

Application No: 13/5208M
Location: 34, STRAWBERRY LANE, WILMSLOW, CHESHIRE, SK9 6AH
Proposal: Erection of single storey extensions to sides of existing bungalow
Applicant: Mr Laurence Kennard
Expiry Date: 04-Feb-2014

Date Report Prepared: 6th February 2014

SUMMARY RECOMMENDATION

Approve, subject to conditions

MAIN ISSUES

Impact of the development on:-

- Neighbouring Amenity; and
- Character of the Area.

REASON FOR REFERRAL

This application is to be determined by the Northern Area Planning Committee because the applicants are the parents of a member of the Development Management department.

Subject to the recommended conditions, the proposal is considered to be acceptable for the reasons set out in the appraisal section of this report.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a detached bungalow situated on a corner plot within a modest curtilage, located at the corner where Wingfield Avenue meets Strawberry Lane in Wilmslow. The site lies within a predominantly residential area with good natural screening to the front, eastern elevation.

Access to the property is taken from Strawberry Lane and the property is positioned at an angle to the two roads that bound it. The surrounding properties are a mix of two storey and bungalow style properties with mainly bungalows along Wingfield and two-storey properties across the road along Strawberry Lane.

The adjacent property to the north, 94 Wingfield Avenue, is a bungalow and the adjacent property to the west is a large property set back significantly from the application property.

DETAILS OF PROPOSAL

The proposals seek approval for the erection of single storey extensions to both the north-east side elevation and the south-west side elevations. The south-west side elevation comprises an extension of the existing pitched roof with a flat roof over the proposed garage section and the proposed extension on the north-east elevation comprises a flat roof.

RELEVANT HISTORY

None

POLICIES

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)
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.

Other Material Considerations

National Planning Policy Framework

Since the NPPF was published on 27th March, the saved policies within the Macclesfield Borough Council Local Plan are still applicable but should be weighted according to their degree of consistency with the NPPF. The Local Plan policies outlined above are consistent with the NPPF and therefore should be given full weight.

CONSULTATIONS (External to Planning)

Highways: no objections

VIEWS OF THE PARISH COUNCIL

Wilmslow Town Council: no objections

OTHER REPRESENTATIONS:

The neighbour at 94 Wingfield Avenue has made comments in relation to this application. The neighbour considers the side extension would lead to a loss of light to the windows on the side elevation of number 94 Wingfield facing onto the proposed extension.

The elevation facing the application property contains two small windows to the lounge and a large window to the kitchen. It was confirmed that these windows are not the only windows to these rooms, there are further windows on the front and rear elevations.

APPLICANT'S SUPPORTING INFORMATION

A design and access statement has been included with the application. This can be viewed on the file.

Discussions have been held about design of the extension, in particular the roof form. The applicant stated that a flat roof would have less of an impact because it is set back from the front elevation and so cannot be seen from Strawberry Lane, it is well screened by mature plants along the elevation adjacent to Wingfield Avenue and the lower roof of the flat roof would have less of an impact on the adjacent property at 94 Wingfield Avenue. It was also stated that if the application was approved more evergreen plants would be planted along this boundary in order to hide any gaps in the planting with a plan supplied to show this.

OFFICER APPRAISAL

Design

The proposal includes flat roofs on the extensions to both sides of the property. To the south-west the proposal includes the removal of an existing garage with gently sloping roof and the replacement with a pitched roof extension and flat roof garage. This would be visible from Strawberry Lane, however when compared with the existing garage that has the appearance of a flat roof and other properties within the area the flat roof garage would be in keeping with the character of the existing property and the surrounding area. The pitched roof would contain a lower ridge height than existing and along with the flat roof garage the extensions appear subservient to the main dwelling.

The extension to the north-east of the property also contains a flat roof extension. This is set back from the front elevation by approximately 2.3m, with a projection of 3m from the existing side elevation.

There is good screening to the eastern boundary of the property that would largely screen the extension from public views. The few gaps that exist currently would be filled in by evergreens by the applicant if an approval is granted. The lower height of the flat roof would mean that the extension would not be visible above the screening and so the impact on the street scene is less than if the extension contained a pitched roof.

The extensions are not prominent within the street scene and are considered to be acceptable.

It should also be noted that the approval of the flat roof extensions would not create a precedent in the area because on almost all of the remaining bungalow properties in the area the works would be permitted development and it is only the orientation of the application property within the plot that means that the works fall outside of permitted development.

Amenity

An objection has been received from the occupier of the property to the side at no. 94 Wingfield Avenue relating to the loss of light and privacy that the extension would create. The side elevation of this property lies approximately 6.5m away from the application property at its nearest point. This would reduce to approximately 4.5m with the addition of the proposed extension.

The side elevation of number 94 contains two small secondary windows to the lounge and a larger secondary window to the kitchen. There is also a car port between the side elevation of number 94 and the application property which along with the fence means that there would be little light gained from this elevation of the property currently.

The side extension closest to number 94 would have a height of 2750mm and there would be a gap of approximately 1.8m to the boundary. The low height of the flat roof extension lessens the impact of the extension on the light at number 94. The fact that the windows on the side elevation of number 94 are also secondary means that the impact of the development on the light levels at number 94 is acceptable.

The side elevation of the application property contains windows that overlook the side elevation of number 94. The front window is obscurely glazed but the rear window serving the kitchen is not and views from this window to the side elevation of number 94 are unobstructed. With the existing relationship in mind it is considered that a condition obscurely glazing the side windows of the extension is not required.

Highway Safety

The extension will not result in a necessity to provide any additional car parking spaces as there are no additional bedrooms to be created. It is considered that as the property would retain the existing complement of off street car parking spaces, the proposals would not have an adverse impact upon highway safety.

CONCLUSION AND REASONS FOR DECISION

Despite the objection received the proposals comply with the standards set out in the Macclesfield Borough Local Plan and would not lead to any significant injury to residential amenity. The proposals would preserve the character and appearance of the existing building and the surrounding area. The proposals would not raise concerns for neighbouring amenity or highway safety. The design of the extension is acceptable and the proposal is compliant with all of the relevant policies of the Development Plan listed above.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Northern Area Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

1. A01AP - Development in accord with approved plans
2. A03FP - Commencement of development (3 years)
3. A04EX - Materials to match existing

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