

Application No: 12/1401M
Location: 16, SPRINGFIELD ROAD, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7EW
Proposal: Proposed loft conversion incorporating hip to gable extension and rear flat roof dormer.
Applicant: Vince Pagent
Expiry Date: 29-May-2012

Date Report Prepared: 29th May 2011

SUMMARY RECOMMENDATION Refuse

MAIN ISSUES

- Scale, design and impact upon the character and appearance of the existing dwelling, street scene and locality
- Impact upon the residential amenity of neighbouring properties

REASON FOR REPORT

The application has been requested to go to Northern Planning Committee by Cllr. Macrae (Mobberley Ward) for the following reasons:

-By virtue of its size, siting and design the development could be intrusive, overbearing and create a harmful visual impact that could result in a precedent for future development to these modest bungalows

-The proposal may result in un-neighbourly development and loss of privacy to these properties.

DESCRIPTION OF SITE AND CONTEXT

The application site relates to a detached bungalow located within a predominantly residential area of Mobberley. It is noted that this street and Ryecroft Lane to the rear is characterised almost exclusively by bungalows with hipped roofs, some of which have had front and rear dormer extensions and other alterations. There is currently only one property on this street which has a partly gabled as opposed to solely hipped roof. The site lies adjacent to a public footpath that links Springfield Road to Ryecroft Lane.

DETAILS OF PROPOSAL

The proposals are for a roof extension to alter the existing hipped roof into a gabled roof, on both sides of the dwelling. The right hand side elevation would have to be built up from the existing 'kink' in the footprint of the property in terms of a wall, in order to fully support the proposed gable roof on this side. It is also proposed to erect a rear dormer. These developments would allow the creation of 3no. bedrooms within the roofspace of this property. Amended plans have been received following initial concerns regarding the size of the rear dormer.

RELEVANT HISTORY

None.

POLICIES

Local Plan Policy

H2- Environmental Quality in Housing Developments

H13 – Protecting Residential Areas

BE1- Design Guidance

DC1- New Build

DC2- Extensions and Alterations

DC3- Amenity

DC6- Circulation and Access

DC38- Space, Light and Privacy

Regional Spatial Strategy

DP1- Spatial Principles

DP7- Promote Environmental Quality

Other Material Considerations

National Planning Policy Framework. The Framework seeks to ensure that planning applications for sustainable development are approved without delay. However, it is advised that planning permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.

CONSULTATIONS (External to Planning)

None.

VIEWS OF THE PARISH COUNCIL

Mobberley Parish Council- no objections.

OTHER REPRESENTATIONS

There have been objections from residents of 8no nearby properties, in Springfield Road and Town Lane to the rear; the planning-related points of objection relevant to this application are summarised below:

- Development in terms of the gable extensions would be out of keeping with the design and scale of the other 1950s Bungalows on this street and Town Lane
- Approval of the proposals could set a precedent which could further harm the character and appearance of the street in the future
- Should a precedent be set this could have an adverse impact on traffic generation and parking on this narrow road in the future
- The gable extensions and dormer would not constitute permitted development
- Adverse overlooking, overbearing impact and loss of light to properties to the side and rear of the application site would result

APPLICANT'S SUPPORTING INFORMATION

None.

OFFICER APPRAISAL

Principle of Development

The principle of development in this location is established, subject to design, amenity, highways issues as examined below.

Design / Character

Policies BE1, DC1, DC2 seek to promote high standards of design, with the overall vernacular, scale, density, height, mass, spacing and materials of new development being sympathetic to the character of the locality, surrounding buildings and site itself. Policy H13 states that development which would adversely affect the character of a housing area will not normally be permitted.

The revised dormer is considered to be of a design and scale that would be in keeping with the character and appearance of the existing dwelling and surrounding properties and street scene. It is noted that one side of the proposed gable roof extensions could potentially be built under permitted development rights, however both gables and the dormer would bring the extensions to over the 50m³ allowance under these regulations. In any case this is an application for planning permission and so has to be assessed as such.

After careful assessment, it is considered that on balance the proposed gable extensions would result in a dwelling that would be out of keeping with the character and appearance of the other bungalows in this street. Most of these bungalows, whilst some have been altered to an extent, have retained their general uniform and modest form, with a hipped roof design. The proposed gable extensions are considered to create an unsympathetic and discordant addition to this bungalow, which would result in a dwelling that would be of a larger scale and of a substantially different design to the other properties in the immediate locality; hence the development is deemed to adversely impact on the character and appearance of the locality. Approval of this development would also likely set a precedent which could lead to the further

material change to the character and appearance of this and the neighbouring street and local environment.

Overall therefore it is considered that by virtue of its size, siting and design in relation to the existing dwelling and surrounding dwellings and street scene, the proposed development would not comply with Local Plan policies BE1, DC1, DC2, H13 nor the relevant design related paragraphs of the National Planning Policy Framework.

Amenity

The objections have been carefully considered. In terms of the impact on the neighbouring property no 18 Springfield Road, a side facing ground floor window to the kitchen/diner of this property is not the primary window to a habitable room as there are other rear facing windows. Furthermore this window would not directly face the gabled extension on no 16. The door and garage window on no 18 facing the development are obscurely glazed and not to habitable rooms. There is not considered to be any adverse impact on the amenity on neighbouring no 14 as a result of the development.

Objections have been received from the occupiers 17 and 18 Springfield Road to the rear. However, the windows to these properties would be over 38m from the dormer window. This would comply with the guidance set out in policy DC38 and overall it is considered that there would be a commensurate degree of space, light and privacy between these properties.

Overall there is not considered to be any resultant harm to neighbouring amenity material enough to warrant refusal of this application on these grounds, therefore the development is considered to comply with policies DC3 & DC38 of the Local Plan.

Highways

The comments regarding parking and traffic generation are noted. However parking for at least 2no vehicles on hardstanding to the front of the property would remain, which is considered sufficient bearing in mind the site location and proximity to local services. Overall the development would comply with policy DC6 of the Local Plan.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Overall on balance, the proposals, by virtue of their size, siting and design, are considered to adversely and materially impact on the character and appearance of the existing dwelling and street scene. They would therefore be contrary to policies BE1, DC1, DC2, H13 of the Local Plan and paragraph 64 of the National Planning Policy Framework; as such a recommendation of refusal is made.

Application for Householder

RECOMMENDATION: Refuse for the following reasons

1. Design of substandard quality

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