

Application No: 17/5249M

Location: 11, MANOR PARK SOUTH, KNUTSFORD, WA16 8AD

Proposal: Proposed first floor extension via revised roof pitch

Applicant: Ms Olivia Hunter

Expiry Date: 16-Mar-2018

SUMMARY

The application site consists of a detached 1.5 storey bungalow set within a predominantly residential area of Knutsford. The dwelling is constructed of facing brick with a dual-pitched tiled roof with the gabled ends facing to the front and rear. The dwelling fronts onto Manor Park South to the south and is bound by residential curtilages to the east and west. There is a private access running to the rear of the site serving bungalows opposite. The dwelling has an existing single storey side extension (approved under application 10/2026M) and a full height rear extension built without planning permission, but would appear to have become lawful through the passage of time.

The proposal is to create additional living accommodation at first floor level by raising the eaves height of the entire dwelling by 2.35m and creating a much shallower roof pitch. The application also proposes a single storey front extension identical to that approved under previous approval ref. 10/2026M but was never built, and a first floor side extension above an existing single storey side extension.

The application is considered to represent an inappropriate form of development that would appear alien and incongruent in what is a uniform street scene. The additional eaves height and overall massing is considered to have a detrimental impact on neighbour amenity and would appear overbearing when viewed from adjacent property.

RECOMMENDATION

REFUSE

REASON FOR REFERRAL

This application is being considered by the Southern Planning Committee as the application has been submitted by a ward Councillor.

SITE DESCRIPTION AND CONTEXT

The application site consists of a detached 1.5 storey bungalow set within a predominantly residential area of Knutsford. The dwelling is constructed of facing brick with a dual-pitched tiled roof with the gabled ends facing to the front and rear. The dwelling fronts onto Manor Park South to the south, is bound by residential curtilages to the east and west, and backs onto a private access to the rear with bungalows opposite. The dwelling has an existing single storey side extension and full height rear extension.

DETAILS OF PROPOSAL

The application proposes a first floor extension by raising the eaves height and revising the roof pitch.

RELEVANT PLANNING HISTORY

10/2026M Single storey front and side extension, rear conservatory, roof light. Approved 21/07/2010. (The applicant has confirmed the side extension has been completed.)

POLICIES

Cheshire East Local Plan Strategy (CELP)

MP 1 (Presumption in favour of sustainable development)
SD 1 (Sustainable development in Cheshire East)
SD 2 (Sustainable development principles)
SE 1 (Design)
SE 2 (Efficient use of land)
SE 12 (Pollution, land contamination and land instability)

It should be noted that the Cheshire East Local Plan Strategy was formally adopted on 27th July 2017. There are however policies within the legacy local plans that still apply and have not yet been replaced. These policies are set out below.

Macclesfield Borough Local Plan - saved policies (MBLP)

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)
DC43 (Side extensions to houses)

Other Material Considerations

National Planning Policy Framework (2012)
National Planning Practice Guidance
Knutsford Neighbourhood Plan – Pre Regulation 14 Draft Plan – Only limited weight can be attached

CONSULTATIONS

Knutsford Town Council – Object on the grounds that the large increase in size is out of keeping with the neighbouring properties and detrimental to the otherwise regular pattern of the street scene.

REPRESENTATIONS

Two letters of objection have been received which can be summarised as follows;

- The property is one of four similar properties and the proposal is totally out of proportion and out of character to the surrounding properties.
- The development would take sunlight from neighbour's property even more so than the previous extension built.
- The development would be overdevelopment of the plot. Why buy a dormer bungalow when you want a large house.

OFFICER APPRAISAL

Principle of development

The application site sits in a predominantly residential area of Knutsford and proposes an extension to an existing dwelling. The application is therefore considered acceptable in principle.

Design

The street scene along this stretch of Manor Park South is very uniform with very similar dwellings at either side of the application site; the proposal would therefore be viewed within this visual context. The application proposes to create additional living accommodation at first floor by raising the eaves height approximately 2.35m and revising the roof pitch to create a much shallower roof slope. A first floor extension is also proposed above the existing single storey side extension that will have an eaves height to match the main house.

It is noted that the properties within this group retain much of their original as-built appearance. Saved policy DC2 of the MBLP and policies SE 1, SE 2 and SD 2 of the CELP seek to ensure that development is of a high standard of design which reflects local character and respects the form, layout, siting, scale, design, height and massing of the site, surrounding buildings and the street scene. CELP policy SD 2(1) (ii) states development should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of height, scale, form and grouping, materials, external design and massing.

The proposal is considered to be in stark contrast with the existing street scene. Whilst the existing building is not considered to be of any particular architectural merit, the proposal would create a building that is considered to be incongruent within its surroundings. The increase in ridge height would create a shallower roof gradient whilst also increasing the dominance of the building over its neighbouring dwellings. Manor Park South is relatively flat

and open with little street furniture and low level front boundary treatments meaning the proposal would be unduly prominent when viewed from vantage points along Manor Park South.

Whilst no objections are raised to the use of materials to match the existing dwelling, the overall design and scale of the proposal is considered to have a negative impact upon the street scene and visual amenity of the area. The application is therefore not considered to accord with policies SE 1 or SD 2 of the CELP, or saved policy DC2 of the MBLP.

Highways

The application proposed to create an additional two bedrooms to the property taking the total up to four bedrooms. The site is considered to retain sufficient parking for two vehicles in accordance with Appendix C: Parking Standards of the CELP. No alterations to the access are proposed, and as such the application is not considered to raise any highways concerns.

Impact on residential amenity

The new full height roof will extend approx. 6.3m beyond the rear elevation of the neighbouring dwelling at 9 Manor Park South. It is considered that having a 4.8m high blank wall adjacent to the boundary would be overbearing to the occupants of this property and as such would have a negative impact on neighbouring amenity. The proposal would therefore be contrary to policies DC3 and DC38 of the MBLP.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development is considered to represent an inappropriate form of development that would appear alien and incongruent in what is a uniform street scene. The additional eaves height and overall massing is considered to have a detrimental impact on neighbour amenity and would appear overbearing when viewed from adjacent property. The objections and comments from neighbours and the Town Council have been noted. For the reasons set out above the application is therefore recommended for refusal.

RECOMMENDATION

REFUSE for the following reasons:

- 1. The proposal would create an incongruous and alien feature within the existing street scene that would dominate surrounding dwellings. The proposal is considered to have a negative impact on the visual amenity of the area by increasing the overall scale and massing of the existing dwelling to an extent that would be disproportionate to neighbouring properties. The application would therefore be contrary to policies SE 1 and SD 2 of the Cheshire East Local Plan Strategy.**
- 2. The proposed extension, by virtue of its size, design and position relative to neighbouring property and adjoining boundaries, would be unduly dominant and overbearing causing an unacceptable loss of amenity to the occupants of**

neighbouring property. The approval of the development would therefore be contrary to policies DC3 and DC38 of the Macclesfield Borough Local Plan.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

