

Application No: 19/5420M
Location: 27B, ALMA LANE, WILMSLOW, SK9 5EY
Proposal: Conversion of garage with small extension (3m²) to bring it in line with the front of the house. Changing flat roof to pitched roof.
Applicant: Mr Mark, Goldsmith
Expiry Date: 10-Feb-2020

SUMMARY

This is a householder application for planning permission for a new hipped roof in place of the existing flat roof and a small scale extension. The existing garage space would be converted to habitable accommodation with new rear fenestration proposed.

The proposed development is of an acceptable design, does not raise any amenity issues and is acceptable in terms of parking provision. The development complies with the relevant policies of the Development Plan.

RECOMMENDATION:

APPROVE with conditions

Reason for Referral

The application is referred to Southern Planning Committee as the applicant is an elected Councillor on Cheshire East Council.

Site and Context

27B Alma Lane is a two storey semi detached dwellinghouse with attached flat roof garage within the settlement of Wilmslow. The building density is relatively high in this part of Wilmslow, with the principal elevations of buildings set back approx. 3m from this side of the public highway.

Details of Proposal

The applicant proposes a hipped roof in place of the flat roof at the existing extension to the side, with the garage use being converted to habitable space. The application includes a small single storey extension to the front of the existing garage.

A small section of hedge would be cut back to allow for easier parking arrangements. A rear area of glazing is also proposed serving habitable accommodation (kitchen/diner).

Relevant Planning History

Various – none relevant to this application

Planning Policy

Cheshire East Local Plan Strategy (2010-2030)

SD 1 (Sustainable Development in Cheshire East)

SD 2 (Sustainable Development Principles)

SE 1 (Design)

Macclesfield Borough Local Plan (MBLP) (2004) – saved policies

DC2 (Design)

DC3 (Amenity)

DC38 (Space, Light and Privacy)

DC43 (Side Extensions)

Wilmslow Neighbourhood Plan

The Wilmslow Neighbourhood Plan was made on 11th November 2019

H2 (Townscape)

National Planning Policy Framework (NPPF) (2019 update)

Other Material Considerations:

National Planning Practice Guidance (as updated online)

Cheshire East Borough Design Guide 2017

Consultee Responses (external to planning)

Wilmslow Town Council: No objection.

CEC Flood Risk: No objection subject to informative

Head of Strategic Infrastructure: No objection. The existing garage is not big enough to accommodate a parked vehicle, as it is about 3.0m long by 2.5m wide. Therefore, there is no loss of parking.

Representations

No letters of representation received from neighbours or members of the public.

Officer Appraisal

Principle of Development

The proposed development is an extension to a dwelling within the settlement boundary. The principle of development is acceptable subject to compliance with Development Plan policies relevant to household extensions.

Design issues and effect on the character of the area

At least 1m would be retained to the site boundary with 29 Alma Lane, as per saved policy DC43. No further extension beyond existing south facing side wall is proposed.

The proposed lean-to mono pitched roof, small-scale extension and removal of the garage door would not appear incongruous in the context of the streetscene, nor undermine the character of this property. Indeed a similar roof, albeit with dual pitched character and a gable end, is already present at the adjoining semi detached house (27A Alma Lane).

The proposal therefore would comply with H2 in the Wilmslow Neighbourhood Plan and saved policies DC2 and DC43 in the MBLP, as well as SD2 and SE1 in the CELPS.

Effect on residential amenity

No south facing side elevation windows are proposed, apart from the velux rooflights. At the front elevation, the proposed habitable room window would not present further privacy implications over and above the existing principal elevation fenestration, nor would the rear floor-to-ceiling five panelled fenestration. The addition of the hipped roof would not prejudice light transmission to neighbouring residential property, nor would it precipitate an overbearing effect.

It is therefore found that saved policy DC3 on amenity of the MBLP would be complied with.

Highways

As confirmed in writing by the Highways Officer the existing garage is too small to comply with highways standing advice relating to parking spaces. So, there would be no net loss of parking provision.

The proposed extension would not result in a loss of parking provision at the site, currently shown for one car. Appendix C of the CELPS requires new developments to adhere to a guideline of two spaces for 3 bed dwellings in Wilmslow.

Given that there would no new bedrooms proposed and there being no net loss of parking spaces it is considered that there would be no additional increase in pressure on the highways network over and above the existing situation. It is considered that the proposal would be acceptable in this regard.

Conclusion

The proposed development is of an acceptable design, does not raise any amenity issues and is acceptable in terms of parking provision. The development complies with the relevant policies of the Development Plan.

Recommendation

Approved subject to the following conditions;

- 1. Commencement of Development 3 year time limit**
- 2. Development as Approved Plans**
- 3. Materials as Approved**

Application for Householder

RECOMMENDATION: Approve subject to following conditions

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

