

Application No: 16/6124M

Location: PRESTON COTTAGE, BROOK LANE, ALDERLEY EDGE, ALDERLEY EDGE, CHESHIRE, SK9 7QQ

Proposal: Listed building consent for Demolition of existing garage, erection of replacement garage and extension to existing dwelling together with amended site access and landscaping works.

Applicant: McPherson

Expiry Date: 21-Feb-2017

## REASON FOR REPORT

The application has been called into committee by Councillor C Browne. The reasons for requesting the application is reported to the planning committee are as follows:

*The application involves significant changes to a listed building and as such, it should be properly scrutinised by members of the Planning Committee.*

### Summary

The proposals are in accordance with the NPPF and Macclesfield Borough Council Local Plan.

The siting of the rear extension on the western elevation has been located specifically to ensure there is minimal impact on the listed building. In addition a glazed link has been utilised so there will be no significant impact to the listed building and the timber frames will still be seen.

The modern materials are seen as a positive as the contrast results in the original house being prominent and the different phases of the built form are clear.

The proposal is therefore considered to be an acceptable form of development and a recommendation of approval is made.

### RECOMMENDATION

Approve subject to conditions

## DESCRIPTION OF SITE AND CONTEXT

The dwellinghouse is a Grade II listed building located to the north of Brook Lane. The site is located within land designated as Green Belt as defined in the Macclesfield Borough Local Plan.

The listed cottage is set within planted gardens to front and rear, bordered by a hedge with trees. The rear garden slopes downwards towards the adjacent golf course and is bordered by mature trees although there are open views towards the golf course. The cottage is approached by a gravel driveway at the west side with further planting and the late 20th century outbuildings by the rear boundary. The property was first listed in 1968.

Historic England's description of the building is as follows:

*House: C16 with C19 partial refacing and C20 alterations. Timber-framed on stone plinth with partly plastered and partly brick infill. Washed plastered brick to the front. Partly Kerridge stone-slate, partly Welsh slate roof and 2 brick chimneys. Plan of central hall and 2 cross wings. North front of 1 storey and attic has gable at either end. 15 by 3 small frames with angle bracing of wall plate. Roof trusses of tiebeam and collar. Windows all C20 with applied lead glazing and a 3-light example in gabled dormer. South front of brick with timber work in gable, and a small gabled porch. Interior: Timber framed partition walls. Fire beam and posts in room to right and 2 early crude board doors with iron strap hinges and wooden handles and latches.*

## **DETAILS OF PROPOSAL**

The proposal is to demolish the existing garage, erection of replacement garage and extension to existing dwelling together with amended site access and landscaping works.

### **Relevant Planning History**

16/6123M. Demolition of existing garage, erection of replacement garage and extension to existing dwelling together with amended site access and landscaping works. Not yet determined.

02/0770P DETACHED GARAGE. Approved with conditions 22/07/02

73113P REPLACEMENT OF FLAT ROOF OVER GARAGE WITH PITCHED ROOF. Approved 10/03/1993

73159P REPLACEMENT OF FLAT ROOF OVER GARAGE WITH PITCHED ROOF. Approved 10/03/93

## **CONSULTATIONS**

Conservation / Listed Building – No objection however condition requested

## **PARISH/TOWN COUNCIL**

Alderley Edge Parish Council - The Parish Council recommends refusal on the grounds that it doesn't improve or enhance the character of the building and as a listed building the Parish Council would like to request that it's called in to the Northern Planning Committee.

## **REPRESENTATIONS**

No comments received at time of report

## **POLICIES**

### **Macclesfield Borough Local Plan - saved policies**

BE18 (Design criteria of listed buildings)

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 Macclesfield 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 above are all consistent with the NPPF and should therefore be given full weight.

### **Cheshire East Local Plan Strategy – Submission Version (CELP)**

The following is considered a relevant material consideration as indications of the emerging strategy:

SE7 (The Historic Environment)

#### **Other Material Considerations**

National Planning Policy Framework

National Planning Practice Guidance

Cheshire East Local Plan Strategy – Submission Version

## **OFFICER APPRAISAL**

As noted above listed building consent is sought for the demolition of existing garage, erection of replacement garage and extension to existing dwelling together with amended site access and landscaping works.

The key issues relate to design/impact on the character and appearance of the area and listed building.

### **Design/impact on the character and appearance of the area and listed building**

The extension is located wholly to the rear of the property. The fall in ground level has been utilised to maximise the internal height while the ridge level of the extension is below that of the main listed building. The extension has been designed in a simple contemporary style using a sympathetic palette of materials. The use of dark timber panels links with the timber frame, while the use of large glass panels lightens the appearance of the extension.

The addition of the rear extension to the Western elevation has been sited in a position which will have minimal impact upon the listed building. The glazed link stand off still allows the timber frame of the original building to be seen and as such will not reduce or harm the significance of the core of the building. This new addition will be seen as such, as it will be built from modern materials which will contrast to the original house in a sympathetic manner. This form of extension is a preferred option on buildings of this type as the different phases of the building are evident.

The Conservation Officer raises no objections subject to conditions and the proposal is therefore considered to maintain the architectural and historic integrity of the listed building

## **PLANNING BALANCE**

The proposals are in accordance with the NPPF and Macclesfield Borough Council Local Plan.

The siting of the rear extension on the western elevation has been located specifically to ensure there is minimal impact on the listed building. In addition a glazed link has been utilised so there will be no significant impact to the listed building and the timber frames will still be seen.

The modern materials are seen as a positive as the contrast results in the original house being prominent and the different phases of the built form are clear.

The proposal is therefore considered to be an acceptable form of development and a recommendation of approval is made.

## **RECOMMENDATION**

**The application is recommended for approval.**

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*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 Head of Planning (Regulation) 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.*

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## Application for Listed Building Consent

RECOMMENDATION: Approve subject to following conditions

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

