

Application No: 11/4598C

Location: 3, SHORTHORN CLOSE, MIDDLEWICH, CW10 9GF

Proposal: Double Storey Side Extension

Applicant: Mrs J Van-Korgen

Expiry Date: 03-Feb-2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

Principle

Design

Amenity

Parking Provision

REASON FOR REFERRAL:

The application has been 'called in' to Southern Planning Committee by Cllr Paul Edwards for the following reasons:

- 1. Impact on neighbourhood amenity*
- 2. Not in keeping with the immediate area in which it is situated*

DESCRIPTION OF SITE AND CONTEXT

The application site is 3 Shorthorn Close which is a detached dwelling situated within the Middlewich Settlement Zone Line, as defined by the Congleton Borough Local Plan First Review 2005. The surrounding land use is predominantly residential.

DETAILS OF PROPOSAL

The application seeks planning permission for a double storey side extension with dormer windows. This would measure 5.260 metres wide with a height of 2.6 metres to eaves level and 6.9 metres to the ridge.

POLICIES

Regional Spatial Strategy (NW)

DP7 Promote Environmental Quality

Congleton Borough Local Plan First Review

GR1 (New Development)

GR2 (Design)

GR6 (Amenity and Health)

GR9 (Accessibility, Servicing and Parking Provision)

Other Material Considerations

PPS1 Delivering Sustainable Development

VIEWS OF MIDDLEWICH TOWN COUNCIL

The Town Council recommends refusal on the following basis:

- (i) The development would have a detrimental impact upon neighbouring amenity by reason of size and height
- (ii) The scale of the extension is not in-keeping with surrounding properties.

OTHER REPRESENTATIONS

Two objections have been received in relation to the application. These are from 8 Longhorn Close and 12 Shorthorn Close. In summary the issues raised relate to the following:

- Parking – The owner has 2 No cars and a caravan and regularly blocks the turning space. The proposed extension removes the parking space allotted and the proposed parking area will not accommodate the existing vehicles. 6 bedrooms will attract further vehicles.
- Reduction of light to 8 Longhorn Close and change of outlook from the house. The proposal would make their property less desirable should they wish to sell.

OFFICER APPRAISAL

Principle of Development

The application site is situated within the settlement boundary where the principle of householder development is accepted, subject to compliance with Local Plan policies GR1 (New Development), GR2 (Design) and GR6 (Amenity and Health). These policies seek to ensure, amongst other things, that proposals are appropriate in design terms and have an acceptable impact on neighbouring amenity.

Design

The application seeks a double storey extension to the side of the property which would provide an integral double garage, 2No bedrooms and a shared bathroom. The proposal also includes dormer windows to the front and rear. The extension would be set back from the front elevation of the main dwelling, would have a reduced height and would therefore appear as a subordinate addition. In design terms however, it is considered that the main issue relates to the size of the dormer windows to the front and rear which detracts from the proposal and the streetscene generally. As such negotiations have been held with the applicant to reduce the size of the dormer windows and to have 2No smaller pitched dormers to both the front and the rear. The Local Planning Authority is currently awaiting the amended scheme and an update will be provided to the Southern Planning Committee.

Amenity

The application proposes a double storey extension to the side of the property and would project beyond the rear elevation of the original dwellinghouse, following the footprint of the existing garage. Bedroom accommodation would be provided within the roof-space of the extension and would incorporate dormer windows. A key consideration is the impact of the proposal on the property sited directly to the rear of the proposed development, number 6 Longhorn Close. The plans show that number 6 Longhorn Close would be around 21 metres in distance from the proposal. SPG2 'Provision of Private Open Space in New Developments' advises that spacing of 21.3 metres should be achieved between directly facing dwellings. Whilst the proposal does fall slightly short of this figure, it is not considered that this would result in an unduly detrimental impact on this property by reason of over-looking or loss of privacy.

An objection has been received from neighbouring property number 8 Longhorn Close with reference to the size of the proposed extension, loss of light, change of outlook and views, and reduction in the desirability of the property. The proposal would not be directly facing number 8 Longhorn Close as it is offset and also around 20 metres in distance. In this regard it is considered that the extension would be located at a sufficient distance so as not to result in any significant loss of light issues. Whilst the proposal would be visible from the rear gardens of these aforementioned properties, the proposal would not be oppressive or visually intrusive.

In amenity terms the proposal would not result in any unduly detrimental impact to neighbouring properties and is therefore in accordance with Local Plan policy GR6 (Amenity and Health).

Parking

The proposal would retain 2No parking spaces with the integral double garage proposed. An additional 2No parking spaces would be provided within the curtilage of the dwelling. A total of 4No parking spaces would be provided which would be sufficient for the size of the dwelling (5 bedrooms). The proposal would comply with Local Plan policy GR9 (Accessibility, Servicing and Parking Provision).

Any issues associated with indiscriminate parking within the adopted highway is covered by separate legislation and enforced by the Police.

Other Matters

Whilst the desirability of neighbouring properties has been raised in objection, loss of value of properties is not a planning consideration.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposal would not be unduly detrimental to neighbouring residential amenity by reason of overlooking, visual intrusion or loss of light. Sufficient parking provision for 4No vehicles would be retained within the curtilage of the dwellinghouse. With regard to design, amended plans have been requested and an update will be provided to the Southern Planning Committee in this respect.

Recommendation: Approve subject to satisfaction of amended plans overcoming design issues; and subject to the following conditions:

1. Standard Time
2. Approved Plans
3. Materials to Match host Dwelling

