore in accordance with the provisions of CELPS policy SE1 and SADPD policies HOU11, HOU12 and HOU13 in this regard.

Highways/Accessibility

- 9.25. CELPS Policy CO1 deals with sustainable travel and transport. It supports a shift from car travel to public transport and seeks to guide development to sustainable and accessible locations.
- 9.26. SADPD policy INF3 requires that amongst other things, proposals provide safe access to and from the site for all highway users and incorporate safe internal movement in the site to meet the requirements of servicing and emergency vehicles.
- 9.27. The revised proposals will not result in a loss of parking and seeks to replace garaging space on a like for like basis. The proposals will not harm the safety of highway users and therefore comply with the requirements of CELPS policy CO1 and SADPD policy INF3 in this regard.

10. CONCLUSIONS

- 10.1. The proposal is a sustainable development that complies with development plan policy and the NPPF. No objections have been raised by consultees in relation to technical matters, for the reasons mentioned the application is recommended for approval subject to conditions.

11. RECOMMENDATION

- 11.1. The application is recommended for approval subject to the following conditions:

1. Time Limit (3 years)

- 2. Development in accord with approved plans**
- 3. Materials to be as per the application, to match the main dwelling.**
- 4. Boundary treatment details to be submitted**

In order to give proper effect to the Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

