

Application No: 12/0234N

Location: ROSE HALL, ASTON JUXTA MONDRUM, NANTWICH, CW5 6DS

Proposal: Proposed Two Storey Extension to form residential annex

Applicant: Mrs A McAlpine

Expiry Date: 08-Mar-2012

SUMMARY RECOMMENDATION: Approve with Conditions

MAIN ISSUES

- Principle of development
- Design and impact on the open countryside
- Amenity impact on neighbouring property
- Access and Parking

REFERRAL

This type of application is usually dealt with under delegated powers however this application has been called into planning committee by Councillor Michael Jones for the following reasons,

*'This is an application which appears to be in the open countryside and is causing considerable impact on access for neighbours.
The design may also be contrary to planning rules.'*

This application has been deferred to the 28th March 2012 Southern Planning Committee for a site visit.

DESCRIPTION OF SITE AND CONTEXT

The proposal site is a three storey former farmhouse property sited on Dairy Lane, Aston Juxta Mondrum. The proposal site is situated within the open countryside with a recent barn conversion surrounding the site to the north and east. The existing dwelling has a several single storey additions at the rear (west) of the dwelling which is surrounded by a 2m high wall.

DETAILS OF PROPOSAL

The applicant is seeking permission for a two storey extension to the rear of the property which is to be used as a residential annex for the applicant's housekeeper. The proposed extension to the property will be largely constructed on the existing footprint of the single storey extensions. The annex will have a kitchen, sitting room and WC at ground floor level and two bedrooms and a bathroom at first floor level. The extension will have a length of 8.4m, a width of 4.9m and a maximum height of 6m. There appears to be an alteration to the roof of the existing single storey rear projection which will contain the kitchen.

At the time of the planning officer's site visit internal works to modernise the dwelling were taking place.

RELEVANT HISTORY

No relevant planning history

POLICIES

The policies from the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP) are:

Local Plan Policy

BE.1 (Amenity)
BE.2 (Design Standards)
RES.11 (Improvements and Alterations to existing Dwelling)
NE.2 (Open Countryside)

Other Material Considerations

PPS1, Delivering Sustainable Development
Extensions and Householder Development SPD

CONSIDERATIONS (External to Planning): None received at time of writing this report.

VIEWS OF THE PARISH / TOWN COUNCIL: None received at time of writing this report.

OTHER REPRESENTATIONS

The occupants of Little Rose Barn (1), 2, 3, Court House (5) Rose Farm Barns; Dairy Lane have made the following comments,

- Support the re-development of Rose Hall,
- Concern that first floor windows will overlook back gardens and windows,
- Restrict sunlight hours to rear windows and gardens,

- No measurements on the plans to show the height of the extension
- Views will be restricted,
- The building will be overbearing as it is larger than existing garage buildings,
- Proposal appears to be for a new two storey dwelling within the green belt,
- There would be no objection to a single storey extension with annex which is integrated with the main house,
- Over development of the site,
- There is no right of access across the private road to the east of the site and therefore questions are raised as to how the new occupants will access the extension,
- The proposed single storey kitchen extension will be a tall single storey extension which will be imposing,
- UPVC windows would be out of character with the surrounding area – timber doors and windows should be required, and slate roofs,
- Concerns over the capacity of the existing septic tank and potential impact on the water course.

Further objections received from the occupiers of Little Rose Barn (1), 2, and Court House (5) Rose Farm Barns, Dairy Lane, from the additional consultation carried out on the change of the description of development and the addition of the supporting statement. The main issues raised are;

- Concerns over the height, will cause loss of daylight, outlook and privacy,
- Would prefer single storey extension,
- No internal access to annex therefore concerns it will be a separate annex,
- Concerns over vehicle access – notes that there is no right of way over private drive to the rear,
- Issues raised with regards to the capacity of the existing septic tank,
- The application also includes extension to create a single storey kitchen,
- Disagree with the planning statement that the proposal will be constructed largely on the existing footprint of existing outbuildings, as the existing sheds are outbuilding not used as part of the house,
- Over development on the site,
- Does not consider the development to be subservient to the main dwelling,
- Support re-development of Rose Hall.

APPLICANT'S SUPPORTING INFORMATION

Planning Statement

OFFICER APPRAISAL

Principal of Development

The principal of householder development within the open countryside is considered acceptable provided that the proposed extension appears subordinate to the original dwellinghouse and the original dwelling remains the dominant element. The proposal

must also accord with Local Plan policies BE.1 (Amenity), BE.2 (Design Standards) and RES.11 (Improvements and Alterations to existing Dwellings).

Design and Impact on the open countryside

The existing dwellinghouse has a collection of single storey extensions and outbuildings to the rear of the property. The proposed development seeks to remove these outbuildings and replace them with a single storey outshout and a two storey residential annex. The proposed site plan shows that the footprint of the development is fairly similar to that which already exists on site.

Policy RES.11 states that, 'in the open countryside the original dwelling must remain as the dominant element with the extension subordinate to it'. The reasoning for the policy then goes on to explain that '...the extension must not result in the creation of a dwelling that is double or more than double the size of the original dwelling.' The proposed extension will be significantly less than double the volume of the existing dwelling and therefore from a numeric aspect the proposed extensions are acceptable.

The proposed extensions and alterations are of design and nature which is in keeping with the traditional design of the proposed dwelling. The proposed two storey extension will appear as a subordinate addition to the dwellinghouse and will tidy up the rear elevation of the dwelling.

Whilst timber window frames and doors would be preferable to retain the buildings traditional character, the use of UPVC windows and doors is acceptable as this property is not listed and the site is not within a conservation area.

The proposed two storey extension is to be used as ancillary living accommodation for the applicant's housekeeper. Whilst new dwellings within the open countryside are acceptable the use of an extension for ancillary living accommodation is an acceptable use and with the addition of a condition to ensure the annex is only used as ancillary accommodation for a member of the family or someone who works for the owners of the dwellinghouse.

It is therefore considered that the proposed extension will not have a detrimental impact on the open countryside and is of a scale and mass which is acceptable in line with Local Plan policy BE.2 (Design Standards).

Amenity

The proposed extensions will be sited to the rear of the site to the west. The proposed extension will be contained largely to the footprint of the existing buildings; however it will have a first floor addition.

The two storey extension (annex) will be sited to the rear of the site adjacent to the converted barns known as Rose Farm Barns. No.6 – 4 Rose Farm Barns are of a two storey nature and No.1-3 are one and a half storey in height.

There is a minimum distance of 21m between the proposed two storey extension and the rear elevation of No's 3 and 4 Rose Farm Barns. The proposed extension will have a secondary window in this elevation serving a bedroom which will face the principal windows on the rear elevation of the No's 3. The Council's Supplementary Planning Document: Extensions and Householder Development states that to protect the privacy and living conditions of neighbouring properties, a distance of 21m should be achieved between any proposed principal window and a directly opposing principal window, unless the window is fitted with obscure glazing. It is considered that although this window meets the distance, as it will serve as a secondary window to the bedroom an obscure glazed window condition would be acceptable in this instance. It is therefore considered that with the addition of an obscure glazing condition the proposed development will not have a significantly detrimental impact on the neighbours to the north by means of overlooking.

There is an 18m distance between the proposed rear elevation of the extension and the rear elevation of the property known as 'Little Rose Barn'. Both properties have principal windows facing each other, however due to the orientation of the barn to the rear elevation of the proposed extension no direct overlooking will occur. It is therefore considered that the proposed extension will not have a significantly detrimental impact on the amenity of the adjacent neighbours by means of overlooking. Therefore it is not considered necessary to require obscure glazing to the first floor rear windows.

Whilst it is acknowledged that the impact of a two storey extension will have some increased impact on views of the adjacent neighbours, protecting views is not a material planning consideration. However the impact the building may have on loss of light or overbearing impact is. The proposed extension will be 6m in height, and it is considered that the impact of the building will be limited when seen in the context of the three storey dwelling, and the intervening garage. Although the light to the rear elevation of the barns may be reduced slightly due to the south aspect it is unlikely that this would significantly detrimental to substantiate a reason for refusal.

The proposed single storey element of the proposal is to the south of the site and will have a limited impact on the amenity of the adjacent neighbours due to its single nature. The proposed development is considered to be of a size and position which is acceptable and in accordance with local plan policy BE.1 (Amenity).

Access and Parking

The proposed extension (annex) will be accessed off the existing driveway to the north of the site; there is sufficient space within the curtilage of the property to park several cars and therefore in the absence of any comments from the Highway Authority it is considered that the proposed development is acceptable and will not have a detrimental impact on highway safety.

Within the objections raised, the issue of the use of a private access to the west of the site is raised. The application site does not include the access to the rear and therefore does not form part of this permission. Furthermore, any issue raised with regards to the potential unauthorised use of the private access is a private civil legal matter and not a material planning consideration.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the proposed development is of size and position which is in-keeping with the host dwelling, and the surrounding area. The proposed development will not have a significantly negative impact on the adjacent neighbours and is therefore considered to be acceptable and in accordance with the relevant policies of the Local Plan.

Conditions

- 1. Standard Time**
- 2. Materials to match existing dwelling**
- 3. Obscure glazed window to first floor north elevation**
- 4. Annex to remain ancillary to main dwelling for use of family members, friends or staff only and not used a holiday let, separate dwelling or for a business use**
- 5. Approved plans**

