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| Planning Reference No: | 09/1255N |
| Application Address: | Land adjacent to 87 Crewe Road, Nantwich, Cheshire |
| Proposal: | New Single Dwelling |
| Applicant: | Mr J. Stuart |
| Application Type: | Full Planning |
| Grid Reference: | 365961 352317 |
| Ward: | Nantwich |
| Earliest Determination Date: | 21 st July 2009 |
| Expiry Dated: | 12 th August 2009 |
| Date of Officer's Site Visit: | 22 nd July 2009 |
| Date Report Prepared: | 23 rd July 2009 |
| Constraints: | None |

SUMMARY RECOMMENDATION

Impact of the development on:-

- The living conditions of neighbouring properties
- Design and Impact upon the street scene
- Parking/Highway Safety

SUMMARY RECOMMENDATION:

Approve with Conditions

1. REASON FOR REFERRAL

This application was to be dealt with under the Council's delegation scheme. However Cllr Moran has requested it be referred to Committee due to concerns over the proximity and overbearing impact of the proposal upon neighbouring residential properties.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is a small parcel of land which is located to the east of 87 Crewe Road within the Nantwich Settlement Boundary. The site was formerly part of the residential curtilage of No 87 Crewe Road which was separated from this property by a small pedestrian route which runs between 87 Crewe Road and the application site. To the north-east of the site is Woodland Avenue which is a residential cul-de-sac which is set at a higher level than the application site. To the east of the site is a strip of public open space which includes a number of large trees.

3. DETAILS OF PROPOSAL

This is a full planning application for 1 three-storey dwelling. The property would have three bedrooms and an integral garage with a parking turntable to the front driveway to allow vehicles to leave the site in forward gear.

4. RELEVANT HISTORY

P04/0927 - Outline Application for One Dwelling – Refused 19th October 2004 – Appeal Lodged – Appeal Allowed 21st June 2005

P04/0737 - One Dwelling with 2 Parking Spaces – Refused 10th August 2004

P03/0627 - Outline Application for One Dwelling – Refused 11th August 2003

P03/0208 - Outline Application for One Dwelling – Refused 14th April 2003

5. POLICIES

The development plan includes the North West of England Plan Regional Spatial Strategy 2021 (RSS) and the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP). The relevant development plan policies are:

Regional Spatial Strategy

DP1 – Spatial Principles

DP2 – Promote Sustainable Communities

DP4 – Make the Best Use of Existing Resources and Infrastructure

L4 – Regional Housing Provision

Local Plan Policy

RES.2 – Unallocated Housing Sites

RES.3 – Housing Densities

BE.1 – Amenity

BE.2 – Design Standards

BE.3 – Access and Parking

BE.4 – Drainage, Utilities and Resources

BE.5 – Infrastructure

Other Material Considerations

PPS1 – Delivering Sustainable Development

PPS3 – Housing

Supplementary Planning Document – Development on Backland & Gardens

6. CONSULTATIONS (External to Planning)

Highways: No comments received at the time of writing this report

7. VIEWS OF THE PARISH COUNCIL

No comments received at the time of writing this report

8. OTHER REPRESENTATIONS:

Letters of objection have been received from the occupiers of 55 Highfield Drive, 17 & 25 Mount Drive, 70, 87, 90, 92 & 94 Crewe Road, 17 Broadleigh Way, 20 Hornby Drive & 8 Gingerbread Lane raising the following points;

- Proposed dwelling is unsightly and out of character;
- The Plot is not large enough to accommodate a dwelling;
- The three storey dwelling would not sit comfortably with the two-storey dwellings;
- Loss of amenity land and parking to 87 Crewe Road;
- Lack of parking;

- Turntable will be difficult to operate;
- Sufficient new housing in the area;
- Highway safety;
- Detriment to the local environment;
- Size scale and style is inappropriate;

9. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement

- This full planning application and the design of the dwelling has been influenced and follows as closely as possible the previous outline plan for siting and access of a new dwelling
- The inspectors decision notice refers to the wide variety of house type surrounding the site and that a tall thin virtue of the sites limitations would not be inappropriate or have an unacceptable harmful effect on the street scene
- The pedestrian right of way which provides access to the rear of the adjacent properties is maintained.
- The inspector concluded that the proposal would not prejudice residential amenity
- The Inspector also considered that the only trees on the site are located on the rear boundary would not be affected by the proposal
- The ridge and eaves of the proposed dwelling align with the elevation of the adjacent property
- The bay window feature reflects the pattern and style of the adjacent single storey bays
- A garage and space to the front of the dwelling provides parking for two vehicles. It is proposed to incorporate a turntable to ensure vehicles will be able to always enter the building in forward gear

10. OFFICER APPRAISAL

Principle of Development

The site has a history of planning refusals for residential development. However planning permission was granted at appeal following the refusal of planning application P04/0927. This application was refused under the previous local plan but the Inspectors decision was made with reference to the current local plan.

Although the planning permission under application P04/0927 has now expired considerable weight needs to be given to this decision given that it was made at appeal under the current Local Plan. There have been changes in other legislation at all levels such as PPS3 (Housing), the Regional Spatial Strategy and the Council's SPD on Housing Development on Backland and Gardens. However it is not considered that this new planning guidance and policy or other material planning considerations provide significant support to outweigh the decision which was made by the Planning Inspector at appeal. As a result it is considered that as the site is located within the Nantwich Settlement Boundary that principle of one dwelling on this site is acceptable.

Design

The proposed dwelling would be three stories in height and the eaves and ridge height of the dwelling would align with that of the adjacent terrace. As a result it is considered that the height of the property is acceptable. The proposal also includes the provision of a three-storey bay to the front elevation and although this would be taller than the existing

single storey bays to the adjacent terrace it is considered that this bay would act as a bookend to this group of buildings.

The proposed dwelling would have a staggered front elevation and its siting is similar to that approved at appeal. The staggered front elevation is a result of the requirement to provide parking/turning area within the curtilage of the property. The front elevation of the projecting bay would run flush with the existing terrace to the west whilst the garage door would be stepped back to reduce its prominence in the street scene. It is therefore considered that the siting of the dwelling is appropriate.

The design of the proposed dwelling has been subject of pre-application discussions. The design of the front elevation includes a projecting two-storey bay with gable, a small pitched dormer, Juliette balcony and sills and headers to the windows which help to add interest and create a dwelling that sits comfortably alongside No 87 Crewe Road.

Amenity

To the west of the site the proposed dwelling would be sited alongside the gable elevation of No 87 Crewe Road which includes just one clear glazed ground floor window facing the application site. This window is a secondary window to the room it serves and as a result it is not considered that the proposal would have a detrimental impact upon the amenities of the occupants of No 87 Crewe Road through loss of light, over-bearing impact or loss of privacy.

To the rear the proposed dwelling would have a separation distance of approximately 16 metres to No 10 Woodland Avenue. The application site is set at a lower level to No 10 Woodland Avenue and it is considered that the proposal would have minimal impact through loss of light or over-bearing impact upon this property. The openings to the rear at first floor level would be a living room and a bathroom with a rooflight serving a bathroom. The boundary hedgerow, change in land level and orientation of the properties would result in the living room window having minimal impact upon No 10 Woodland Avenue through loss of privacy. Whilst the openings which serve bathrooms could result in a loss of privacy this can be mitigated with an obscure glazing condition.

The properties on the opposite side of Crewe Road have large front gardens and the proposed dwelling would not impact upon the amenities of these properties.

The application site was formerly part of the garden of No 87 Crewe Road and concerns have been raised over the loss of amenity space to this dwelling. The ownership of the site is under investigation and the results of this will be reported as part of the Committee Update Report.

Highways

The proposal would result in 2 parking spaces for the proposed dwelling one within the garage and one on the driveway. A turntable would be installed on the driveway which would allow vehicles to leave and enter the site in forward gear. This is considered to be appropriate for a dwelling of this site within close proximity to Nantwich Town Centre.

Representations from local residents have questioned whether a manual turntable could be operated by the future occupants and what will happen if the turntable brakes down. It is considered that an electric turntable will be required and a condition will be attached to

ensure that this is retained and in working order, although a geared manual over-ride is available for emergencies. Turntables have been successfully installed at other sites in Cheshire East.

The application site provides parking for No 87 Crewe Road and concerns have been raised over the loss of car parking to this dwelling. This ownership of this site is under investigation and the results of this will be reported as part of the Committee Update Report.

Footpath

The footpath would be retained to serve the adjacent properties, although the turntable would encroach onto the footpath slightly the applicant has confirmed that he is in the ownership of this land and the right of passage for the neighbouring properties will be retained.

Trees

The trees to the rear boundary of the site are not protected by a Tree Preservation Order and would not be affected by the development.

11. CONCLUSIONS

The application site is located within the settlement boundary of Nantwich and given the past approval by the Inspector using the current local plan the principle of residential development is considered to be acceptable. The proposed development would have minimal impact upon the amenities of surrounding residential properties and would not raise any highway issues. It is considered that the design and siting of the proposed dwelling would not appear out of character in this location as to warrant the refusal of this planning application.

12. RECOMMENDATIONS

APPROVE subject to the following conditions;

- 1. Standard**
- 2. Materials to be submitted and approved**
- 3. Retention of garage space**
- 4. Obscure glazing to rear bathroom window and bathroom roof light**
- 5. Tree retention and protection**
- 6. Drainage to be submitted and approved**
- 7. Landscaping to be submitted and approved**
- 8. Landscaping to be implemented**
- 9. Removal of PD Rights**
- 10. No obstruction of side alleyway during construction**
- 11. Boundary treatment**
- 12. Electric turntable to be provided and retained**

LOCATION PLAN:



09/1255n

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