

Application No: 13/2653C

Location: 7, HEATH AVENUE, SANDBACH, CHESHIRE, CW11 2LD

Proposal: The proposal is for a 1 storey extension to accommodate disabled parents.

Applicant: A PATRICK

Expiry Date: 03-Sep-2013

**Summary Recommendation;** Approve Subject to Conditions

**Main Issues;** Design and Amenity

**1. DESCRIPTION OF THE SITE AND CONTEXT**

The proposed development site is a detached two storey dwelling sitting at the head of a cul-de-sac in a predominantly sub-urban environment. The property benefits from generous gardens to the side and rear bounded by 1.8m close boarded fencing and sporadic mature hedging and trees. The plot is surrounded by two storey houses and Bungalows.

**2. DETAILS OF THE PROPOSAL**

The proposed development would form a single storey side and rear extension with a two pitch roof reaching approximately 4.01m above ground level. The development would project approximately 4.37m from the side elevation of the host dwelling and extend approximately 10.45m front to rear with 3.6m projecting beyond the rear property line.

**3. RELEVANT HISTORY**

12/2267C	Proposed annex	Refused 01/08/2012
12/3982C	Proposed annex	Refused 07/12/2012
13/0698C	Certificate of proposed lawfulness	Rejected 02/05/2013

The previous applications 12/2267C and 12/3982C were both refused on two grounds; that an isolated structure in the garden of No7 Heath Avenue would represent a disproportionate addition to the host dwelling that would represent an unsustainable form of development and that due to the height of the proposed development and its proximity to the neighbouring boundaries it would form an un-neighbourly form of development causing harm to the amenity of nearby properties.

For the application 12/3982C the height of the proposed ridge was reduced to 4.3m from 5.8m however the proposal was still judged to be un-neighbourly.

The refusal of application 12/3982C was the subject of an appeal; this was dismissed by the Planning Inspectorate on the 3<sup>rd</sup> of April. In his report the planning Inspector gave significant weight to the impact of the proposed development on the street scene when viewed from neighbouring properties as well as the public realm and the loss of amenity in neighbouring properties causing significant harm to their living conditions.

#### **4. POLICIES**

##### **Local Plan Policy**

GR1, New Development

GR2, Design

GR6, Amenity

GR9, Accessibility, Servicing and Parking Provision

National Planning Policy Framework

#### **5. VIEWS OF THE PARISH COUNCIL**

No objection

#### **6. OTHER REPRESENTATIONS**

Three letters have been received both for and against the development. There has been one letter of objection citing overdevelopment of the existing dwelling and the excessive size of the proposed structure.

There has been one letter of outright support and another expressing the opinion that they do not object to this application because they don't think it will affect their property.

#### **7. APPLICANTS SUPPORTING INFORMATION**

The applicant has provided a Design and Access statement

#### **8. OFFICER APPRAISAL**

##### **Principal of Development**

The proposed development lies within the Former Congleton Borough Council Settlement Zone Line. For new development within the Settlement Zone Line there is a presumption that development will be permitted subject to design and amenity issues.

##### **Design**

The fore most elevation of the extension is set approximately 4.5m back from the front of the host property and behind a continuous close boarded fence of 2.2m in height. The proposed maximum height of the extension is 4.01m and when viewed from the front elevation appears as a lean to roof as only one pitch of the roof is visible. It is

considered that these two factors ensure that the impact of this development on the street scene is subservient to the host property.

The size of the proposal is 7.8m x 10.4m but a portion of the bulk is 'lost' as the host and the proposed development effectively overlap where they are connected, particularly at the rear.

From the side and rear elevations the proposed development takes the form of a large single storey extension. External access to the proposed development will be through a single door on the front elevation close to the existing gated side entrance to the garden, and via a pair of French doors opening in to the garden to the side elevation, additionally there is proposed an internal connecting door to the host property.

The materials specified in this application have been chosen to match the existing property.

It is considered that the proposal, by virtue of its position in relation to the host property does not amount to an over development of the existing garden, and does not adversely affect the street scene.

### **Amenity**

The North elevation is closest to a neighbouring property; this elevation is screened by a proposed 2.2m boundary fence. The proposed boundary fence at 2.2m is 20cm higher than would be allowed under current Permitted Development regulations. The height of the boundary fence has been raised to offer further screening of the proposed development for the residents of No 5 Heath Avenue.

The north elevation of the proposed development and contains a single door that, in conjunction with the proposed boundary fence is not considered to compromise the amenity and privacy of the residents of No 5 Heath Avenue.

To the East the proposed development faces No 9 Pear Tree Ave at an oblique angle at a distance of approximately 12m. There is proposed a pair of French doors opening out on the garden in as well as two windows serving the Kitchen and bedroom on this elevation. The separation and the existing boundary treatment ensure that these features do not adversely affect the amenity and privacy of the residents of No 9 Pear Tree Ave.

The Bungalows to the south are separated by at least 17m and are not considered to be adversely effected by the proposed development by virtue of this separation and the screening offered by the existing boundary treatment of 1.8m close boarded fencing.

### **Other Matters**

There are effectively four parking spaces within the curtilage of the proposed development. The Strategic Highways Manager commented on previous applications; so long as the proposed annex remains as an annex associated dwelling, he has no objection to the scheme. There are no material differences to the proposed extension that would change this advice.

The proposed development is designed to offer a form of independence from the host dwelling for the applicant's disabled, elderly relatives. In this application the degree of separation offered by the level of amenities within the development are offset by both the physical attachment of the two blocks and the presence of interconnecting doors. The proposed use of the extension is not a material planning consideration; however it is important to maintain the connectivity between the proposal and the host property.

## **9. CONCLUSIONS**

The proposed development will not harm the character of the existing street scene and will not raise any material amenity issues. Previous decisions and the appeal decision were based on the impact of an isolated structure on the street scene and the scale of the proposal and its proximity to the boundary. It is considered that this proposal being smaller than previous proposals and as an extension to an existing building addresses all of these issues.

As a subordinate element of the host dwelling the proposal can integrate with the existing street scene and due to the reduced scale of this proposal and its necessary location further from the boundary than a separate annex it has a significantly reduced impact on the amenity of neighbouring properties.

It is concluded that the proposed development meets the requirements of the Congleton Borough Local Plan Policies; (GR1new Development, GR2 Design, GR6 Amenity and Health).

## **10. RECOMMENDATIONS**

Approve subject to conditions as follows

1. Time; A03FP
2. Plans; A01AP
3. Materials; A03EX
4. The Extension hereby permitted shall form part of the existing residential unit and shall not be occupied as a separate unit of accommodation independent from the main dwelling house.

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