

Application No: 11/0860C

Location: 68, ELWORTH ROAD, SANDBACH, CW11 3HN

Proposal: Proposed Two Storey Side and Rear Extension

Applicant: Mr J Bartlam

Expiry Date: 28-Apr-2011

Date Report Prepared 6 June 2011

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- Principle of Development
- Design - Impact on the Character and Appearance of the Streetscene
- Impact on Amenity of adjacent properties
- Impact on Highway Safety

REASON FOR REFERRAL

This application was to be determined under the Councils scheme of delegation. However the application has been called in by Cllr Merry as "neighbours have indicated that this extension will be overbearing and overlooking onto their property, taking sunlight from their rear garden" and "that side windows will overlook next door and some windows of the next door property will look onto a brick wall".

1. DESCRIPTION OF SITE AND CONTEXT

The application site is a two storey detached property located in the settlement boundary for Sandbach. The property is located on a corner plot on the junction of Elworth Road and Deans Lane. The dwelling is double fronted with a small two storey projection to the rear. To the side and front of the property is a driveway for parking for up to three vehicles. The boundary between the application site and the adjacent property of No.66 Elworth Road is defined by a 1.5m high hedge. The site is well screened from Deans Lane with tall coniferous hedge boundary.

2. DETAILS OF PROPOSAL

The application proposes the construction of a two storey side extension along with a single storey rear extension. The two storey extension will project to the side by 3m at a height to eaves of 5m and 6.9m to ridge. The extension would be 1m from the shared boundary with No.66 Elworth Road. The rear extension would have a projection of 5.4m and would have a mono pitch roof with

a height to eaves of 2.4m and a height to ridge of 4.1m, the scheme also includes a summer room. A first floor window is proposed to the front elevation with a doorway at ground floor level. Two windows are proposed within the side elevation which would be obscure glazed. Within the rear elevation new openings are proposed at ground floor level for the utility room and kitchen. The summer room will be predominantly glazed.

3. RELEVANT HISTORY

11/843/3 – Planning permission approved for vehicular access on 12th September 1980.

4. POLICIES

Local Plan Policy

GR1 General Criteria
GR2 Design
GR6 Amenity and Privacy
SPG2 – Private Open Space

Other Material Considerations

PPS1: Delivering Sustainable Development

5. CONSULTATIONS (External to Planning)

Strategic Highways Manager – No objection

Environmental Health – No objection

6. VIEWS OF THE PARISH/TOWN COUNCIL

None received at time of writing report

8. OTHER REPRESENTATIONS

One letter of objection received from No.66 Elworth Road, the salient points being:

- Side living room window would lose open aspect replaced by brick wall
- Two side windows, one will look directly into living room window, the other indirectly
- Significant loss of daylight
- Overlooking and significant loss of daylight to rear garden
- Construction on driveway will create confined look
- Wind tunnel
- Rear windows will result in loss of privacy

9. APPLICANT'S SUPPORTING INFORMATION

None

10. OFFICER APPRAISAL

Principle of Development

The application proposes extension to a dwelling within the Settlement Zone Line for Sandbach which is an acceptable form of development in principle. The main issues in this instance is the impact that the proposed development would have on the character and appearance of the streetscene/locality and the host dwelling, whether the proposed development would result in any significant harm on the amenities of neighbouring properties, and whether there would be an impact on highway safety.

Design - Impact on the Character and Appearance of the Locality and Streetscene

The proposed two storey side extension would be set back from the front building line of the existing dwelling and would have a ridge height which is 200mm lower than the host dwelling. The extension would therefore appear as a subordinate addition to the original dwelling. The proposed single storey extensions would also appear as subordinate additions. The property is well screened from Deans Lane and would cause little harm on the character and appearance of the streetscene from that vantage point. The existing first floor openings facing Elworth Road have dormers, this design feature would be replicated in the proposed side extension and would therefore be of appropriate design which respects the host dwelling.

The proposed side extension would be 1m from the shared boundary with No.66. The spacing between the extension and the boundary is considered to be appropriate and would not result in a cramped form of development. The application dwelling benefits from a relatively large curtilage and the proposals could be sited comfortably within the plot.

Impact on the Amenity of adjacent properties

The proposed development would be sited 1m from the boundary with No. 66, within the side elevation of that property is a small opening at ground floor level, there is also an opening within the side elevation of the rear outrigger. The nearest opening would be 5m from the proposed development, it is understood that this is a secondary living room window. Whilst the extension would be closer to this opening it is considered that there would be little harm to the overall amenity of that property through loss of light or overbearing as this is not the primary opening. Furthermore the orientation of the buildings with the application site to the north of the neighbouring property (No.66) and therefore any loss of light would be imperceptible. The extension to the rear would be single storey and given the height and depth of the extension, orientation and size of No.66's garden space it is considered that there would be little overshadowing of the private amenity space of that property to cause demonstrable harm to their amenities.

Concern has been raised with regard to loss of privacy from the proposed side windows. The submitted plans show that these would be obscure glazed and would serve a hall way and w/c which are not habitable rooms. Notwithstanding this it is considered that a condition would be appropriate to ensure that these windows are obscure glazed to retain the privacy of both properties. The rear ground floor openings will face directly towards the rear garden of the application site. As such there will be no overlooking or loss of privacy created from these

windows. There is a separation distance of 20m between the rear extension and No.41 Deans Lane. There would be no detrimental impact on that property.

Impact on Highway Safety

The proposed side extension would result in a loss of an off street parking space. There is however significant remaining provision within the curtilage of the application dwelling to private for at least two vehicles. There has been no object raised from the Strategic Highways Manager. There would therefore be no harm caused to highways safety.

11. CONCLUSIONS

The proposed extension are of acceptable design which would not result in a significantly detrimental impact on the character and appearance of the streetscene or host dwelling. There would be no significantly detrimental impact on the amenities of neighbouring properties or highway safety. The proposal is therefore in compliance with Policies GR1 General Criteria, GR2 Design and GR6 Amenity and Privacy of the Congleton Borough Adopted Local Plan 2005.

12. RECOMMENDATIONS

APPROVE with conditions

- 1) Standard time limit**
- 2) Plans**
- 3) Materials to match existing**
- 4) Obscure glazing to side openings facing No. 66 Elworth Road**

