

Planning Reference No:	09/1646N
Application Address:	Heath Lea School Lane Bunbury CW6 9NR
Proposal:	Side and Rear Extensions
Applicant:	Mr A Taylor
Application Type:	Householder
Grid Reference:	356157358003
Parish:	Bunbury CP
Earliest Determination Date:	16 July 2009
Expiry Dated:	5 August 2009
Date of Officer's Site Visit:	8 July 2009
Date Report Prepared:	17 July 2009
Constraints:	

SUMMARY RECOMMENDATION:

APPROVE (subject to conditions)

MAIN ISSUES:

- Impact on neighbouring amenity
- Impact on the character of the area
- Impact on highway safety

1. REASON FOR REFERRAL

This application was to be determined by the Cheshire East Council Scheme of Delegation. However the application has been called in to the Southern Planning Committee by Councillor B Dykes due to concerns regarding the impact of the development on the streetscene, bin storage and parking.

2. DESCRIPTION OF SITE AND CONTEXT

The application site comprises a two storey semi-detached property located along School Lane in Bunbury. The dwelling is set within a rectilinear curtilage. Part of the garden lies outside of the settlement boundary although the dwelling itself is within the settlement boundary of Bunbury. A footpath runs alongside the eastern (side) boundary.

3. DETAILS OF PROPOSAL

The proposals relate to a two storey side and rear extension measuring 11.2m in length, 2.4m wide on the side elevation and 4.4m wide on the rear elevation and reaching a height of 7.4m on the side and 6.8m to the rear. A single storey rear extension is also proposed measuring 3.6m wide, 4.8m deep and reaching a height of 3.7m.

4. RELEVANT HISTORY

None relevant

5. POLICIES

Regional Spatial Strategy

None relevant

Local Plan Policy

Borough of Crewe and Nantwich Replacement Local Plan 2011

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

RES.11 (Improvements and Alterations to Existing Dwellings)

Other Material Considerations

SPD Extensions and Householder Development

6. CONSULTATIONS (External to Planning)

None consulted

7. VIEWS OF THE PARISH COUNCIL:

None received at time of writing the report

8. OTHER REPRESENTATIONS: None received at time of writing the report

9. APPLICANT'S SUPPORTING INFORMATION

None received

10. OFFICER APPRAISAL

Principle of Development

The site lies within the settlement boundary of Bunbury where there is a presumption in favour of development. Policy RES.11 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 governs the acceptability of extensions to dwellinghouses and stipulates that extensions should respect the setting, design, scale, and form and materials of the original dwelling and should not result in a loss of amenity to neighbours or result in a loss of car parking.

Design

The existing dwelling is an attractive 2 storey semi detached dwelling located within the settlement boundary of Bunbury. It has a chimney joint with the neighbour, is of brick and tile construction and the facade includes an attractive ground floor bay window.

The extension has a reduced ridge and eaves height which has resulted in a design which does not line through in terms of its window detailing. That said, the extension is clearly

recognisable as a subordinate element of the property and the design of the windows matches the windows on the existing property both at the front and back.

It is considered on balance that the design of the extension is appropriate for this dwelling particularly as it is not prominent within the streetscene or a significant element on the frontage of the building.

A footpath runs along the side elevation of the property; the extension will not overdominate this footpath as the bulk and massing has been relieved with the addition of a door and window and the break in building line.

Amenity

The attached neighbour at Sunnyside has an existing single storey rear extension and the proposals will not result in a breach of the 45 degree code at that dwelling.

Aldersley House is located to the south of the proposed extension. In terms of overlooking, a window is proposed on the side elevation at first floor level which serves an ensuite bathroom. This will be conditioned to be obscure glazed as the side elevation of the extension of Aldersley House contains principal windows. The existing hedged boundary provides obscurity at ground floor level.

A 0.7m gap between the side boundary and the extension has been left to enable bin access.

Access and Parking

Whilst the extension will remove vehicular access to the existing garage to the rear of the site there is still sufficient room at the front of the dwelling for the parking of vehicles. Whilst this is not ideal, a condition can be attached to any permission for details of the parking of two cars within the curtilage to be submitted for approval using a permeable surface.

11. CONCLUSIONS

The proposals are considered acceptable as the extension will have a limited impact upon the streetscene and the character of the existing dwelling and the proposals do not raise any concerns for highway safety or neighbouring amenity.

12. RECOMMENDATIONS

APPROVE subject to the following conditions

- 1. Standard**
- 2. Materials**
- 3. Approved Plans**
- 4. Obscure Glazing**
- 5. Scheme for Replacement Car Parking**

LOCATION PLAN:



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