

Application No: 12/0344N

Location: CHURCH BANK COTTAGE, WYCHE ROAD, BUNBURY, TARPORLEY, CHESHIRE, CW6 9PN

Proposal: Proposed Two Storey Side Extension And Single Storey Sunroom

Applicant: Mr & Mrs R Parr

Expiry Date: 20-Mar-2012

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- List Description;
- Principle of Development;
- Design and Listed Building Issues;
- Assessment Against Policy BE.7 (Conservation Areas); and
- Amenity

REFERRAL

This application is to be dealt with under the Council's delegation scheme. However, Councillor Jones has requested that it be referred to Committee for the following reason:

'This is an extension within the conservation area and the design also is of concern. The parish council have requested a closer review of this application'

DESCRIPTION OF SITE AND CONTEXT

The applicant's property is a relatively large two storey semi detached property, located directly opposite St. Boniface church. The applicants dwellinghouse is a Grade II Listed Building, timber framed with white infill panels under a slate roof. Attached to the rear of the property is a large two storey extension constructed out of red facing brick under a concrete tile roof, this extension is well set back and is attached to the host property by a two storey link extension. The modern extension incorporates a number of features which are not very sympathetic to the character and appearance of the host dwelling. The applicant's property is located wholly within the Bunbury Conservation Area and Settlement Boundary.

DETAILS OF PROPOSAL

This is a full application for a single storey side extension and single storey sun room at Church Bank Cottage, Wyche Road, Bunbury.

RELEVANT HISTORY

P08/0269 – Listed Building Consent for removal and rebuild of top six courses on chimney – Approved – 24th April 2008
P00/0534 – Listed Building Consent for External Alterations (Paint Work) – Refused – 14th September 2000
7/05465 – Listed Building Consent to Carry out Renovation and Rehabilitation of Timber Framed House – Approved – 19th July 1979
7/05464 – Alterations and Extension – Approved – 19th July 1979
7/04627 – Listed Building Consent – Alterations and Extensions – Approved – 14th December 1978
7/04626 – Alterations and Extension – Approved – 14th December 1978

POLICIES

National Policy

The application should be determined in accordance with national guidance set out in:

PPS1: Delivering Sustainable Development
PPS5: Planning for the Historic Environment

Local Policy

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Crewe and Nantwich Replacement Local Plan 2011:

BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
BE.4 (Drainage Utilities and Resources)
BE.7 (Conservation Areas)
BE.9 (Listed Buildings: Alterations and Extensions)
RES.11 (Improvements and Alterations to Existing Dwellings)

Other Material Considerations

SPD - Extensions and Householder Development

CONSIDERATIONS (External to Planning)

United Utilities: No objections

VIEWS OF THE PARISH / TOWN COUNCIL

No comments received at the time of writing this report

OTHER REPRESENTATIONS

No representations received

APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement

A Design and Access statement has been submitted to accompany the application. This is available on the application file and provides an understanding of the proposal and why it is required.

OFFICER APPRAISAL

List Description

The list description for the property states:

'Cottage late C17, plastered brick nogged timber frame with tile roof. Single storey and attic, 9 panel bays. Sandstone plinth, timbers in small framing with angle and passing braces. Windows inserted within frame panels. C20 wing added (west), and linked by corridor unit, of no interest.

Interior: Bevelled beams and exposed joists, timbers exposed in internal wall'.

Principle of Development

The principle issues surrounding the determination of this application are whether the development would adversely impact upon the residential amenity of neighbouring properties and would respect the pattern, character and form of the surroundings, in accordance with policies RES.11 (Improvements and Alterations to Dwellings), BE.1 (Amenity), BE.2 (Design Standards), BE.7 (Conservation Areas) and BE.9 (Listed Buildings: Alterations and Extensions) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

The main thrust of the Local Plan policies is to achieve a high standard of design, respect the pattern, character and form of the surrounding area, not adversely affect the street scene by reason of scale, height, proportions or materials used.

Development Control guidance advocated within PPS 1 places a greater emphasis upon Local Planning Authorities to deliver good designs and not to accept proposals that fail to provide opportunities to improve the character and quality of an area. It is considered that this proposal does not detract from the character of the host property and will not have a detrimental impact on the appearance of the area and is in accordance with advice stated within PPS 1.

The recently adopted SPD entitled 'Extensions and Householder Development' is another material planning consideration. This document builds upon guidance given above and advocates good quality design.

Design and Listed Building Issues

PPS1 states that design which fails to take the opportunities available for improving the character and quality of an area should not be accepted. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

The applicant is proposing on erecting a single storey side extension incorporating a mono pitch roof, which will be attached to the south facing side of the existing two storey rear extension. The single storey extension will project out approximately 2.2m by 4.5m wide and is 3.5m high to the ridge tapering down to 2.3m. According to the submitted plans the proposed extension will be constructed out of facing brick under a tile roof, which will be secured by condition, if planning permission is to be approved. Located on the front of the extension is a set of bi-fold doors and a window located on either side. On the west facing elevation is a small window. Due to the location of the extension, it will be screened by the host property and will not be visible from the public realm.

In addition to the above, the applicant is proposing on erecting a single storey side extension on the north facing elevation of the existing two storey outrigger. This extension will measure 3.3m deep by 4.9m wide and is 3.3m high to the eaves and 5.2m high to the apex of the ridge. The proposed extension will be constructed out of facing brick under a tile roof. The proposed extension will incorporate a pitched roof, which is in keeping with the host property.

The pitch of the roof of the extension is similar in pitch to the host property and on the west facing roof plane are two rooflights, which will be conditioned to be 'conservation area style'. According to the submitted plans there will be 3no. windows, one on each elevation. It is considered that the design and scale of the proposed apertures are in keeping with the host property and will not appear as alien or incongruous features.

It is not considered that the extensions would dominate or overwhelm the existing dwelling, or be read as a particularly prominent or obtrusive feature. The size of the proposed extensions sits comfortably with the modest scale of the Listed Building and will not appear as over dominant. Overall, it is considered that the proposal does not detract from the character or setting of the building concerned. Therefore, the proposal is in accord with policies BE.2 (Design Standards) and BE.9 (Listed Buildings: Alterations and Extensions) and advice advocated within the SPD – 'Extensions and Householder Development'.

In addition to the above, the applicant is proposing on altering the existing fenestration on the two storey rear extension, which detracts from the character and appearance of the host property and the conservation area. The proposed alterations to the fenestration are more sympathetic to the host building.

Assessment against Policy BE.7 (Conservation Areas)

Policy BE.7 states that an alteration or extension of a building will not be permitted unless it would harmonise with the building and the conservation area by:

- *Retaining, and where necessary, restoring traditional features such as shop fronts, boundary walls, paved surfaces and street furniture;*
- *Reflecting the scale, form and character of the building;*
- *Using materials traditionally characteristic of the area*

The aim of the conservation area is to conserve and enhance the special character of these areas by preserving existing buildings and features and promoting their appropriate enhancement.

Policy BE.7 states that development including the alteration or extension of a building will not be permitted unless it harmonises with the building and the conservation area. The case officer noted that attached to the rear elevation of the host property is an existing 2 storey extension, which appears to have been constructed approximately 20 years ago. It is considered that the proposed development as amended will not have a detrimental impact on the street scene or the conservation area. The proposal has been amended so that it is more sympathetic to the host property and the alterations do not appear obtrusive. The Conservation Officer has been consulted regarding the application and does not raise any objections. It is considered that the proposal complies with policies BE.2 (Design Standards) and BE.7 (Conservation Areas).

Amenity

Policy BE.1 (Amenity) states that development will be permitted provided that the development is compatible with surrounding land uses, does not prejudice the amenity of future or neighbouring occupiers, does not prejudice the safe movement of traffic and does not cause an increase in air, noise, water pollution which might have an adverse impact on the use of land for other purposes.

The proposal will have a negligible impact on the residential amenities of the occupiers of the property to the north (Church Farm) of the application site. The case officer noted that the applicant's garden steeply rises away from the property, which will help to screen the majority of the single storey side extension. Furthermore, this boundary is heavily vegetated and Church Farm is set much further back in to its plot. It is considered given the scale, design, topography and boundary treatment will help to mitigate any negative boundaries and the proposal complies with policy BE.1 (Amenity).

It is not considered that the proposal will have a detrimental impact on the residential amenities of the occupiers of the property located to the south of the application site. This property is the other part of the semi. The boundary treatment separating the two properties comprises a 1.8m high (approx) fence, which will help to screen the majority of the proposal and alleviate any problems associated with it.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development would not significantly impact upon the surrounding neighbouring amenity and the design of the proposal is in keeping with the character of the host dwelling and the street scene. Furthermore, it is considered that the development would not appear out of character and would help to preserve and enhance the Conservation Area and therefore complies with Policies RES. 11 (Improvements and Alterations of Existing Dwelling),

BE.1 (Amenity), BE.2 (Design Standards), BE.7 (Conservation Areas), BE.9 (Listed Building: Alterations and Extensions) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and advice contained within PPS 1: Delivering Sustainable Development and PPS5: Planning for the Historic Environment.

Approve subject to the following conditions:

- 1. Standard Time Limit**
- 2. Plan References**
- 3. Materials to be submitted and approved**
- 4. Doors/Windows Fabricated out of Timber**
- 5. Conservation Area Roof Lights**

