

Application No: 13/2596N

Location: Orchard Barn, Newcastle Road, Blakelow, Cheshire, CW5 7ET

Proposal: New Detached Double Garage Block with Integrated Garden Store and Loft Storage Area.

Applicant: Mr & Mrs Paul Miller

Expiry Date: 14-Aug-2013

SUMMARY RECOMMENDATION:

APPROVE subject to the receipt of amended plans reducing the size of the garage and omitting the dormer windows.

In the event that the above are not received: REFUSE on the grounds of unacceptable design by reason of its mass, bulk and incorporation of domestic features.

MAIN ISSUES:

- Principle of development;
- Open Countryside and Residential Extensions
- Design;
- Amenity;
- Highways; and
- Landscaping

REFERRAL

The application has been referred to Southern Planning Committee as the applicant is a member of staff employed by the Council within the Planning Department.

DESCRIPTION OF SITE AND CONTEXT

The application relates to a barn conversion (yet to be implemented), which is 2 storeys high constructed out of facing brick under a tile roof. The application site is located to the south of Newcastle Road. The barn known as 'Orchard Barn' is shaped like a letter 'U' and is located directly behind 272 Newcastle Road. Located to the east is another barn, which is part of the same complex and has already been converted. The application site is bounded by open fields and trees to the south and west of the application and Newcastle Road to the north. The application site is located wholly within the open countryside.

DETAILS OF PROPOSAL

This is a full application for a detached outbuilding at Orchard Barn, Newcastle Road, Blakelow. The proposed outbuilding will be located towards the rear of Orchard Barn and wholly within the applicant's residential curtilage.

RELEVANT HISTORY

P04/0297 - Barn Conversion to Two Dwellings and 2 New Access Points – Approved – 11th June 2004

13/2571N - New entrance road for the barn – Yet to be Determined

POLICIES

National Policy

The application should be determined in accordance with national guidance set out in:

National Planning Policy Framework

Local Policy

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Crewe and Nantwich Replacement Local Plan 2011:

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage Utilities and Resources)

TRAN.9 (Car Parking Standards)

RES.11 (Improvements and Alterations to Dwellings)

NE.2 (Open Countryside)

Other Material Considerations

SPD - Extensions and Householder Development

CONSULTATIONS (External to Planning)

None

VIEWS OF THE PARISH / TOWN COUNCIL

Wybunbury: No objections subject to the materials used in the construction of the building matching the host dwelling

Shavington: No objections

OTHER REPRESENTATIONS

No representations received

APPLICANT'S SUPPORTING INFORMATION

No supporting information received

OFFICER APPRAISAL

Principle of Development

The principle issues surrounding the determination of this application are whether the development would adversely impact upon the residential amenity of neighbouring properties and would respect the pattern, character and form of the surroundings, in accordance with policies RES.11 (Improvements and Alterations to Dwellings), BE.1 (Amenity), BE.2 (Design Standards) and BE.3 (Access and Car Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

The main thrust of the Local Plan policies is to achieve a high standard of design, respect the pattern, character and form of the surrounding area, not adversely affect the street scene by reason of scale, height, proportions or materials used.

The SPD entitled 'Extensions and Householder Development' is another material planning consideration. This document builds upon guidance given above and advocates good quality design.

Open Countryside and Residential Extensions

Policy NE.2 seeks to restrict new development within the open countryside. Policy RES.11 reiterates the ethos of this policy by limiting the volume of extensions which will be permitted for existing dwellings within the open countryside. RES.11 requires that extensions within such areas should be 'subordinate' and defines subordinate as less than double the size of the original dwellinghouse.

Design

According to the submitted plans/application forms the proposed new garage/office/store will be constructed out of facing brick under a concrete tile roof, which will be conditioned, if planning permission is approved. It is considered that the use of these materials is similar to other garages in the locality and across the Borough. The proposed garage is located to the rear of the host property (according to the submitted plans an existing shed will be removed in order to make way for the proposed development) and will be erected wholly within their residential curtilage and this helps to consolidate the built form, which will serve to minimise the impact that the proposal will have on the streetscene and character and appearance of the area.

According to the submitted plans the proposed garage will measure approximately 7.5m long by 7.6m deep (at the widest point) and is 2.5m high to the eaves and 6.9m high to the highest

part of the ridge. The garage will incorporate a pitched roof and will incorporate two projecting gable elements.

Internally the proposed outbuilding will comprise a boot room, lobby, cloakroom and garage at ground floor level. Whilst the first floor level will comprise an office with a kitchen.

The proposed outbuilding will comprise a personnel door, barn opening and window at ground floor level. Located at first floor level is a small eye window on the projecting gable element. No apertures are proposed on elevation B and on the opposing elevation are two windows (one at ground floor level and one at first floor level). Located on the rear elevation is a small window at ground floor level and a bulls eye window in the projecting gable. According to the submitted plans above each of the proposed windows/doors is a brick arched header course and below the eaves are some corbelling details. Whilst encouraging good design, the NPPF states that planning authorities should not attempt to impose architectural styles and particular tastes, or be unnecessarily prescriptive. In this case, it is considered that the proposal represents an acceptable design solution in the context of existing development.

The footprint of the proposed structure is primarily rectangular in form and the total footprint of the building is approximately 57sqm. It is considered that the scale and massing of the proposal is not in keeping with the host property and the area. Policy RES.11 states that development within the curtilage of a dwelling should respect the design, scale and form of the original dwelling. This is echoed in the SPD which states that outbuildings should be modest in size and height and must appear subordinate or ancillary to the main dwelling. It is considered given the height of the building it will not appear subservient and the projecting gable elements add to the bulk and massing and appear overly domesticated. However, amended plans have been requested reducing the height of the building and omitting the dormers and Members will be advised in the update report.

Amenity

Policy BE.1 (Amenity) states that development will be permitted provided that the development is compatible with surrounding land uses, does not prejudice the amenity of future or neighbouring occupiers, does not prejudice the safe movement of traffic and does not cause an increase in air, noise, water pollution which might have an adverse impact on the use of land for other purposes.

The next nearest properties are 272 Newcastle Road (located to the north) and Barnsfield (located to the north east) of the application site. There is a distance in excess of 27m separating the application site from 272 Newcastle Road and 26m from Barnsfield. Considering the separation distances, intervening vegetation and the host building, no significant amenity issues are raised in relation to these properties. The effect on residents of other houses nearby would be negligible. It is considered that the proposal complies with Policy BE.1 (Amenity).

Highways

According to the submitted plans there is sufficient space within the residential curtilage for two vehicles to be parked clear of the public highway and be able to access/egress the site in a forward gear. It is considered that there is insufficient justification to warrant a refusal on

highway safety grounds and sustain it at any future appeal. It is considered that the proposal is in accordance with policies BE.3 (Access and Parking) and TRAN.9 (Car Parking Standards).

Landscape

No comments have been received at the time of writing this report from the Landscape Officer. Members will be updated in the update report once these comments have been received.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development would not significantly impact upon neighbouring amenity and the design of the proposal is in keeping with the character of the host dwelling, street scene and will not have a detrimental impact on the Open Countryside. The proposed development therefore complies with BE.1 (Amenity), BE.2 (Design Standards), RES.11 (Improvements and Alterations to Existing Dwellings) and NE.2 (Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and advice contained within the National Planning Policy Framework.

APPROVE subject to conditions, subject to receipt of revised plans.

- 1. Standard**
- 2. Plans**
- 3. Materials to be submitted and approved in writing**

In the event that amended plans are not received reducing the height of the garage and omitting the domestic features:

REFUSE for the following reason:

- 1. The proposal is of an unacceptable design by reason of its mass, bulk and incorporation of domestic features that would have a detrimental impact upon the visual character of the Open Countryside. As a result, the development would not adhere to Policies: NE.2 (Open Countryside) and BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011. It would also not adhere to the design principles within the NPPF.**

