

Application No: 11/3928C
Location: 27, HEATH ROAD, SANDBACH, CW11 2JD
Proposal: Two Storey Extension to the Side & Rear of Property
Applicant: MS C MASSEY
Expiry Date: 02-Jan-2012

SUMMARY RECOMMENDATION

Approved with conditions

MAIN ISSUES

- **Impact on residential amenity**
- **Impact on streetscene**

REASON FOR REPORT

This type of application would normally be dealt with under the Council's scheme of delegation; however it has been called into Southern Planning Committee by Cllr Sam Corcoran for the following reasons;

'It is out of keeping with the neighbourhood - the extension goes 1m beyond the building line and is 2 storey

It will block the light from 29's conservatory and will block the afternoon sun.'

DESCRIPTION OF SITE AND CONTEXT

The application site is a 2 storey detached dwelling situated on the residential Heath Road within the Settlement Zone Line for Sandbach. To the east is the attached neighbouring dwelling of number 29 Heath Road, while to the west is the detached bungalow of 25 Heath Road.

DETAILS OF PROPOSAL

The proposed development is to construct a 2 storey side and rear extension and a single storey rear extension. The side element of the proposed will be set back from the front building line of the host dwelling by 5.1 metres and project from the existing side elevation by 2.3 metres. It will have a total length of 7 metres.

The rear element of the proposal will project by 3.5 metres, with a width of 4.6 metres and a roof ridge height of 6 metres. A single storey lean-to extension will project from the rear of the proposed 2 storey rear extension by 0.8 metres

The proposed single storey extension will sit beside the proposed 2 storey element and project by 3.5 metres from the existing rear elevation; have a width of 2.2 metres and a mono pitch roof at a height of 3.5 metres.

RELEVANT HISTORY

None

POLICIES

Congleton Borough Local Plan First Review 2005 Policy

GR 1 – New Development

GR 2 – Design

GR 6 – Amenity and Health

PS.4 – Towns

VIEWS OF THE PARISH / TOWN COUNCIL

Sandbach Town Council objects to the proposed development on the following grounds:

- The proposed extension is not sympathetic to the area due to its height and scale and would have a detrimental effect on amenity of neighbouring property due to the loss of privacy, loss of natural light and visual intrusion; thus contravening policies GR2 and GR6 of the Local Plan.

OTHER REPRESENTATIONS

One letter of representation has been received from the occupiers of the neighbouring 29 Heath Road which makes the following points:

- Size of proposal not in keeping with number 29
- Potential loss of light to the conservatory of number 29

CONSIDERATIONS (External to Planning)

None

APPLICANT'S SUPPORTING INFORMATION

None received

OFFICER APPRAISAL

Principal of Development

The proposal is for a 2 storey side and rear extension and single storey rear extension to a dwelling within the Settlement Zone for Sandbach which is acceptable in principle providing that the design is appropriate and that the development does not give rise to any detrimental impact on the amenities of adjacent properties.

Amenity

The neighbouring dwelling, number 29, has a conservatory which lies adjacent to the application site. Between the conservatory and the proposed single storey rear extension is a timber boundary fence, further to this the conservatory has obscure glazing to the elevation facing the proposal. Taking account of this and the similar projection of the proposed single storey rear extension it would not have a detrimental effect upon neighbouring residential amenity. The proposed 2 storey rear extension is sited 2.4 metres away from the existing conservatory, and while it will lead to the loss of some light it is not considered that there will be a detrimental effect. A conservatory is also not considered to be a habitable room in the same way as a bedroom or kitchen.

Number 29 has a principal window to the first floor of the rear elevation lying adjacent to the application site. The projection of the 2 storey rear extension has been reduced from the original submission following concerns regarding the effect upon the amenity of the bedroom. The proposal is now within the normal parameters (the 45 degree rule) to ensure that there is no significant impact on the loss of light to that first floor window. Therefore it is considered that there will not be significantly detrimental effect upon residential amenity when viewed from this perspective.

To the west lies the neighbouring bungalow of number 25 Heath Road, this dwelling has a kitchen window in the side elevation facing the application site. The proposed side extension has been designed to begin just past this kitchen window so as not to appear overbearing. In terms of loss of light this kitchen window is already in shadow for the majority of the day, therefore it is not considered that the proposed development will lead to a significant further loss of light to this window or the room it serves. The proposed development is close to the boundary, however it is not directly opposite the kitchen window. Therefore it is considered that it will not have a significantly overbearing presence when viewed from this window.

As a result the proposed replacement pitched roof is in accordance with Policy GR.6 (Amenity and Health) of the Borough of Congleton Local Plan First Review.

Design

The proposed development is set well back from the front elevation and has a lower roof height than that of the existing dwelling allowing it to remain subordinate and not over dominate the host dwelling. It is considered to be of an appropriate size and scale when viewed in context with the existing dwelling and those in the surrounding area. It is not considered that the proposed development will have a detrimental effect upon the streetscene of Heath Road.

As a result the proposed development is in accordance with Policy GR.2 (Design) of the Borough of Congleton Local Plan First Review.

CONCLUSIONS

Overall it is considered that the proposed development will not have a significantly detrimental effect upon residential amenity.

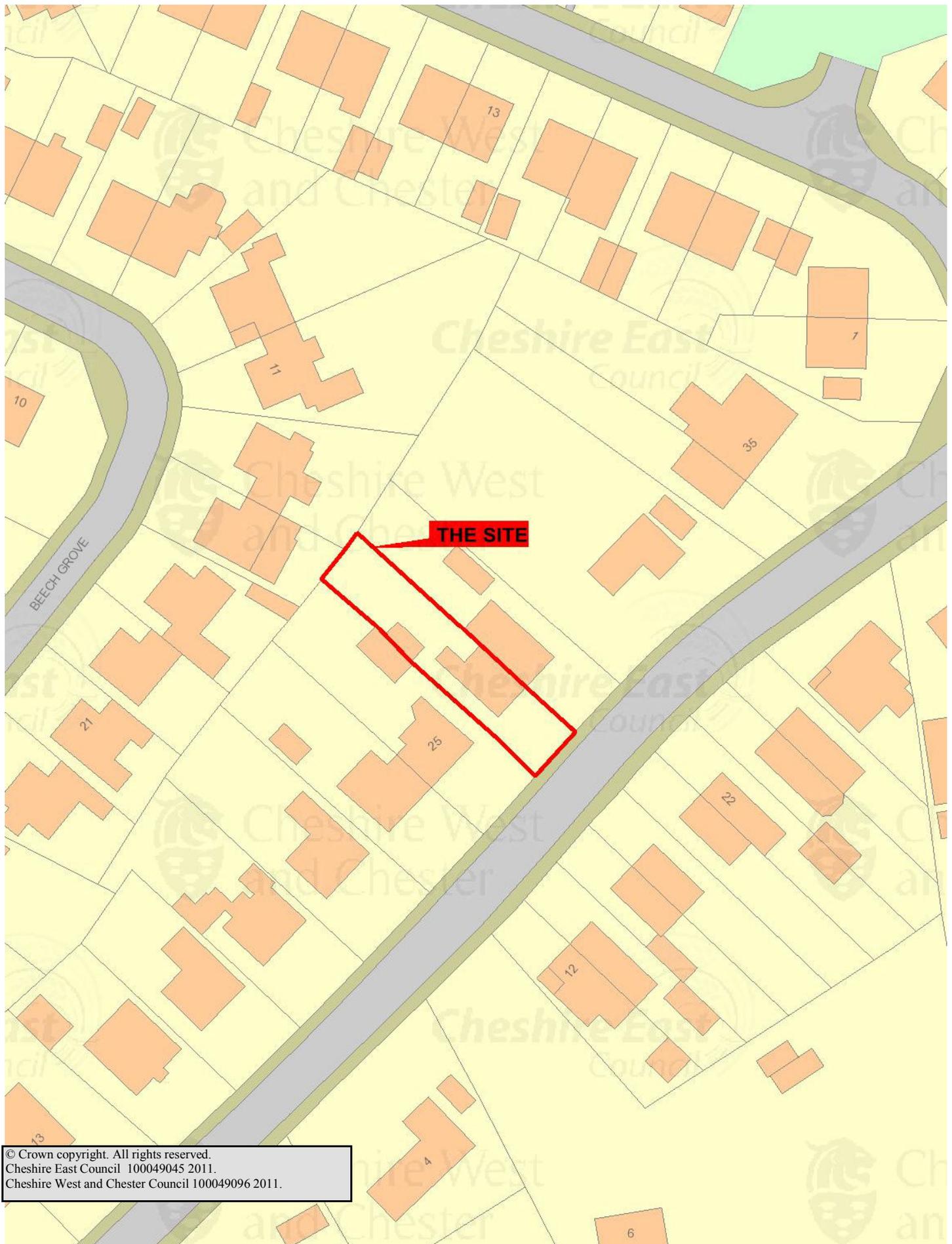
The design of the proposed development is considered to be acceptable in terms of its size, scale and location and will not have a detrimental impact upon the streetscene of Heath Road.

RECOMMENDATIONS

APPROVE subject to the following conditions:-

1. Standard time
2. Approved plans
3. Materials to match existing dwelling

Location Plan



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