

ITEM 2

Application Reference: DC/057900
Location: 20 LONGSIGHT LANE, CHEADLE HULME, CHEADLE, SK8 6PW
Proposal: Demolition of existing garage to side elevation and outrigger to rear. Extension to side and rear of ground floor to provide new kitchen/family room, pantry, utility room and cloakroom/WC. Stairs down to newly excavated basement area to provide dining room. Extension and internal alterations to first floor to provide additional bedroom with balcony area, dressing room and en suite bathroom.
Type of Application: Householder
Registration Date: 12/03/2015
Expiry Date: 07/05/2015
Case Officer: Jane Chase

Applicant: Mr Preston
Agent : David Cox Architects Ltd

COMMITTEE STATUS

Departure - Planning & Highways Regulation Committee

DESCRIPTION OF DEVELOPMENT

The application proposes the demolition of the existing lean to single storey garage extension adjacent to the boundary with 18 Longsight Lane and the erection of a single storey side extension in its place with a monopitch roof to create a w.c., utility room, pantry and staircase down to a newly created basement which will open out onto an excavated enclosed garden area. Above the basement, a part single, part 2 storey rear extension is proposed to provide a large open plan kitchen and lounge at ground floor level and a master bedroom with ensuite at first floor level. The master bedroom would benefit from a balcony, using the flat roof to the kitchen/lounge extension below, which would be enclosed by a glass balustrade. Gable end roofs are proposed to the first floor rear extensions.

SITE AND SURROUNDINGS

The application site comprises a 2 storey detached house located on the west side of Longsight Lane at the southern end of a row of similar houses. These houses, including the application site face in an easterly direction across Longsight Lane towards fields on the opposite side of the road. To the south of the site and separated by fields is a much larger detached house in substantial grounds. The application site is located within the Green Belt and Landscape Character Area.

POLICY BACKGROUND

The following policies are of relevance to this application:-

UDP

LCR1.1 Landscape Character Areas

GBA1.2 Control of Development in Green Belt

GBA1.5 Residential Development in Green Belt

CDH1.8 Residential Extensions

CS

SD-2 Making Improvements to Existing Dwellings

CS8 Safeguarding & Improving the Environment

SIE-1 Quality Places

NPPF

Para 87 - inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.

Para 88 - LPA's should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.

Para 89 - LPA's should regard the construction of new buildings as inappropriate in the Green Belt; the exceptions to this are the extension and alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

PLANNING HISTORY

DC050556 - part single, part 2 storey side and rear extension, single storey front extension - Refused November 2012 (impact on Green Belt) and dismissed on appeal April 2013 (inappropriate development, harmful to Green Belt and very special circumstances not demonstrated).

NEIGHBOURS VIEWS

None received.

ANALYSIS

The main issues for consideration are the impact of the development on the openness of the Green Belt, the character of the Landscape Character Area and the impact on the amenities of the neighbouring occupiers.

Green Belt & Landscape Character Area

The application site is located within the Green Belt, as defined on the UDP Proposals Map. Saved UDP policy GBA1.5 states that alterations and extensions to existing dwellings may be permitted where the scale, character and appearance of the property are not significantly changed. The supporting text states that as a

general guideline extensions which increase the volume of the original dwelling by more than one third are unlikely to be acceptable.

The NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The NPPF states that as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The NPPF states that the construction of new buildings is inappropriate in the Green Belt, however exceptions to this include the extension of an existing building provided that it does not result in disproportionate additions over and above the size of the original building.

In considering the acceptability of the proposed extension of this dwelling within the Green Belt, volume calculations have been undertaken. From Officer calculations, the volume of the existing dwelling is circa 430 cubic metres and that proposed, 709 cubic metres, an increase of circa 279 cubic metres representing a percentage increase of 64% beyond that of the original dwelling. In this respect, the volume of the proposed replacement dwelling would clearly exceed the one-third development limitation considered acceptable within the Green Belt under saved policy GBA1.5 of the UDP Review. On this basis, the proposed development is not considered to be appropriate and it therefore falls to be determined whether there are 'very special circumstances' to justify the proposed development.

The applicant's Planning Consultant has submitted a statement in support of the application and makes the following comments:-

- the rear extensions are compact, extending only to the rear with no additional bulk or massing to the side elevations. The ridge height of the dwelling is also unaltered.
- the height of the existing single storey side extension is to be reduced by 0.5m resulting in a slight benefit to the openness of the Green Belt in views from Longsight Lane.
- the existing gap between the application site and 18 Longsight Lane is to be retained with the proposed rear extension only visible in views close to the site (this is a significant improvement on the appeal scheme which closed the gap between these properties by way of a 2 storey side extension).
- from the south the application site is viewed against the backdrop of large detached properties. Whilst the southern elevation will be extended by 5.65m the roof is staggered with 2 small gables and the inclusion of a balcony at first floor level thereby creating less bulk in views from the south. This is significantly different to the appeal scheme which proposed a large rear extension and an increase in the height of the roof over the main dwelling.
- the scheme now proposed is significantly less in volume than that of the appeal scheme (which equated to an 85% increase) and less in volume than that which could be erected under permitted development.

The points made above are accepted by Officers. In particular it is noted that the

volume of extensions which could be built under permitted development would result in a 70% increase in the volume of the original dwelling which would have a greater impact on the openness of the Green Belt than the extensions which are the subject of this application. Furthermore, these PD extensions would not be the subject of a planning application and therefore the Council would have no control over their appearance or impact on neighbouring properties. It is therefore considered that this PD fallback position constitutes 'very special circumstances' and the proposed development can be justified in terms of policies GBA1.2, GBA1.5 and the NPPF. Given the percentage increase sought and the need to protect the openness of the Green Belt, it is considered that any approval should be subject to a condition removing permitted development rights in relation to extensions. The impact of such a condition would mean that the Local Planning Authority would be in a position to control any further development for extensions at the site through the submission and consideration of further planning applications. Without such a condition, the applicant could implement this permission and erode the openness of the Green Belt further still by the erection of extensions allowed under permitted development.

Members are advised that the earlier scheme which was dismissed on appeal proposed the erection of a part single, part 2 storey side extension (filling the gap between 18 and 20 Longsight Lane), the erection of a part single, part 2 storey rear extension, a new hipped roof over the resulting dwelling with an increased ridge height and a single storey front extension. The Inspector concluded that not only would there be a significant change in the scale of the house but that the 2 storey side extension filling the gap between the site and 18 Longsight Lane would result in a reduction in the openness of the Green Belt. Furthermore, he considered that the rear extension together with the rearward extension of the roof and its increase in height, would greatly increase the bulk of the building. It was noted that the volume of extensions which could be built under permitted development (representing a 70% increase in the volume of the original building) would be less than the volume of the proposed development (representing an 85% increase in the volume of the original dwelling) and as such did not constitute 'very special circumstances'.

It is considered that the proposed development overcomes the objections in relation to the earlier appeal proposal. The replacement single storey side extension will be lower than that existing and the absence of a 2 storey side extension to the side will ensure that the gap between the application site and 18 Longsight Lane will be retained. The house is no longer extended to the front and the roof of the existing house will remain at its present height. The rear extension has been redesigned to include a flat roofed single storey element as an extension of the south facing side elevation. These design changes are considered to reduce the impact of the resulting dwelling on the openness of the Green Belt beyond that previously dismissed at appeal and will ensure that the scale of the dwelling will not be significantly changed.

In terms of impact on the landscape character area, the proposed development is sensitively sited, designed and constructed of materials appropriate to its location and can be accommodated without detriment to the landscape quality of the area. The development has no impact on recreational land nor public access nor are there any impacts on the natural environment. On this basis the development complies with policy LCR1.1 of the UDP.

Impact on Residential Amenity

To the north of the application site is 18 Longsight Lane, a 2 storey detached house which is sited immediately adjacent to the boundary with the application site and immediately adjacent to the existing single storey garage to the application site. To the rear of this dwelling is a kitchen with a door onto the garden and beyond that, a conservatory extension sited off the boundary with the application site. Bedroom windows are present at first floor level in the rear elevation overlooking the rear garden.

The proposed single storey side extension will project 3.5m past the kitchen door to no.18, 2.9m further than as existing. The kitchen to no.18 is also served by windows which look out into the conservatory and as such, the door is not the only opening to this room. The Council's SPD for House Extensions suggests that on semi detached houses a single storey extension should project no further than 3m along the boundary with a neighbouring property. There is no guidance for detached houses, however, given the close siting of the application property and 18 Longsight Lane, their relationship is akin to that of semi detached houses. As such, it is noted that the proposed side extension would project further than that suggested as acceptable by the SPD, however, under Permitted Development, a single storey side extension could project 4m along this boundary resulting in a projection of 4.6m beyond the rear elevation of 18 Longsight Lane. The impact of this upon 18 Longsight Lane would be greater than that proposed by this application. The proposed side extension will project only 0.8m beyond the conservatory to no.18; as this conservatory is sited 2.2m off the boundary with the application site this relationship is considered acceptable. On this basis, the proposed single storey side extension is considered acceptable in terms of its impact on 18 Longsight Lane.

The 2 storey rear extension will project 5.9m beyond the kitchen door and first floor rear elevation of 18 Longsight Lane and 3.2m beyond the rear of the conservatory. As this extension will be sited 2.4m off the boundary with 18 Longsight Lane, 4.8m from the side of the conservatory, this relationship is not considered unacceptable. The balcony over the flat roofed single storey element of the rear extension will be screened from 18 Longsight Lane by the adjacent 2 storey element of this extension and will be 5.5m from the boundary. On this basis it is not considered that there will be an unacceptable degree of overlooking or loss of privacy to 18 Longsight Lane.

The closest residential property to the south is over 90m from the extensions and separated by the side garden of the application site and open fields. There are no properties opposite the application site and to the rear is a belt of woodland and beyond that the A34 by pass.

An energy efficiency checklist has been submitted to address policy SD-2 of the Core Strategy.

RECOMMENDATION Grant subject to condition removing Permitted Development rights for extensions.