

Application No: 11/2784N
Location: 48, LONDON ROAD, STAPELEY, CW5 7JL
Proposal: First Floor Side Extension And Single-Storey Front Extension
Applicant: COUNCILLOR ANDREW MARTIN
Expiry Date: 15-Sep-2011

SUMMARY RECOMMENDATION:

APPROVE subject to conditions

Main issues:

- The impact upon the character and appearance of the application property
- The impact upon neighbouring residential amenity

REASON FOR REFERRAL

This planning application is automatically referred to Southern Planning Committee because the applicant is a Councillor.

DESCRIPTION OF SITE AND CONTEXT

The application property is a 1980's, two-storey, detached dwelling located on the western side of London Road within the Nantwich Settlement Zone Line.

The dwelling has a red brick finish, brown uPVC fenestration, a brown concrete tiled pitched roof and has an integral garage.

To the south of the proposal is No.52 London Road, a large Victorian semi-detached dwelling which is separated from the applicant by a 2 metre tall boundary hedge.

DETAILS OF PROPOSAL

Planning permission is sought for a first floor side extension over the garage, and a single-storey front extension.

The proposed first floor side extension would measure approximately 6.0 metres in length, 5.6 metres in width, and 4.6 metres in height and would have a dual-pitched roof with a maximum height of 6.7 metres from ground floor level. This extension would provide a bedroom.

The proposed single-storey front extension would be stepped, and combined, would measure approximately 3.6 metres in length, 5.1 metres in width and would have a mixture of a dual and mono-pitched roof with maximum height of 4.0 metres. This proposal would provide a kitchen extension and a porch.

RELEVANT HISTORY

P04/0823 – First Floor Side Extension and Single Storey Front Extension – Approved 23rd August 2004

7/10699 – Detached house – Approved 2nd February 1984

7/10051 – Dwelling – Approved 7th June 1983

POLICIES

National policy

PPS1 – Delivering Sustainable Development

Local Plan policy

BE.1 – Amenity

BE.2 – Design Standards

RES.11 – Improvements and Alterations to Existing Dwellings

SPD Extensions and Householder Development

CONSULTATIONS (External to Planning)

N/a

VIEWS OF THE PARISH COUNCIL:

Stapeley & District Parish Council – No comments received at time of report

OTHER REPRESENTATIONS:

No comments received time of report

APPLICANT'S SUPPORTING INFORMATION:

No supporting information

OFFICER APPRAISAL

Design

In relation to the first floor side extension, the drop in ridge height (by 0.6 metres) and the set-back (by 0.8 metres) would ensure that the proposal would appear subordinate to the existing dwelling.

It would have a dual-pitched roof design and the angle of the pitch would match that of the main dwelling as would the materials that would be used to construct the proposal.

With regards to the proposed ground floor extension, this would appear subordinate to the existing house due to its single-storey nature. It would include a mixture of pitched roof designs, each of which would respect the roof design of the main dwelling. It would also be constructed from materials to match the existing house.

As a result of the above, it is considered that neither proposal would have a detrimental impact upon the streetscene.

Both proposals would adhere with Policy BE.2 of the Local Plan.

Amenity

The first floor side extension would be approximately 2.3 metres in from the boundary of the most impacted neighbour No.52 London Road.

The boundary between these properties at the relevant point consists of a hedge approximately 2 metres tall.

There are no openings proposed on the side elevation of either of these extensions ensuring that the proposal would not have a detrimental impact upon privacy or visual intrusion for this neighbour.

With regards to loss of light, this neighbour would be positioned to the south of the proposals which would eliminate any issues with regards to overshadowing due to this natural orientation.

There would be no amenity issues created to any other side.

As a result of the above, it is considered that this development would adhere to policy BE.1 of the Local Plan.

Other Matters

There would be no parking issues created as a result of this development.

CONCLUSIONS

It is considered that the proposal is of an acceptable design that would have a minimal impact upon neighbouring amenity. As a result, the development would adhere to Policies BE.1 (Amenity), BE.2 (Design) and RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

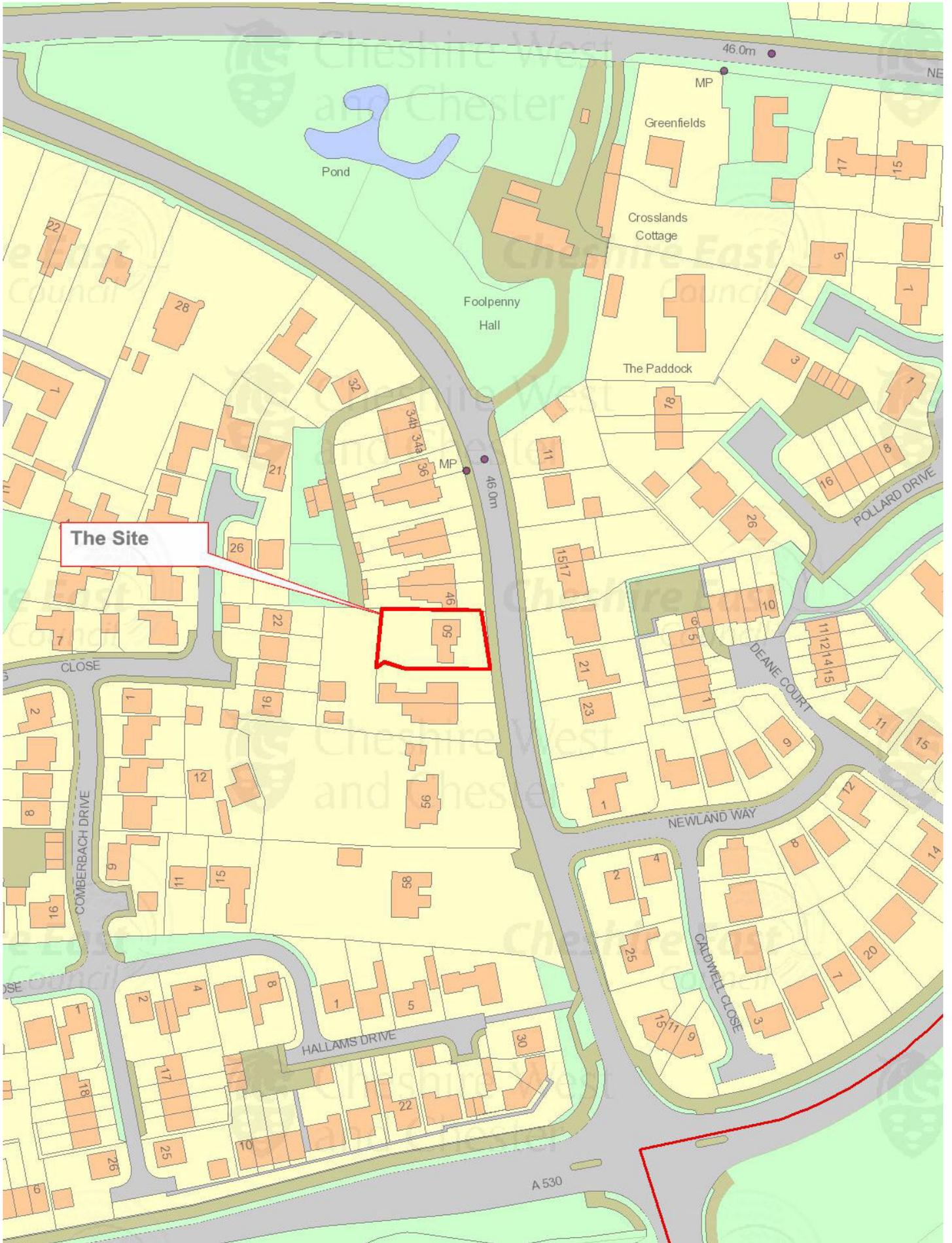
RECOMMENDATIONS

APPROVE subject to the following conditions

- 1. Standard (3 years)**
- 2. Plans**
- 3. Materials as per application**

Application for Householder

RECOMMENDATION:



The Site

05

Pond

Foolpeny Hall

Greenfields

Crosslands Cottage

The Paddock

CLOSE

COMBERBACH DRIVE

HALLAMS DRIVE

NEWLAND WAY

CADWELL CLOSE

DEANE COURT

POLLARD DRIVE

A 530

46.0m

46.0m

NE

MP

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34a

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