

Planning Reference No:	10/4162C
Application Address:	103A Crewe Road, Alsager, ST7 2JE
Proposal:	New detached dwelling on land between 103 and 105 Crewe Road, Alsager
Applicant:	Mr Ian Brandrick
Application Type:	Full Planning Permission
Ward:	Alsager
Earliest Determination Date:	24 th November 2010/11/2010
Expiry Dated:	16 th December 2010
Date Report Prepared:	1 st December
Constraints:	None

SUMMARY RECOMMENDATION: Approve with conditions

MAIN ISSUES:

The key issues that Members should consider in determining this application are;

- Principle of Development
- Design
- Amenity
- Highway Safety
- Landscaping

1. REASON FOR REFERRAL

Councillor S. Jones has requested that the application be determined by Southern Planning Committee for the following reasons:

1. The design is out of keeping with the street scene as the existing properties on both sides are pre-war.
2. The new property would compromise the privacy of 12 The Gables.
3. The property is un-neighbourly in proportion to 12 The Gables which is a bungalow property.

Councillor Jones recommends a site visit is undertaken and notes that the owner of 12 The Gables is willing for the site to be viewed from the property.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is situated within the Alsager Settlement Zone Line and relates to a parcel of land located between residential properties 103 and 105 Crewe Road. The land is the designated curtilage of No. 105.

The surrounding area consists of predominantly residential properties, most of which are two storey and a combination of detached and semi-detached properties.

3. DETAILS OF PROPOSAL

Full planning permission is sought for the erection of one detached dwelling house.

4. RELEVANT HISTORY

08/1761/OUT Approved (2008) Outline consent for one dwellinghouse

08/1288/OUT Withdrawn (2008) Outline consent for one dwellinghouse

07/0695/TPO Approved (2007) Application to fell one sycamore tree

5. POLICIES

Regional Spatial Strategy

DP1 Spatial Principles

DP7 Environmental Quality

Local Plan Policy

PS4 Plan Strategy for Towns

GR1 General Criteria

GR2 Design

GR6 Amenity & Health

GR9 Parking and Accessibility

H1 Provision of New Housing Development

H2 Housing Supply

H4 Residential Development in Towns

NR1 Trees

6. CONSULTATIONS (External to Planning)

Highways:

[01.12.2010] The Strategic Highways Manager has no objection to the development subject to a condition securing the site's access and an informative requiring the applicant to contact the Highway Authority for any works that may affect the public highway.

Environmental Health:

[08.11.2010] Should the development be approved, the Environmental Health Division recommend conditions relating to contaminated land and the restriction of construction hours and pile driving.

Senior Landscape & Tree Officer:

[11.11.2010] The Landscape Officer has no objection in principle subject to retention and protection of the boundary hedge to the east and a landscaping condition to secure appropriate frontage treatment.

United Utilities

[09.11.2010] No objection however, notes that the site should, if possible, be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soak-away/watercourse/surface water sewer.

VIEWS OF THE PARISH / TOWN COUNCIL

[24.11.2010] Alsager Town Council seeks assurance that the development is in accordance with Policy GR2 of the Congleton Borough Council Local Plan. Concerns are also raised regarding possible un-neighbourliness particularly to properties at the rear of the site and that the development is infill.

OTHER REPRESENTATIONS

Two objections had been received at the time of report preparation and the following issues of concern were highlighted:

- Detrimental impact upon the amenity
- Detrimental impact upon privacy
- Overshadowing impact
- Would impact upon the views from neighbouring properties
- Dwelling is not in keeping with other properties in the vicinity
- No garage proposed
- Potential increase in vehicles parking on the street which in turn would lead to disturbance and loss of privacy due to vehicles stopping.
- Building works noise would be detrimental
- The proposal is described as two storeys however, it contains rooms within the roof space
- Inaccuracies on forms – form states 4+ bedrooms, yet the plans only show 3
- The area identified for car parking is not as big as the plan states

APPLICANT'S SUPPORTING INFORMATION

The following documents were submitted in support of the application:

- A Design and Access Statement

The statement outlines issues relating to the site's history and previous applications, a site assessment, use, amount, layout, scale, landscaping, appearance, and access.

- A Preliminary Environmental Assessment

7. OFFICER APPRAISAL

Principle of Development

The principle of a dwellinghouse on the site has previously been established within approved outline application 08/1761/OUT. Whilst it is noted that on 9th June 2010 the Coalition Government amended PPS3 and as a result garden land is now classed as Greenfield rather than Brownfield land, the application site is situated within the Alsager Settlement Zone Line where there is still a general presumption in favour of new development as indicated by policy PS4 of that Plan.

The principle of a dwellinghouse within this garden area is therefore still acceptable subject to the proposal meeting all other relevant policies of the local plan.

Design

The proposed dwellinghouse would front Crewe Road and would respect the surrounding pattern of development, as it would be sited in line with neighbouring properties 103 and 105 Crewe Road. Whilst the dwellinghouse would utilise the roof space and include a bedroom within such, the property would have an overall appearance of that of a two-storey property and as such would replicate the appearance of the other two storey properties located on Crewe Road.

The proposed dwellinghouse would be of a brick and tile construction and whilst it would not exactly replicate the appearance of adjacent properties, it would replicate some features and characteristics of such i.e. the property would include front gable detailing, a bay window, a chimney, and cill/lintel detailing.

As a result, given that dwellings in the area have variances in appearance and as the proposed dwellinghouse replicates some of the features of surrounding dwellings, it is considered that the proposal would respect the character, appearance, and form, of the surrounding area and would not be detrimental to the street scene.

Amenity

The proposed dwelling would be located between the flank elevations of 103 and 105 Crewe Road and would be somewhat in line with these properties. As a result it is not envisaged that the proposal would impact upon the privacy or amenity of such properties.

One other property bounds the application site – 12 The Gables, a north-west facing bungalow property located to the north of the site. Objections have been received which have outlined that the proposal would have a significantly detrimental impact upon such property. However, consideration must be given to the positioning of the proposed new dwellinghouse and the pattern of surrounding development.

The minimum privacy distance as outlined in SPG2 is 21.3 metres between principal rooms. It is appreciated that the proposed distance of approximately 21 metres between the two-storey rear elevation of the dwellinghouse and the corner of 12 The Gables would be slightly below this requirement. However, given that the dwellings are not directly facing, in this instance it is considered that the shortfall of 0.3 metres would be negligible and the impact in terms of privacy and amenity would be acceptable. It is appreciated that the dwellinghouse may cause some overshadowing due to its location to the south of No. 12. However, given the significant distance between the two dwellings it is not considered that this would be to such a level as to sustain a refusal of the application. In addition, weight is also given to the fact that the proposed dwellinghouse would be somewhat in line with existing properties on Crewe Road and therefore the proposed dwellinghouse would not be significantly closer to the neighbouring properties to the north than the existing arrangement.

It is acknowledged that the proposed dwellinghouse has a protruding single storey extension element which would be closer to No. 12 The Gables than the main body of the dwellinghouse. However, given that this is single storey level only, it is not envisaged that it would contribute to any reduction in privacy or amenity levels.

With regard to comments relating to construction noise, it is noted that the development would be restricted by condition to ensure that development could only be constructed between certain hours in order to protect neighbouring amenity.

With regard to impact upon amenity due to additional cars waiting/starting on the highway and therefore resulting in detrimental impact upon other dwellings, it is noted that the cars waiting/passing on this busy A road is a typical occurrence and this is not a reason for which the dwellinghouse could be refused especially as parking is provided within the site and there is no indication from the Strategic Highways Manager that the development would contribute to cars waiting or parking on the highway.

Concerns with regard to impact upon views from neighbouring properties are acknowledged. However, this is not a material planning consideration which can be taken into account for the determination of this application.

It is noted that following the construction of the proposed dwellinghouse, a sufficient amenity area would exist for No. 105.

Highway safety

In the absence of any objection from the Strategic Highways Manager, it is not envisaged that the proposal would result in any detriment to Highway Safety.

With regard to the comments received in relation to the lack of garaging at the site it is noted that there is no policy requirement for new dwellings to provide garages and as such this is not a reason for which the application could be refused.

Landscaping

There is little vegetation on the site other than a mature mixed species hedgerow on the Crewe Road frontage and a hedge to the eastern boundary. Subject to the retention and protection of the boundary hedge to the east and a landscaping condition to ensure appropriate frontage treatment as it is suspected that the existing hedge may not survive construction operations, it is considered that the landscaping implications of the proposed development would be acceptable.

It is noted that trees protected by Tree Preservation Orders are located to the north of the site. However, it is not proposed to remove any of these trees.

8. CONCLUSIONS

The principle of the development is acceptable as is the proposal's impact in terms of design, amenity, and highway safety. As a result the proposal fully complies with the relevant policies of the local plan.

9. RECOMMENDATIONS

Approve subject to the following conditions:

- 1. Standard time limit**
- 2. Plan numbers**
- 3. External materials submitted**
- 4. Surfacing materials to be submitted**
- 5. Windows set behind a reveal**

- 6. Removal of permitted development for extensions**
- 7. Landscaping to be submitted**
- 8. Implementation and maintenance of landscaping**
- 9. Boundary hedge protection and retention**
- 10. Boundary treatment details submitted**
- 11. Drainage details submitted**
- 12. Details of site access and visibility splays to be submitted**
- 13. Construction hours restricted**
- 14. Pile driving details submitted**
- 15. Contaminated land condition**
- 16. The dwellinghouse shall not be occupied until car parking spaces have been provided and thereafter retained**
- 17. Submission of land level details**

Informatives:

- Refer applicant to letter from United Utilities
- The applicant will need to obtain the consent of the Highways Authority (CEC) for any work in, or that may affect, the public highway. The applicant should contact Crewe area office (CEC) before constructing or altering any access. This work should be carried out under a section 184 licence.

Location Plan :

