

Application No: 14/3143M

Location: 2, MEDDINGS CLOSE, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7XA

Proposal: Two storey side and single storey rear extension, render existing house and pitched roof over existing flat roof

Applicant: J Williamson

Expiry Date: 28-Aug-2014

Date Report Prepared: 18 Aug 2014

SUMMARY RECOMMENDATION

APPROVE subject to conditions

MAIN ISSUES

- Design/ Scale
- Impact on neighbouring amenity

REASON FOR REPORT

The applicant is an employee of Cheshire East Borough Council.

As such, the application is to be determined by the Southern Planning Committee.

DESCRIPTION OF SITE AND CONTEXT

The application site relates to a relatively large two storey dwelling located within a predominantly residential area, as defined by the Macclesfield Borough Local Plan. The area is characterised by predominantly detached two storey dwellings of a variety of architectural styles, with spacious plots and open frontages. The site lies adjacent to, but not within, a large field that lies within the Green Belt.

DETAILS OF PROPOSAL

The proposals are for the demolition of the existing conservatory and the erection of a two storey side extension, formation of pitched roof over existing flat roofed garage, front entrance canopy and alterations to existing windows on the front, side and rear elevations. The property is also to be rendered. It has not been detailed in the application form what colour or nature the render is proposed to take.

Planning History

14/2275M

Single storey rear extension and pitched roof to existing flat roof

APPROVED

07/07/14

POLICIES

Macclesfield Borough Local Plan – Saved Policies

BE1- Design Guidance

DC1- New Build

DC2- Extensions and Alterations

DC3- Amenity

DC35- Materials and Finishes

DC38- Space, Light and Privacy

Cheshire East Local Plan Strategy – Submission Version

Paragraph 216 of the National Planning Policy Framework (NPPF) states that, unless other material considerations indicate otherwise, decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

In view of the level of consultation already afforded to the plan-making process, together with the degree of consistency with national planning guidance, it is appropriate to attach enhanced weight to the Cheshire East Local Plan Strategy - Submission Version in the decision-making process.

At its meeting on the 28th February 2014, the Council resolved to approve the *Cheshire East Local Plan Strategy – Submission Version* for publication and submission to the Secretary of State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

The relevant policies are as follows:

MP1 – Presumption in Favour of Sustainable Development

PG2 – Settlement Hierarchy

SD1 – Sustainable Development in Cheshire East

SD2 – Sustainable Development Principles

SE1 – Design

SE2 – Efficient Use of Land

SE4 – The Landscape

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are to be applied.

The National Planning Policy Framework reinforces the system of statutory development plans. When considering the weight to be attached to development plan policies, paragraphs 214 and 215 enable 'full weight' to be given to Development Plan policies adopted under the 2004 Act. The Crewe and Nantwich Local Plan policies, although saved in accordance with the 2004 Act are not adopted under it. Consequently, following the guidance in paragraph 215, *"due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight that may be given)"*.

The Local Plan policies outlined below are all consistent with the NPPF and should therefore be given full weight.

Other Material Considerations

Ministerial Statement – Planning for Growth

National Planning Policy Framework

Planning Practice Guidance

CONSULTATIONS (External to Planning)

None.

VIEWS OF THE PARISH COUNCIL

Alderley Edge Parish Council- No comments received by the date of writing this report.

OTHER REPRESENTATIONS

None.

OFFICER APPRAISAL

Design/ Character and Appearance

Local Plan policies BE1 and DC1 address matters of design and appearance. Policy BE1 states that the Council will promote high standards of design and new development should reflect local character, use appropriate materials and respect form, layout, siting, scale and design of surrounding buildings and their setting. Policy DC1 states that the overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself. The National Planning Policy Framework also notes that "good design is a key aspect of sustainable development".

The two storey side extension would remain subservient to the main dwelling and set back from the street scene, with a vernacular in keeping with the character and appearance of the existing dwelling and locality.

The proposed pitched roof and front canopy is considered to improve the character and appearance of the dwelling. It is noted that other properties on the street have had similar pitched roofs approved and built. The demolition of the existing conservatory and erection of a single storey rear extension, and alterations to windows are also considered to be acceptable in design terms and in keeping with the existing and surrounding vernacular.

Other properties in the vicinity, such as on Downesway, have recently gained approval to fully render the house, and that some properties on Meddings Close are partially rendered. Subject to the colour and type of render proposed, which can be controlled via condition, this aspect of the proposal is considered to be acceptable and would not adversely impact on the character and appearance of the street scene.

Subject to this, overall the proposed development is considered to be acceptable in design terms, in accordance with policies BE1, DC1, DC2, DC35 and the NPPF.

Amenity

Local Plan policies DC3 and DC38 seek to protect the amenity of residential occupiers. Policy DC3 states that development should not significantly injure the amenities of adjoining or nearby residential property due to matters such as loss of privacy, overbearing effect, loss of sunlight and daylight and traffic generation and car parking. Policy DC38 sets out guidelines for space between buildings.

The two storey side extension would have no side windows to the first floor and this could be conditioned. This extension is not considered to materially harm the amenities of the neighbouring property in terms of overbearing impact, or overlooking of this property. A secondary side facing window to the living room would be affected in terms of loss of light and outlook to this room, however this room has 2no other windows which would not be materially affected and overall this room would not be materially affected in terms of loss of amenity. The en suite window shall be conditioned to be obscurely glazed.

The single storey rear extension is considered to be of a sufficient distance away from the neighbouring property to the side and rear, 12.6m from 1 Mellings Close and 18m from 17 Meddings Close and would in any case be screened by boundary hedging and trees to the side and rear boundaries. It is also considered that this element of the proposals could potentially constitute permitted development.

The pitched roof would not adversely impact on neighbouring no 1 Meddings Close, as there are no side windows to habitable rooms on this property.

Overall, a commensurate degree of space, light and privacy would remain to all neighbouring properties and the development would accord with policies DC3, DC38 and the NPPF.

CONCLUSIONS AND REASON(S) FOR THE DECISION

To conclude, it is considered that planning permission should be granted for the proposed development as the proposals accord with policies BE1 Design Guidance, DC1 New Build, DC2 Extensions, DC3 Amenity, DC35 Materials and Finishes, DC38 Space, Light and Privacy of the Macclesfield Local Plan 2004 and guidance within The Framework.

RECOMMENDATIONS

Approve subject to following conditions

- 1) Commencement of development (3 years)
- 2) Development in accord with approved plans
- 3) Materials as application
- 4) No windows to be inserted- first floor side elevation
- 5) Obscure glazing requirement- en suite

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 Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

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