

**APPLICATION NO:** 14/4462C

**PROPOSAL:** Garage, Greenhouse, kitchen garden and access (resubmission of 14/3152C)

**ADDRESS:** Land adjacent to 6 Heath End Road, Alsager, ST7 2SQ

**APPLICANT:** Mr Adrian Girvin

**DATE UPDATE PREPARED:** 17<sup>th</sup> November 2014

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### **Further Representation Received**

Heath End Road application.

Having read the report there are some points which need clarification.

1. This is a new application. Although similar to 14/3152 it is a new application.
2. Page 5 of the report.

The garage/greenhouse are still not shown as being attached to the applicant's current house, 21, Pikemere (not 4A.) Had the house been showed we could have

- assessed the distance between the House and garage.
- We do not know the car parking capacity of the existing House.
- The existing house has access from Pikemere Road. The garage has access from Heath End road.

In my original letter I suggested that the already approved residence 14/2269 lay between the existing House on Pikemere Road and the garage. This was a mistake. The approved house is on a different part of the site.

3. Also on Page 5

Starting at para starting "Given the nature.....and concluding ""it is therefore considered that the layout and scale would be acceptable." This, I believe is the nub of the present application with the increased height of the garage and the change in the upstairs window it could be argued that the scale is inappropriate to the layout.

4. page 5. First para of "Appearance."

The fact that other garages have been approved in the Borough is not relevant. The design of this garage with its size and upstairs games/hobby room not allied to any residence make this unusual. It is subjective that this new design is acceptable. Maybe a refusal on design/scale could be upheld.

5. On Page 5 there is some confusion as to which extension is being talked of, this application or the No6, application.

6 Also on page 6

Regarding Rydal way, accepting the fine line between amenity and Loss of view, it could be argued that the combined effect of development on this plot is overbearing and a loss of amenity.

7. Also on Page 6.

Highways. Highways have not commented on this application which adds a further 2 parking spaces to access from Heath End Road. The final sentence states that the access would serve **two** dwellings. There is one already approved. This is an application for a garage.

8. RECOMMENDATION.

It is the height of the Garage, the overwhelming nature of its presence, the fact that 14/3152 states that the garage in that application "Has been designed so as to have an eaves height which is subservient to No6 Heath End. It should be noted that the introduction of windows to the side walls of the garage has been avoided though the inclusion of 4 Nr Velux roof windows. However these windows have been positioned so as not to afford direct views from the proposed garage and will only serve to provide natural light into the garage at ground floor."

The recommendation regarding the view from the Balcony is easily overcome but this will still be an overwhelming development with windows overlooking the neighbours' house.

Maybe the recommendation should include these other issues.

Cllr. Derek Hough

**Recommendation: No change to the recommendation**