

Proposed extensions to 22A Macclesfield Road 'The Gap'

1. This proposal is for front and side extensions to the property. The extension to the front has two components, a two-storey element in the form of a gable to the left hand side, when viewed from the street, and a single storey extension to the right hand side. The extension to the side is also two storey and will incorporate the existing single storey extension previously consented and built.
2. These proposals have two objectives. The first is to increase the living space of the house which is modest at present for the size of the plot. The second is to improve the appearance and quality of the house which is a typical 1960's design. The principal (front) elevation is currently unbalanced and rather 'messy' in appearance. The west facing side elevation has not been enhanced by the existing single storey extension.
3. The proposals are designed to resolve these issues by creating a stronger and more balanced principle elevation and taking the side elevation up to the existing ridge to remove its rather cramped and 'lean to' appearance.
4. Houses in the vicinity of the site are characterised by front facing gables forming part of the principle elevation. Photographs in Annex A illustrate the point.
5. The house is currently rendered with a tiled roof. The intention is to tile the additional roof area proposed with tiles removed from the roof plane in order to accommodate the new gable. The areas are roughly comparable. Should additional tiles be required these will be taken from the rear of the house and replaced with new ones. In this way the roof of the principle elevation will read as a single structure rather than as one that has been extended.
6. It is proposed to re render the entire front and side elevations of the house. This will have the effect of tying the new build elements into the overall structure so that they are not seen as extensions. A similar approach was taken to a sizeable extension to 93 St John's Road Buxton which was regarded as very successful. (HPK/2014/0644) See photo document.
7. The guidance on extensions in the Residential Design Guide SPD has been fully taken into account in drawing up these proposals. The light to windows of neighbouring properties (45 degree angle) is not infringed. The proposed front elevation will not break any building line and there is sufficient space to the front of the house for two parking spaces, in addition to the drive and the integral garage.
8. Render is proposed as off-white, windows as white uvpc and the front door and garage door proposed to be dark brown uvpc as existing.
9. The additional bedroom proposed creates the need for a further parking. This is shown on the parking plan (Plan 11) .

Conclusions

10. These proposals will add to the quality and size of the internal space of the house while also improving its appearance and relationship with surrounding houses.

11. It meets all the guidance requirements in terms of form, dimensions and materials.

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