

Application No: 11/0674C
Location: 93, HEATH ROAD, SANDBACH, CW11 2JY
Proposal: Two Storey Extension to Rear
Applicant: Mr R Clarke
Expiry Date: 24-May-2011

Date Report Prepared: 7th June 2011

SUMMARY RECOMMENDATION: Approve with Conditions

MAIN ISSUES:

- Principle of development
- Impact on neighbouring amenity
- Design Standards

REFERRAL

This application would usually be dealt with under the Council's delegation scheme. However, the application has been called into the Southern Planning Committee by Councillor Sam Corcoran for the following reasons,

'If the officer is intending to approve this application then I request that it be reported to Planning Committee (called in).

My grounds are that the application would disturb the amenity of the surrounding houses in that

1) it would severely restrict light to the kitchen on 91 Heath Road

2) it would block a gas vent from 95 Heath Road

3) it would prevent access to the rear of 95 & 97 Heath Road. This would prevent them from getting their wheelie bins round to the front for collection. The bins would therefore have to be stored at the front of the properties causing obstruction to the highways (GR9)

In addition the application is out of keeping with the surrounding in that although several other properties have extensions to the rear, this would be larger than the adjacent properties.'

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a mid terraced property within the Sandbach settlement zone line, on Heath Road. The dwelling is set within a streetscene of similar properties which have had various additions over the years. To the rear of the proposal site is private right of way which serves several properties within the terrace.

DETAILS OF PROPOSAL

The proposal is for the erection of a two storey extension off the rear of the dwellinghouse. The proposed extension will have a maximum projection of 4.7m off the original rear elevation of the dwelling; will have a maximum width of 4m and a maximum height of 5.7m. The proposal will have a two storey projection of 3.7m, and a further single storey lean-to feature of 1m. The proposal will include the removal of an existing single storey extension (which had already been demolished at the time of the Case Officers site visit.)

RELEVANT HISTORY

10/3795C – Two storey extension to rear elevation including internal alterations –
Refused 30/11/2010

POLICIES

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Congleton Local Plan First Review 2011:

PS4 Towns
GR1 New Development
GR2 Design
GR6 Amenity and Health
GR7 Amenity and Health

Other Material Considerations

PPS1, Delivering Sustainable Development

CONSULTATIONS (External to Planning)

None received at the time of writing this report

VIEWS OF THE PARISH / TOWN COUNCIL:

None received at the time of writing this report

OTHER REPRESENTATIONS:

Letters of objection have been received from the occupiers of 95 and 97 Heath Road, Sandbach. The main issues raised in the letters are;

- The proposed extension will block the right of way which is accessed from a covered passage way between 89 and 91 Heath Road, and which passes along the rear of 91, 93, 95, 97 and 99 Heath Road.
- The extension will have a detrimental impact on light reaching the kitchen, sunroom and bedroom of No.95.

- It will block an existing flue wall heater outlet on the side elevation of No.95, and issues raised about being able to maintaining the existing walls.
- Impact on natural light reaching No.97.

APPLICANT'S SUPPORTING INFORMATION:

None received

OFFICER APPRAISAL

Principle of Development

The site lies within the settlement zone line of Sandbach where there is a presumption in favour of development. There is no specific policy which governs the acceptability of extensions to dwellings within settlement zone lines and therefore the generic policies relating to issues such as design, amenity and highway safety will apply. These issues are considered below.

Design

The proposed rear extension will be of a two storey height, which will have a gable projection off the rear elevation of the dwelling, and then a further single storey lean-to off the rear. There are several other examples of two storey rear projections within the streetscene, some of which have flat roofs, such as the adjoining property at No. 95 Heath Road. The proposed extension will project a maximum of 4.7m off the original rear elevation of the dwelling, which is approximately, 1.4m further than the adjoining neighbours two storey extension. The extension will project only 0.5m at two storey past the existing two storey element of the adjoining neighbours property (No.95).

The proposed extension will have a 0.4m lower ridge height than the ridge height of the original dwellinghouse; however the proposed extension is to be constructed to the full width of the rear elevation, extending to the boundary limits on both sides. The overall impact of the proposed extension on the rear elevation will be fairly dominant in appearance. However the amended scheme from the previously refused application (10/3795C) has a 0.3m less overall projection and this is reduced a further 1.3m at two storey level.

The lowering of the ridge height of the extension and the reduction in the two storey element at first floor height helps to create an extension which is a subordinate addition to the dwellinghouse. Furthermore, two storey extensions on the rear elevations of dwellinghouses have been a common addition to this small row of terrace properties and therefore the extension would not be considered out of keeping with the surrounding area.

Whilst the two storey element of the extension will appear as a fairly dominant structure, particularly when viewed from the gardens of No.91 and 89 Heath Road; the adjoining dwelling at No.95 already has a two storey extension of a similar nature and size and therefore it would be difficult to sustain a reason for refusal on the design in this location.

It is considered that the applicant has sought to reduce the overall mass of the proposal from the refused design and therefore has submitted a proposal which is acceptable and in accordance with Policy GR2 Design.

Residential Amenity

The proposed extension is to be sited on the rear elevation of the dwelling adjacent to the adjoining boundaries of No's 91 and No.95 Heath Road, Sandbach. The proposed extension will project a total of 4.7m off the rear elevation (3.7m at first floor level and a further 1m at ground floor level).

The neighbours at No.95 have a 2 storey extension which projects about 3.2m off the rear elevation of the dwelling, adjacent to the boundary, and has a small lean to conservatory which projects approximately a further 1.5m. The proposed extension will project a total of 4.7m off the rear elevation of the dwelling and will therefore project 0.5m further past the two storey extension of No.95 and including the single storey extension to about the same point as the adjacent neighbour's conservatory. Although the two storey extension will have some impact on the single storey conservatory it will only project 0.5m and therefore this is not considered to be a significant impact. At single storey level the extension will create a lean-to to the two storey element and will reduce the impact of the extension on the adjacent neighbours by means of overshadowing and loss of light. The existing neighbour's conservatory is heavily glazed; however the overall impact on the amenity of the neighbours at No.95 will not be significant as the proposal would not exceed the 45 degree code for principal windows on the rear elevation of this dwelling.

The adjoining neighbours at No.91 only have a small lean to extension which has recently been constructed under permitted development rights, and is of a similar size to the existing extension of the proposal property. The extension projects approximately 2m off the rear elevation of the dwelling and serves as a kitchen; this extension has a window and door on the rear elevation and a rooflight within the lean-to roof slope. At first floor level there is an obscure glazed window which appears to serve a bathroom. The proposed extension will project a further 2.7m in total past the rear elevation of the neighbouring dwelling, but only 1.7m will be at two storey level and the further 1m will be a ground floor level. The proposed extension will slightly breach the 45 degree code from the first floor bathroom window; however as this is not a principal window in a habitable room the minor breach will not have an unduly negative impact on this window. Furthermore, the proposed extension extends 2.7m past the rear elevation of the dwelling at ground floor level, it is clear that at ground floor level the proposal will also breach the 45 degree code to the window, however there is also a door and rooflight in this extension. It is therefore considered that although the extension will have some impact on the adjoining neighbours this will not be a significantly detrimental impact on the adjoining neighbours. It is considered that whilst the extension will be visible from the windows on the rear of No. 91 the proposed extension has been altered in such a way that the impact will not cause a significantly negative impact on the amenity of the neighbouring property, by means over overshadowing, loss of light or visual amenity.

With regards to possible impact on the neighbours at No.97 Heath Road, it is considered that given the distance, and existing extension at No.95 Heath Road, it is unlikely that the proposed extension would have an adverse impact on light reaching this property.

Overall, it is considered that the proposed extension has been reduced to a size and position which will not have a significantly detrimental impact on neighbouring amenity, whilst it may have some impact due to the close proximity of the terrace properties it is not considered that this would be so significant enough to merit a reason for refusal.

Other Matters

Within the letters of objection it has been noted that the proposed extension will block an existing private right of way to the rear of the row of terraced properties. Although this has been noted it is not a material planning consideration, as land ownership does not impact on the ability to approve planning permission to an area of land. Therefore it should be noted that this issue is a civil matter which has no bearing on the recommendation of this proposal.

Furthermore, issues of land ownership have been raised, in relation to the construction of the extension on neighbouring properties. The applicant was asked to confirm if all the land which the extension would be constructed upon was in his ownership and this was confirmed that all land within the application site was within his ownership. Therefore for planning purposes this is sufficient. Any future issues raised relating to land ownership become a civil matter and has no bearing on the recommendation of this application.

CONCLUSIONS

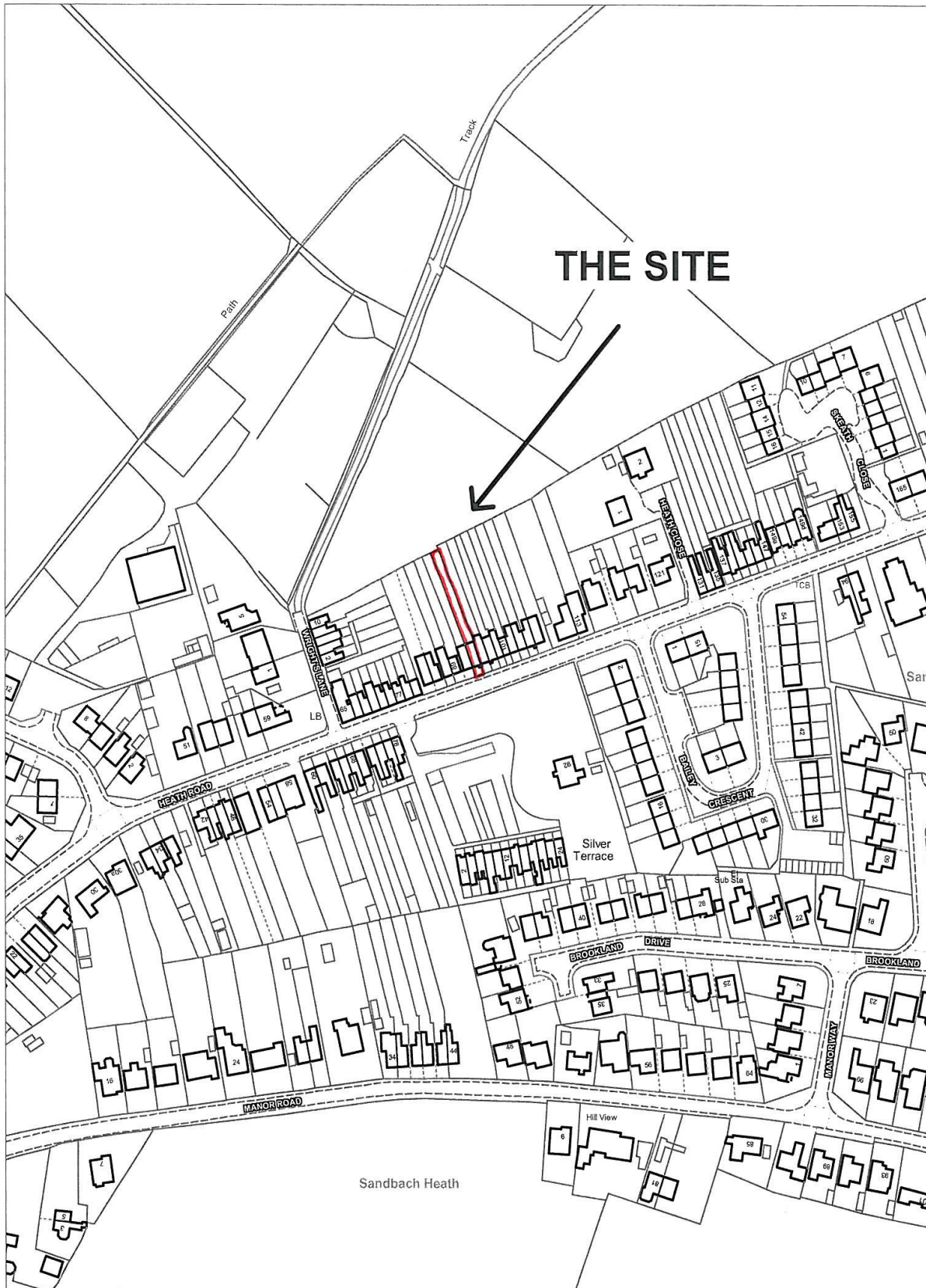
The overall impact of the development has been altered to a stage which is considered to be acceptable in both design and amenity grounds. The proposal is suitable for the purpose it will serve and therefore is considered to be acceptable and in line with the Congleton Borough Local Plan Policies GR1 and GR2 and the objectives of PPS1 which seek to promote high quality and inclusive design that is appropriate within its context.

RECOMMENDATION

Approve with conditions

- 1. Standard Time**
- 2. Approved Plans**
- 3. PD rights removed for any windows on the side elevations of the extension**
- 4. Materials to match existing dwelling**

Location Plan



11/0674C 93, HEATH ROAD, SANDBACH, CW11 2JY

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