

Application No: 11/4188M
Location: 43B, HAWTHORN LANE, WILMSLOW, SK9 5DG
Proposal: EXTENSION TO HOUSE
Applicant: PAUL GRAHAM
Expiry Date: 06-Feb-2012

Date Report Prepared: 8th February 2012

SUMMARY RECOMMENDATION

Approval subject to condition

MAIN ISSUES

Impact on the character and appearance of the existing site and wider street view;
Impact on the character of Hawthorn Lane Conservation Area;
Impact on the residential amenity of nearby properties; and
Impact on highway safety,

REASON FOR REPORT

This application was called to committee by Councillor Fitzgerald on the grounds that the proposed development would impair the density of buildings within the Conservation Area; and the bulk and mass would be unsympathetic to the character of the area.

DESCRIPTION OF SITE AND CONTEXT

This application relates to a semi detached, two storey dwellinghouse located on the southern side of Hawthorn Lane. Hawthorn Lane is characterised by large detached and semi-detached dwellings set within spacious plots. Houses are set back from the Lane with established, landscaped gardens to the front. There is a clear variation in the age and design of properties within the immediate streetview comprising a mix of Victorian and Edwardian properties.

DETAILS OF PROPOSAL

Planning approval is sought for a two storey side and rear extension and single storey rear extension.

RELEVANT HISTORY

68483P TWO STOREY SIDE EXTENSION
Approved, 7th October 1991

97/1970P DEMOLITION OF EXISTING SINGLE STOREY EXTENSION. ERECTION OF
TWO STOREY SIDE EXTENSION AND ALTERATIONS
Approved with conditions, 28th November 1997

- 02/3103P TWO STOREY SIDE EXTENSION
Refused, 25th March 2003
- 03/1258P TWO STOREY SIDE/REAR EXTENSION (RESUBMISSION 02/3103p)
Approved with conditions, 7th July 2003
- 11/1975M TWO STOREY EXTENSION TO EXISTING HOUSE INCORPORATING TWO
NEW BEDROOMS, IMPROVED LIVING ACCOMMODATION AND INTEGRAL
GARAGE.
Withdrawn, 3rd November 2011

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles
DP7 (Criteria to promote environmental quality)

Local Plan Policy

BE1 Design Guidance
BE2 Preservation of the historic environment
BE3 Development must preserve or enhance the Conservation Area
DC1 New Build
DC2 Extensions and Alterations
DC3 Amenity
DC6 Circulation and Access
DC9 Tree Protection
DC38 Space, Light and Privacy
DC43 Side Extensions to Houses

National Planning Policy Guidance

PPS1: Delivering Sustainable Development
PPS5: Planning for the Historic Environment

OTHER REPRESENTATIONS

17 representations have been received, each raises objection to the proposal. To summarise, comments received relate to the detrimental impact the proposed development would have on the character and appearance of the Conservation Area by virtue of scale and design. Concern was also raised in regards to the impact the proposal would have on the amenity of neighbouring properties by virtue of loss of privacy, daylight and overbearing nature.

OFFICER APPRAISAL

Principle of Development

The application site is situated on an established residential road within a predominantly residential area and the Hawthorn Lane Conservation Area. The principle of development in this location is therefore subject to compliance with Local Plan policies BE1, BE2, BE3, DC1 and DC2 which seek to promote a high standard of design which is compatible with the

character of the existing site and of the immediate locality, which preserves or enhances the character of the Conservation Area. Local Plan policies DC3 and DC38 which seek to protect the residential amenities of neighbouring properties. Local Plan policy DC9 which seeks to ensure the long term retention of existing trees and DC6 which seeks to maintain appropriate and safe access to and from a site.

Planning History

Planning approval was granted on this site in 2003 for a two storey side and rear extension of a very similar scale to that proposed (planning approval 03/1258P). There have been no changes to the relevant Local Plan policies since that approval and as such that approval forms a material consideration. Planning approval 03/1258P was not implemented.

Highways

The proposal would provide 2 no. additional bedrooms, resulting in a five bed dwelling. Provision would be made for the parking of 3 no. vehicles on the site, 1 no space within an integral garage and 2 no. spaces to the front of the dwelling. This is considered sufficient for a property of this size and there no highway safety concerns in this respect. The proposal is considered to adequately accord with Local Plan policy DC9.

Design

Planning approval is sought for a two storey side and rear extension. Essentially, this application seeks to address concerns raised in regards to scale and massing of previously withdrawn planning application reference 11/1975M. Clear attempts have been taken to reduce the proposed extension to reflect the scale and form of planning approval 03/1258P. The proposed extension would extend 5m in width, extending forward of the front elevation by approximately 2m. The extension would extend beyond the rear elevation by 5.3m at two storey, with an additional 1m projection at single storey.

The proposed extension would have a hipped roof and materials are stated to match the existing property.

Though the proposal would differ in scale and appearance from the existing property, the development would reflect the scale and bulk of similar developments in the area, including an existing extension to the other half of the semi. A distance of 1m would remain between the proposed extension and the site boundary, with 4m remaining between the proposed extension and no.45 Hawthorn Lane. The proposal to close the gap between the original property and the site boundary would not be considered out of keeping with the area.

No objections have been raised by the Councils Design and Conservation Officer and for the reasons outlined above the development would not be considered to significantly detract from the character of the site, wider street view and of the Hawthorn Lane Conservation Area.

Amenity

Consideration has been given to concerns raised in respect of residential amenity, with particular reference given to the impact on no.43A and no.45 Hawthorn Lane.

No.43A is positioned to the east of the application site. This neighbouring property has benefited from a two storey side and rear extension of a similar scale and form to that

proposed here. The case officer visited this neighbouring site. The proposed extension would not cross the 45 degree line taken from rear facing habitable room windows to this neighbouring property. There are 2no. side facing windows to the west facing elevation of this neighbouring extension. One window serves a kitchen diner at ground floor and a first floor window serves a bedroom. The first floor window is obscure glazed and each of these rooms are served by additional windows within the rear, south facing elevation. Taking these factors into account the proposal would not be considered to result in a significant loss of day light that would warrant the refusal of this scheme.

Sliding patio doors are proposed at ground floor within the east facing elevation of the proposed extension, with a bedroom window proposed at first floor. Spacing distances between the proposed extension and those side facing windows of no.43A are substandard to those outlined in policy DC38. It is considered that the degree of overlooking incurred by the ground floor window could be mitigated through improved boundary treatment, which can be dealt with via condition. The window proposed at first floor is indicated to be obscure glazed. In this respect the proposed development would not be considered to result in a detrimental loss of privacy to this neighbouring property.

No.45 Hawthorn Lane is situated to the west of the application site. A distance of approximately 4m would remain between the proposed extension and this neighbouring house. There are a number of side facing windows to the east facing elevation of this neighbouring property. Following a case officer site visit it is clear that none of these windows serve habitable accommodation. 5 no. windows are proposed to the west facing elevation of the proposed extension. Four of these windows (2no. at ground floor and 2no. at first floor) are to serve none habitable accommodation. A fifth window is proposed at first floor which would serve a bedroom. Windows proposed at first floor are to be obscure glazed, with the proposed window serving the bedroom also being non-opening. Taking account of the measures taken these windows are not considered to lead to an unacceptable loss of privacy.

The proposed extension would not cross the 45 degree line taken from rear facing habitable room windows to no.45 Hawthorn Lane. Specific concern was raised by this property with respect to a loss of privacy by virtue of a first floor bedroom window to the rear elevation of the proposed extension. It is accepted that this window would offer views of the rear garden of this neighbouring property, however due to the depth of the proposed extension this window would not offer views of the rear the rear patio area. Taking account that this property is located within an established residential area, it is considered that the proposed extension would not result in a degree of overlooking which is not already experienced by the existing site circumstances. There would be no significant harm to living conditions.

Sufficient distance would remain between the proposed extension and nearby properties to the north and south to not incur a detrimental impact on residential amenity by virtue loss of privacy, daylight or overbearing nature that would be contrary to Local Plan amenity policies.

CONCLUSIONS AND REASON(S) FOR THE DECISION

In conclusion, consideration has been given to the objections raised. However, taking account of the site circumstances, the scale and massing of the proposed extension is not considered to detract from the character or appearance of the street view or of Hawthorn Lane Conservation Area. Subject to a condition to ensure that first floor side facing windows to Bedroom 4 are obscure glazed and improved boundary treatment, the proposal would not

have a significant detrimental impact on the amenity of nearby properties. The proposal would provide adequate on site parking and there are no highway safety concerns. The proposed development is considered to adequately accord with the relevant policies of the Local Plan listed above and a recommendation of approval is given.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A01AP - Development in accord with approved plans
2. A03FP - Commencement of development (3 years)
3. A06GR - No windows to be inserted
4. A06HP - Use of garage / carport
5. A17EX - Specification of window design / style
6. A25GR - Obscure glazing requirement
7. A26GR - Obscure glazing requirement
8. Boundary treatment

