

Planning Reference No:	10/4682N
Application Address:	Land South West of Greystone Park, Crewe
Proposal:	4 no. Apartments: Ground Floor 2 apartments, first floor 2 apartments, landscaping/turning heads, car parking for 9 vehicles including existing flats
Applicant:	AS Developments Ltd
Application Type:	Full Planning
Grid Reference:	370963 355776
Ward:	Crewe East
Earliest Determination Date:	4 th January 2010
Expiry Dated:	27 th January 2010
Date of Officer's Site Visit:	21 st December 2010
Date Report Prepared:	22 nd December 2010
Constraints:	

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- Principle of Development
- Design - Impact on the Character and Appearance of the Streetscene
- Impact on Amenity of adjacent properties
- Impact on Highway Safety
- Other Matters – Contaminated Land/Air Quality

1. REASON FOR REFERRAL

This application is to be determined by Southern Planning Committee as it has been called in by Cllr Thorley for the following reasons: "1. Design Grounds (poor), 2. Over-domination, 3. Poor parking Access"

2. DESCRIPTION OF SITE AND CONTEXT

The application site forms an existing turning head located along a residential street within the settlement boundary for Crewe as defined by the Borough of Crewe and Nantwich Local Plan Proposals Map. The application site also includes land attached to the existing block of flats at the junction of Greystone Park and Earle Street, 5 existing parking bays, two of the islands between the existing parking bays and Greystone Park, and also land between the northernmost parking bays. Greystone Park is characterised by residential development along its eastern side and a car parking area along its western side. The rear garden boundaries of Mirion Street back onto the parking area.

3. DETAILS OF PROPOSAL

The application proposes the construction of an apartment block forming 4 flats, two at ground floor level and two at first floor, with associated amenity space and parking, along with a new turning head at the northern end of the existing parking bays. The proposed

parking comprises 4 bays adjacent to the existing flats which are perpendicular with Greystone Park, four further spaces are proposed within the existing “islands” between the existing parking area and Greystone Park.

The development would be one block of brick and tile construction with a recessed central entrance which would be fronted with glazing. Part of the rear elevation to the rear of No.12 Mirion Street would be recessed at first floor level. 12 openings are proposed to the front elevation, whilst the rear elevation would comprise 6 openings, one of which would have a Juliette balcony. A large opening feature, with Juliette Balcony, is proposed to the northern elevation. The southern gable elevation which would face towards the existing block of flats would have no openings. The amenity space and bin store to serve the proposed units would be sited to the south of the unit and screened with a wall.

4. RELEVANT HISTORY

10/0710N – Planning permission was refused for the construction of 6 No Apartments on 12th May 2010.

09/3762N – A planning application for 6 apartments was withdrawn on 11th January 2010.

P08/0601 – Planning permission was refused for Six Detached Two and a Half Storey Dwellings and Landscaped Area on 20th June 2008. An appeal was also dismissed.

P07/1501 – Planning permission was refused for 6 no. Detached Three Storey Dwellings inc Garages also 3no. Four Storey Apartments inc Garages, Parking Spaces and Landscaping on 17th December 2007.

5. POLICIES

The development plan includes the Regional Spatial Strategy for the North West (RSS) Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

Local Plan Policy

BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Accessing and Parking)
BE.4 (Drainage, Utilities and Resources)
BE.5 (Infrastructure)
RES.2 (Unallocated Housing Sites)

Supplementary Planning Documents

Local Development Framework - Development on Backland and Gardens Supplementary Planning Document (2008)

Other Material Considerations

PPS1: Delivering Sustainable Development
PPS3: Housing
PPS23: Development and Pollution Control

6. CONSULTATIONS (External to Planning)

Environmental Health – No objection subject to conditions relating to lighting, contaminated land, construction hours and air quality assessment.

Strategic Highways Manager – No comments received, update at committee

United Utilities – No comments received, update at committee

7. VIEWS OF THE PARISH COUNCIL

N/A

8. OTHER REPRESENTATIONS

None received, update at committee

9. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement submitted, the salient points being:

- Previous drainage issues have been resolved with United Utilities
- Existing turning head does not equate to normal standards and is not vital to the estate, regular turning points along the length of the road
- Present scheme respects scale of current development
- Four apartments are proposed with a central entrance atrium
- Each have two bedrooms, lounge/dining room, kitchen, bathroom and hall, accessed from a central servicing core with lift
- The scheme relies on nearby architectural styles, scale and materials with a pitch which reflects the local ridge line.
- The scheme has facing brickwork and symmetrical fenestration, a recessed first floor rear element and a blind window complete the simple design which maintains privacy for occupiers of existing properties. Render and brickwork would complete each façade.
- The scheme creates a balanced street pattern by infilling in sympathy and maintaining spacing standards and amenities whilst enhancing adjacent and nearby landscaping
- A stopping up order of the turning head will be required
- A new footpath is proposed to the front of the development
- Private car parking will be proposed for tenants of existing apartments to the south as negotiated and agreed
- Landscaping will be reinforced throughout the development
- 9 vehicular spaces would be provided.
- An alternative turning head is proposed along Greystone Park

10. OFFICER APPRAISAL

Principle of Development

This application site is an unallocated plot of land located within the settlement boundary for Crewe. Policy RES.2 (Unallocated Housing Sites) states that in such locations development will be permitted provided it is of acceptable design which will not result in a detrimental impact on the amenities of neighbouring properties or highway safety.

Design - Impact on the Character and Appearance of the Streetscene

Greystone Park is a residential cul-de-sac with terraced properties of mid 20th Century construction located on its eastern side and its designated car parking on the western side. There are terraced properties located along Mirion Street, and there is a mixture of building styles and uses along Earle Street to the south, the prevailing character is however that of terraced residential properties. Greystone Park is accessed from Earle Street and as it is not one of the main radial roads into Crewe town centre, despite being only 280m from its edge, Greystone Park is a relatively quiet residential location.

The scheme comprises a block of flats which would be 18m in length and 9m in depth. The height of the block would be 5.3m to eaves and 8m to ridge. Within the front elevation facing Greystone Park would be a recessed glazed atrium which would serve as the main entrance to the apartments. The atrium would be recessed by 2.5m at a width of 3.3m. The building would be constructed from facing brickwork and a tiled roof. To the front elevation would be 12 windows positioned in a symmetrical pattern.

The proposed development would be two storey in construction with eaves and ridge heights informed by surrounding development. The roof pitch which would be parallel with Greystone Park would represent a continuation of the existing roof form of the flats along the western side of Greystone Park. The recessed central atrium would help to break up the horizontal length and mass of the development along the front elevation facing Greystone Park. Furthermore, the glazed atrium would provide an element of interest into the length of this elevation. The siting of the block would be set back from the edge of the proposed public footpath and would largely reflect the existing building line of the apartment block on the junction of Greystone Park and Earle Street, allowing the development to sit comfortably within the plot. It is considered therefore that the resultant form and appearance from Greystone Park would help to reflect the pattern of surrounding development.

The brick and tile appearance of the development would reflect the prevailing materials of the area whilst the glazed atrium would provide a contemporary element to the design. When approaching the site from Earle Street the blank flank gable elevation would be exposed. No openings can be provided within this elevation due to potential amenity issues, however it is considered that detail within the brickwork could provide more interest to this elevation. A large opening is proposed within the northern elevation which would help to break up the expanse of brickwork proposed and provide interest when leaving Greystone Park. Attaching conditions to any approval for details of brickwork treatment to the southern elevation and the submission of materials for approval would ensure that the Local Planning Authority retains control over the final appearance of the building.

Opportunity exists for landscaping to be provided to the front of the building and also within the amenity area helping to soften the appearance of the development. The existing site is a turning head which is used for haphazard parking to the detriment of the character of the area. The proposed scheme along with landscaping would help to improve the overall character and appearance of the area. It is therefore considered that landscaping conditions are necessary.

Impact on the Amenity of adjacent properties

The site is predominantly residential in character with terraced streets located to the east and west of the site. To the south are 4 flats within a block which has a semi-detached appearance. The proposed development would be sited to the north of this block of flats. At its closest point the proposed development would be 13m from the principal windows of the flats. The Supplementary Planning Document for Backland and Garden Development states that ideally there should be a spacing distance of 13.5 between habitable rooms and blank flank elevations. There would only be a minor breach in this guidance and it is considered that this would not result in a significantly detrimental impact on the amenities of those properties. As there would be no windows within the southern flank elevation there would be no overlooking or loss of privacy to the amenities of the existing flats.

The windows to the front of the proposed development would face towards the side elevation of No.3 Greystone Park and rear garden. Within the side elevation of that property is a single small opening at first floor level which appears to be a landing window. The garden space is enclosed by a 1.8m high close board fence. The first floor windows would be sited 13m from the rear garden. Given the distance and highway between the proposed development and the garden, it is not considered that there would be any significant loss of amenity or overlooking to that property.

To the rear of the development is the rear garden of No.12 Mirion Street which at its closest point would be 12m from the proposed development. No.12 Mirion Street has rear facing windows which at first floor level would be 13m from the proposed development, due to a recessed section of the rear elevation of the proposed flats. No windows are proposed to the rear elevation which would face directly towards the rear of No.12 or over its garden space. The proposed development would be sited 2m from the rear boundary of No.12 Mirion Street. There is an outbuilding adjacent to the boundary which would reduce the prominence and overbearing effect of the proposed building on the amenity space of that dwelling. Furthermore, where there is no outbuilding along the rear boundary the first floor level of the proposed development would be recessed to further reduce any overbearing impact.

Other first floor openings within the rear elevation would overlook an area of vacant open space. Whilst some views would be afforded into the curtilage of No.12 Mirion Street these would be at an angle and over land which is used as a driveway.

Conditions relating to the use of obscure glazing in bathroom windows, external lighting, bin storage and hours of construction are considered to be appropriate to protect the amenities of future residents and those of neighbouring properties.

Impact on Highway Safety

The proposed development provides 4 parking spaces for existing flats at 1-2A Greystone Park. These would replace existing parking arrangements for those units which are understood to be within the end (southern) row of parking bays. The proposed spaces would be sited perpendicular to Greystone Park.

Four additional spaces for the proposed flats would be provided within the existing islands between the existing parking area and Greystone Park. Two new bays are proposed on each of two islands. These bays would reflect the existing parking and

turning arrangements. One further parking bay is within the ownership of the applicant and will be used as additional parking for the flats.

The proposed parking provision for the new flats is at 125%. The site is on the edge of Crewe Town Centre where public transport is accessible and a range of services and facilities are provided. It is therefore considered to be a relatively sustainable location.

A new turning head is proposed utilising the northernmost vehicular access to the car park. It is understood that discussions have been held between the Strategic Highways Manager and the applicant on this issue. However formal comments are yet to be received. A full update on all highways matters will be provided prior to Committee.

Other Matters – Contaminated Land/Air Quality

The proposed development will result in the creation of four new dwellings. As a dwelling is a sensitive end use, to ensure that the site is fit for this development and wider environment and does not create undue risks to site users or neighbours during the course of the development an initial Phase I contaminated land survey will be required. This however can be conditioned and the results of which should be submitted to the Local Planning Authority for approval.

Given the proximity of the development adjacent to the Earle Street Air Quality Management Area, Environmental Health have suggested that an Air Quality Impact Assessment would be required. This has not been offered as an objection to the proposed development and was not used as a reason for refusal on the previous scheme. As the proposed scheme is only for the creation of four dwellings it is considered that this could be conditioned.

11. CONCLUSIONS

The proposed development is of an acceptable design which would not result in significant harm to the character and appearance of the streetscene. Furthermore, it is considered that there would be no significantly detrimental harm to the amenities of neighbouring properties, highway safety or any other matter. The proposed development, as conditioned, is therefore considered to be in compliance with Policies BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Accessing and Parking), BE.4 (Drainage, Utilities and Resources), BE.5 (Infrastructure) and RES.2 (Unallocated Housing Sites) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

12. RECOMMENDATIONS

APPROVE with conditions

- 1. Standard**
- 2. Plans**
- 3. Materials to be submitted and agreed**
- 4. Surfacing Materials to be submitted and agreed**
- 5. Landscaping scheme to be submitted and agreed**
- 6. Landscape Implementation**
- 7. Drainage Scheme to be submitted**
- 8. Parking to be made available prior to first occupation and retained**
- 9. Details of treatment of southern gable to be submitted**

- 10. Footpath to be provided and made available prior to first occupation**
- 11. Details of Boundary Treatment**
- 12. Obscure Glazing to all bathrooms**
- 13. Bin Storage to be provided**
- 14. Cycle Storage to be provided**
- 15. Air Quality Assessment Report to be submitted and mitigation measures to be implemented**
- 16. Phase 1 Contaminated Land Survey to be submitted**
- 17. Hours of Construction - 08:00 to 18:00 Mon to Fri, 09:00 to 14:00 Sat, not at all on Sunday or BH**
- 18. No external lighting unless otherwise approved by LPA**

[illegible]