

Application No: 12/1833M

Location: 23, ASHFORD ROAD, WILMSLOW, WILMSLOW, CHESHIRE, SK9 1QD

Proposal: External Chimney Stack to Side Elevation

Applicant: Councillor Wesley Fitzgerald

Expiry Date: 04-Jul-2012

Date Report Prepared: 21st June 2012

SUMMARY RECOMMENDATION

Approval

MAIN ISSUES

Impact on the character and appearance of the application site and of Ashford Road; and
Impact on the residential amenity of nearby properties.

REASON FOR REPORT

This application is to be determined at Northern Planning Committee as the applicant is Councillor Fitzgerald.

DESCRIPTION OF SITE AND CONTEXT

This application relates to a detached dwellinghouse with a large single storey extension to the front. The site is located on a residential housing estate and forms one of a row of dwelling of the same architectural character, albeit some properties have been extended either at single storey or two storey so there is no set uniform appearance.

For the purposes of the Macclesfield Local Plan, the site is situated in a Predominantly Residential Area.

DETAILS OF PROPOSAL

Planning approval is sought for a chimney to the northeast facing elevation.

Submitted plans also show a single storey rear extension. Members should be made aware that this extension falls within the specifications of Class A, Part 1 of The Town and Country Planning (General Permitted Development) (Amendment) (N0.2) (England) Order 2008 and as such does not require planning permission and does not form part of the Councils assessment.

RELEVANT HISTORY

09/0773M Single storey front extension and pitched roof over existing flat roof
Approved with conditions, 11th June 2009

POLICIES

North West of England Plan Regional Spatial Strategy to 2021

DP1 (Spatial principles applicable to development management)

DP7 (Criteria to promote environmental quality)

Macclesfield Borough Local Plan – saved policies

BE1 (Design principles for new developments)

DC1 (High quality design for new build)

DC2 (Design quality for extensions and alterations)

DC3 (Protection of the amenities of nearby residential properties)

DC38 (Guidelines for space, light and privacy for housing development)

DC43 (Side extensions)

H13 (Protecting residential areas)

Between them these policies aim to protect the living conditions of adjoining residential properties from harmful loss of amenity such as loss of privacy, overshadowing, loss of light or overbearing impact. They aim to ensure that the design of any extension or new building is sympathetic to the existing building on the site, surrounding properties and the wider street scene by virtue of being appropriate in form and scale and utilising sympathetic building materials.

National Planning Policy Framework

Chapter 7: Requiring good design

IEWS OF THE PARISH / TOWN COUNCIL

Wilmslow Town Council: The Town Council raises no objection to the proposal.

OTHER REPRESENTATIONS

No representations have been received at the time of preparing this report. The last date for comments is due to expire on 2nd July 2012.

OFFICER APPRAISAL

Principle of Development

The application site is situated in a predominantly residential area as outlined in the Macclesfield Borough Local Plan. The site does not relate to a Listed Building nor is it situated in a Conservation Area. There is a presumption in favour of development subject to compliance with the relevant design and amenity policies of the Local Plan and Chapter 7 of the National Planning Policy Framework.

Design

The chimney stack is situated on the northeast facing elevation of the dwellinghouse. It is positioned towards the western end of this elevation, set approximately 5m behind the principle elevation.

The chimney stack extends to a depth of 680mm and measures 2m in width at its widest point, tapering in to a width of approximately 600mm at first floor level. The chimney would extend 1m above the roof slope of the dwellinghouse and would project 300mm above the ridge line.

External materials are stated to match the existing building and are considered acceptable.

Though no other properties within the immediate vicinity of the site have a chimney, taking account of the siting of the chimney, it is not considered that the development would appear imposing within the wider streetscene.

Taking into consideration the scale and siting of the proposed chimney stack it is not considered that the development would detract from the character or appearance of the application site or of Ashford Road.

Amenity

Due to the location of the proposed chimney relative to neighbouring properties to the southeast and southwest, there would be no harmful impact on residential amenity of these neighbouring sites by virtue of overbearing impact or overshadowing.

The proposed chimney would be positioned on the northeast facing elevation of the dwellinghouse. Though it would be visible from the rear garden of no.25 Ashford Road it would not be considered to appear overbearing or intrusive and the impact on this neighbouring property is considered acceptable.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Approval is sought for a chimney stack to the northeast facing elevation. The proposed development would not be considered to detract from the character or appearance of the application site nor present a prominent addition within the wider street scene. The proposal would not result in significant injury to the amenity of nearby residential properties by virtue of overshadowing or overbearing impact. In conclusion, this application is considered to adequately accord with the relevant design and amenity policies of the Macclesfield Local Plan and with Chapter 7 of the National Planning Policy Framework.

Application for Householder

RECOMMENDATION: Approve subject to following conditions

1. Development in accord with approved plans
2. Commencement of development (3 years)

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