

Planning Reference No:	09/1817N
Application Address:	51 Rope Lane, Wistaston, Crewe, CW2 6RH
Proposal:	Proposed Dwelling Adjacent 51 Rope Lane, Wistaston. Re-Submission of P09/0193
Applicant:	Mr N. Windsor
Application Type:	Reserved Matters Application
Grid Reference:	369284 352989
Ward:	Rope
Earliest Determination Date:	4 th August 2009
Expiry Dated:	17 th August 2009
Date of Officer's Site Visit:	22 nd July 2009
Date Report Prepared:	22 nd July 2009
Constraints:	None

SUMMARY RECOMMENDATION

Impact of the development on:-

- The living conditions of neighbouring properties
- Character and appearance of the locality

SUMMARY RECOMMENDATION:

Approve with Conditions

1. REASON FOR REFERRAL

This application was to be dealt with under the Council's delegation scheme. However Cllr Simon 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

No 51 Rope Lane is a large detached dwelling located to the rear of 55 - 61 Rope Lane within the Crewe Settlement Boundary. No 51 Rope Lane is of brown brick construction with a brown tiled roof; the property has 2 projecting bays to its front elevation. The property has a large residential curtilage with garden areas to both the north and east.

3. DETAILS OF PROPOSAL

This is a reserved matters application for one dwelling following the approval of outline application P07/1713. All matters were reserved as part of the outline application and these are to be determined as part of this application. The proposal is for a 2 storey L shaped dwelling which would have 5 bedrooms and a basement.

4. RELEVANT HISTORY

P09/0193 - Proposed Dwelling – Withdrawn 14th April 2009

P07/1713 - Outline Application for the Erection of One Dwelling – Approved 12th February 2008

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

Environment Agency: No comments received at the time of writing this report

United Utilities: 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:

No representations received at the time of writing this report

9. APPLICANT'S SUPPORTING INFORMATION

Supporting Letter and Design and Access Statement

- Following pre-application discussions the garage wing has been reduced in length by 1.78m and 1.95m in height. A half hipped roof has been introduced to the gable facing the properties fronting Rope Lane;
- Complementing hipped roofs have been provided to the dormers serving bedroom 1;
- The bulk and mass of the proposal has now been substantially reduced from the original design;

- The proposal now reflects the size, style and quality of 51 Rope Lane and the general vernacular of many similar sized properties which form the true and original character of Wistaston.

10. OFFICER APPRAISAL

Principle of Development

The site is located within the Settlement Boundary of Crewe and the principle of a new dwelling on the site has been approved following the approval of planning application P07/0173. This application therefore does not present an opportunity to revisit that issue.

Design

The design of the proposed dwelling has been subject of pre-application discussions following the withdrawal of application P09/0193. The design of the front elevation includes half dormers to the garage wing, a brick plinth to the property, sills and headers to the windows, a porch and chimney which help to add interest and create a dwelling that sits comfortably alongside No 51 Rope Lane.

The area is characterised by dwellings of various sizes and styles. No 51 Rope Lane is a large detached dwelling located to the rear of newer dwellings which front onto Rope Lane. The proposed dwelling would be viewed alongside No 51 and it is considered that the height and design of the proposed dwelling is acceptable.

The main concerns as part of the previous application related to the design of the dwelling which was considered to be bulky and box-like in its appearance. However the design has been amended and the garage wing has been reduced in both height and length to create a more harmonious composition. The proposal is therefore considered to be acceptable in terms of its design and respects the character and appearance of the area.

Amenity

To the north there would be a separation distance of between 19 and 20 metres between the rear elevation of No 2 Bankfield Avenue and the proposed dwelling. The northern elevation of the proposed dwelling would include 2 first floor windows serving a bathroom and an en-suite which would be obscure glazed and as a result there would be no loss of privacy. The separation distance would exceed the guidance contained within the SPD which states that there should be a separation distance of 13.5m between a principal elevation and a blank elevation and as a result it is not considered that the proposal would have an over-bearing impact or result in any loss of light to this property or any other property to the north of the application site.

The blank elevation of garage wing would be 16 metres from the rear elevation of No 55 Rope Lane and given that this separation distance exceeds the guidance contained within the SPD it is considered that the proposal would not have a detrimental impact upon the amenities of this property through loss of light, overbearing impact or loss of privacy.

The principal windows to the front elevation of the proposed dwelling would be 21 metres from the principal windows to the rear of No's 55 and 57 Rope Lane. This separation distance meets the requirements of the SPD and it is considered that the proposal would

not have a detrimental impact upon the amenities of this property through loss of light, overbearing impact or loss of privacy.

The proposal includes a balcony to the rear elevation. A condition will be attached to this application to ensure that detailed drawings of this balcony are provided to ensure that a Juliette balcony is installed and not a true balcony which would raise privacy issues.

Highways

The proposed dwelling would be served by the existing access to No 51 Rope Lane. As part of the outline application the Highway Authority raised no objection to the application providing that the access is widened to 4.5m. This was conditioned as part of the outline consent and as a result it is not envisaged that the Highway Engineer will raise any objections to this application.

Trees

The site contains a number of young trees to the northern and western boundaries. The applicant has indicated that these trees will be retained and this will be controlled by condition.

11. CONCLUSIONS

The application site is located within the settlement boundary of Crewe and the principle of residential development has been accepted following the approval of the outline application. 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 Details of balcony to be submitted and approved

4 Obscure glazing and remove PD for additional windows in northern and western elevations

5 Tree retention and protection

LOCATION PLAN:



09/1817N

Crown Copyright Cheshire East Council
Licence number 100049045

