

Application No: 12/4294M

Location: 20, FLETSAND ROAD, WILMSLOW, CHESHIRE, SK9 2AB

Proposal: Demolition of the existing dwelling and construction of a replacement 2 & 1/2 storey dwelling with a basement and attached triple garage and associated landscaping.

Applicant: S MULCHAND

Expiry Date: 07-Jan-2013

Date Report Prepared: 10.01.2013

SUMMARY RECOMMENDATION

APPROVE, SUBJECT TO CONDITIONS

MAIN ISSUES:

- Design/impact on the character and appearance of the area and the street-scene
- Impact on the amenity of neighbouring properties
- Highways safety
- Forestry/landscaping/ecological issues

REASON FOR REPORT

The application has been called to committee by the local ward member, Cllr Menlove, for the following reasons: Overdevelopment intrusive to neighbours, detrimental to the character of the neighbourhood and to the appearance of the street-scene.

DESCRIPTION OF SITE AND CONTEXT

The property to which the application relates is a two-storey, detached dwelling, of no particular architectural merit, set in a plot covering an area of approx. 0.217 hectares - the max. width of the plot at the front is approx. 41m and the max. depth approx. 68m. The site is well-screened by trees and foliage.

The area is characterised by relatively large, detached low density housing of varying ages and architectural styles, some sited within relatively deep plots. In recent years there have been a number of replacement dwellings erected in the Fletsand Road/ Torkington Road area.

The site lies within a Predominantly Residential, Low Density Housing Area, as defined in the Local Plan, and there are Protected Trees along the front of the site.

DETAILS OF PROPOSAL

The proposed seeks full planning permission for demolition of the existing dwelling and construction of a replacement 2 & ½ storey dwelling with a basement and attached triple garage plus associated landscaping.

Revised plans have been submitted during the course of the application in response to issues raised by the Officer. The amendments made primarily include the following (full details of the amendments can be read on file):

- Reduction in the mass at the rear of the proposed/extent to which it extends beyond the rear elevations of the 2 No. immediate neighbouring properties (numbers 22 and 18).
- Reduction in depth of the front single-storey element on the eastern side of the plot.
- Re-positioning of 1 No. velux window serving bedroom 7 (so that this doesn't face the side elevation of number 22) and re-positioning of other velux windows so that they are at a height of 2m above internal floor area.
- Ground level dropped in height by 0.3m.
- Pitched roof on single-storey rear section replaced with a flat roof/lantern style design.
- Additional screening planting proposed along boundary with number 22 (details to be agreed).

RELEVANT HISTORY

63621p Alterations and extensions to house and resiting access to highway.
Approved, 24.07.1990

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)
DC3 (Protection of the amenities of nearby residential properties)
DC6 (Safe and convenient access for vehicles, special needs groups and pedestrians)
DC8 (Landscaping)
DC9 (Tree protection)
DC38 (Guidelines for space, light and privacy for housing development)
DC41 (Infill housing development or redevelopment)
H12 (Low Density Housing Area)
H13 (Protecting residential areas)
NE11 (Protection and enhancement of nature conservation interests)
H12 (Preserving character of low density housing areas)

Policies BE1, H13 and DC1 seek to ensure a high standard of design for new development and that new development is compatible with the character of the immediate locality of the site. Policies H13, DC3, DC38 and DC41 seek to protect the residential amenities of adjoining properties and ensure adequate space, light and privacy between buildings. Policy DC8 seeks appropriate landscaping of new development and policy DC9 exists to ensure the long-term welfare of trees of amenity value. Policy H12 is specific to Low Density Housing Areas and seeks to preclude development unless specified criteria are met. The policy aims to ensure the proposal is sympathetic to the character of the established residential area taking into account the physical scale and form of new houses and vehicular access; plot widths and spacing between buildings should be commensurate with the surrounding area; existing high standards of space, light and privacy should be maintained and trees of public amenity value should be retained.

National Planning Policy Guidance

National Planning Policy Framework

CONSULTATIONS

Heritage & Design – Forestry:

No objections, subject to conditions related to: protection of trees during the development.

Environmental Health

No objections, subject to conditions related to: restrict hours of operation, require details of pile driving and floor floating (if required), details of dust control and a contaminated land risk assessment.

Heritage & Design – Nature Conservation:

The Nature Conservation Officer is satisfied that no ecological surveys are required in this instance.

United Utilities:

No objections, subject to informatives related to: discharge of surface water, meter supply, connection to water mains/public sewers

VIEWS OF THE PARISH / TOWN COUNCIL

Wilmslow Town Council:

No objections

OTHER REPRESENTATIONS

6 No. of representations have been received from the occupants of neighbouring properties. Details can be read on file. Many of the representations do not object in principle to the demolition of the existing and replacement with a new dwelling nor do they object to the front elevation. However, a summary of the issues raised is provided below:

- Too large/excessive size (12800 sq ft), footprint over 50% of the plot, overdevelopment of the plot.
- Side elevations intrusive to neighbours.
- Fails to meet criteria in policies H12 and DC3.
- Includes what appears to be an additional self contained unit.
- Out of character with the area.
- Little garden space remaining.
- Water run off (contributing to local flooding).
- Loss of amenity (to number 22 – feeling of being hemmed in due to rear single-storey aspect extending considerable depth into rear garden area and close to boundary).
- Disruption to neighbourhood from development and damage to road.

APPLICANT'S SUPPORTING INFORMATION

The applicant submitted a *Design & Access Statement* with the application, details of which can be read on file and a summary of key points is provided below. It is also noted that some *comparative figures* have also been submitted during the course of the application.

- Primarily a two-storey house with a basement (swimming pool and leisure facilities) and habitable space in the attic (2 No. bedrooms, bathroom and utility). Integral triple garage.
- Design is high quality modern Arts & Crafts with dormer windows, fully glazed feature gable windows, decorative chimneys and flowing roof-lines to break up the mass.
- Site area approx. 0.217 hectares. Currently dwelling footprint covers approx. 0.045 hectares.
- Site in a sustainable location – 1.2m from Wilmslow Town Centre.
- Site is well screened by trees & foliage.
- Character of the area is predominantly detached dwellings, substantial properties in deep plots, naturally screened with mature gardens. No single unifying architectural style.
- Existing access utilised. Courtyard area widened to improve use/provide increased off-road parking.
- Proposed of an appropriate scale that sits comfortably in the plot, is in keeping with the area and protects residential amenity.
- Proposed complies with relevant planning policies.

OFFICER APPRAISAL

Principle of Development

The principle of the proposed is acceptable, subject to adhering to relevant Development Plan policies.

Policy

The relevant policies are listed above and relate to the issues identified.

Design/impact on the character and appearance of the area and the street-scene

The proposed dwelling broadly comprises the following: Leisure facilities in the basement (swimming pool and gymnasium); drawing room, family TV room, study/games room, kitchen/dinning room, dinning room and prayer room on the ground-floor and 7 No bedrooms and associated bathrooms etc. on the first and second floors.

Style/materials

As noted in the *Design & Access Statement*, the design of the proposed is described as modern Arts and Crafts. The mass is broken up with different roof heights and roof slopes oriented in different directions, dormer windows and glazed front gables. The materials to the finishes are broadly brick and stonework with a slate roof.

At the front of the site a courtyard area is retained. This space is made larger than currently exists primarily by reducing the size of the single-storey aspect that projects off the front elevation on the eastern side of the plot.

Size

There is an increase in maximum roof ridge height from approx. 8.1m (the existing main ridge running south-east to north-west) to approx. 9.6m (the main ridge which also runs south-east to north-west).

The site area is approx. 2175sqm. The existing footprint is approx. 446sqm (i.e. approx. 20% of the site area). The existing floor area over 2 No. floors (i.e. ground and first) is approx. 504sqm. The footprint of the proposed is approx. 649sqm (i.e. approx. 30% of the site area). The proposed floor area over ground and first floor is approx. 822sqm (i.e. approx. 63% increase in floor area when compared to the ground and first floor floors of existing). A significant amount of additional floor area is provided, though this is located in the basement and the attic.

Character and appearance of the area

Although the proposed dwelling would amount to a significant increase in footprint, floor area and volume over the existing dwelling, it is noted that a) the area consists of relatively large properties of varying styles. b) a substantial amount of floor area and volume is located in the basement and attic, c) 70% of the site area would remain undeveloped, d) numerous other properties in the area have relatively long single-storey extensions at the rear (eg. number 18 next door) and e) the boundary treatments comprise mature trees and hedges thereby significantly screening views of the proposed from public vantage points. For these reasons it

is considered that the proposed would have an acceptable impact on the character and appearance of the area.

Street-scene

The street-scene illustrates a stepped height between the proposed dwelling and the immediate neighbouring properties to the south-east and north-west, with a decrease in height running from number 22 (south-east) down to number 18 (north-west). With a) the variation in roof heights, b) the roofs to the sides of the proposed dwelling being hipped in from the side boundaries and c) the increased courtyard area to the front, it is considered that the proposed has an acceptable relationship with the street-scene.

Overall, it is considered that the design is acceptable and that the proposed has an acceptable impact on the character and appearance of the area and street-scene. The proposed accords with relevant design policies, i.e. BE1, DC1, DC3, DC38, DC41, H12 and H13.

Impact on neighbour amenity

The resultant distance from the front of the proposed dwelling to the front of the dwellings opposite is over 30m. The recommended distance for new dwellings (front to front) in policy DC38 is 21m.

The distance from the proposed side elevations to the side elevations of the 2 No. neighbouring properties either side of the proposed dwelling remains virtually the same as it is at present.

Number 22 has a bedroom window on the first-floor of its north-western facing elevation. This would have an outlook over the roof of the single-storey element of the proposed (at the eastern corner of the site) towards part of the roof slope running north-east to south-west. The distance from the window to the nearest part of the roof slope is approx. 17m the recommended distance for such a relationship in policy DC38 is 14m.

The single-storey ancillary accommodation at the rear of the proposed projects approx. 23m beyond the rear elevation of number 22 and is positioned approx. between 3-6m away from the boundary. The revised plans show that the flat roof design would project approx. 0.6m above the existing boundary fence. It is noted that there are existing trees and hedges along the boundary and that the applicant has offered to provide additional screening along the boundary (details to be agreed).

Bearing the above comments in mind it is considered that the impact of the proposal on the amenities of the occupants of number 22 is acceptable.

There are no significant windows affected on the eastern side of number 18. It is considered that the reduced depth/bulk at the rear of the proposed results in there being no significant impact on the amenities of the occupants of number 18.

Hence, bearing all the above in mind it is considered overall that the extent to which the proposed impacts on the amenities of neighbouring properties is acceptable.

Highway safety

The existing access to the site is being retained. The courtyard area at the front of the property is increasing in size, thereby creating more space for turning/parking vehicles, and a triple garage is included in the plans. Bearing these factors in mind it is considered that the proposed does not create any highways safety issues.

Forestry/landscaping/ecological issues

The Arboricultural Officer notes that the proposed would result in the loss of 2 No. Cypress trees located to the rear of the site. As regards Protected Trees on site, the relationship between the proposed replacement dwelling and Protected trees would be no worse than the existing relationship.

Much of the landscaping on site remains as existing. The applicant has proposed additional screening to the boundary with number 22 (details to be agreed).

As noted above, the Nature Conservation Officer is satisfied that an ecological survey is not required in this instance. No significant ecological issues are therefore anticipated.

Subject to conditions regarding tree protection and landscaping details it is considered that the proposed does not create any significant forestry, landscaping or ecological issues.

CONCLUSIONS AND REASON(S) FOR THE DECISION

In summary, it is acknowledged that the proposed dwelling is considerably larger than the one it is to replace. However, given a) that a significant amount of additional floor-space is in the basement and attic, b) the increase in height is acceptable in the street-scene and c) 70% of the plot would not be built on, it is considered that the /size and scale of the proposed is acceptable as is the impact on the area and the street-scene. It is considered that the proposed has an acceptable impact on the amenities of neighbouring properties, highway safety, trees and landscaping. Bearing these points in mind, the proposed accords with relevant Development Plan policies, as such it is recommended the application be approved, subject to conditions.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A02AP - Detail on plan overridden by condition
3. A05EX - Details of materials to be submitted
4. A06GR - No windows to be inserted
5. A22GR - Protection from noise during construction (hours of construction)

6. A02LS - Submission of landscaping scheme and boundary treatments
7. A04LS - Landscaping (implementation)
8. A01TR - Tree retention (retain trees shown on plan)
9. A02TR - Tree protection (details to be submitted)
10. Pile driving (details to be submitted/restriction on hours of operation)
11. Dust control (details to be submitted)
12. Floor floating (details to be submitted)
13. Contaminated land (risk assessment to be carried out)
14. Run off (details to be submitted)

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