

Application No: 12/1822C

Location: HEATHFIELD, BLACKDEN LANE, GOOSTREY, CREWE, CHESHIRE, CW4 8DQ

Proposal: Proposed New Detached Dwelling with Detached Garage and Associated Soft Landscape Works

Applicant: Mr & Mrs D Kenneally

Expiry Date: 05-Jul-2012

SUMMARY RECOMMENDATION: Approve with conditions.

MAIN ISSUES:

- Principle of the Development
- Impact on the Character of the Landscape
- Design
- Amenity
- Ecology
- Highways

1. REASON FOR REFERRAL

This type of application would usually be dealt with under delegated powers however Councillor Kolker has called the application into Committee for the following reason,

‘This development is in an area with a very controversial planning history. There is extensive local concern that this development should be of high quality and appropriate design.’

2 .DESCRIPTION OF SITE AND CONTEXT

The application site is situated within the Open Countryside as designated in the Congleton Borough Plan First Review. The site comprises a dormer bungalow within an extensive curtilage, sited on Blackden Lane, Goostrey. There is substantial tree coverage to the front of the site and souring boundaries.

There is an extant permission on the site which permitted a replacement dwelling. At the time of the extant permission there were several large outbuildings within the site, these have since been demolished and the foundations for the extant permission have already been laid.

3. DETAILS OF PROPOSAL

Full planning permission is sought for a new detached dwelling with detached garage and associated soft landscaping. The proposal seeks to alter the design of the dwelling and alter the stable block to a garage.

4. RELEVANT HISTORY

11/4533C - Proposed new detached dwelling with detached garage and associated soft landscape works. – Withdrawn 31st January 2012

08/0840/FUL - New detached garage – Refused 24th September 2008

08/0252/FUL - Proposed new build detached garage – Refused 23rd April 2008

07/1407/FUL - Proposed new build dwelling – Withdrawn 11th April 2008

06/0823/FUL - Replacement of existing dwelling & outbuildings with a single dwelling – Approved with conditions 19th September 2006

06/0021/FUL - Replacement of existing dwellings and outbuildings with a new dwelling and attached outbuildings, traditionally constructed around a courtyard. – Withdrawn 9th March 2006

05/0036/FUL - Demolishing two barns and erection of replacement stable block. Alteration to external appearance of two existing barns, creation of new access and block off existing access. Extension of residential curtilage including change of use. – Approved with conditions 11th March 2005

5. POLICIES

National Policy

National Planning Policy Framework

Local Plan Policy

PS8 Open Countryside

GR1 General Criteria for Development

GR2 Design

GR6 Amenity and Health

GR9 Highways & Parking

H6 Residential Development in the Open Countryside/Green Belt

NR2 Wildlife and Nature Conservation

6. CONSULTATIONS (External to Planning) – None received at time of writing this report

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

8. OTHER REPRESENTATIONS:

A letter of objection has been received from the occupier of Pear Tree Farm, Bomish Lane. The main issues raised are;

- The proposed house and garaging are out of keeping with the surrounding properties in the area by means of its size, height and scale,
- The extant permission should be re-evaluated in view of the square footage and overall roof height which now encompasses three floors,
- The size, height and width and general scale of the garaging is unacceptable.
- Over development of the site,
- The proposal would cause harm to the open countryside contrary to policies GR1, GR2, and GR18
- New garages have been refused twice in the past on this site
- All trees to the northern orchard should be retained
- A TPO should be placed on them

9. OFFICER APPRAISAL

Principal of Development

In the Open Countryside there is a presumption against inappropriate development. Policy PS8 (Open Countryside) only permits development which falls within certain criteria including new dwellings which accord with Policy H6 (Residential Development in the Open Countryside and the Green Belt).

Policy H6 allows for the erection of replacement dwellings within the Open Countryside, provided that they are not materially larger than the dwelling they replace. It has been generally accepted that a 30% increase in volume is considered to be not materially larger, as this is the generally permitted allowance of extensions to a dwellinghouse within the open countryside.

The extant permission on the site (06/0823/FUL) allowed a large detached dwelling and an outbuilding/stable (previously approved under application 05/0036/FUL). It was argued that the footprint of the existing building on the site amounted to 382 square metres and the dwelling and stables together amounted to 410 square metres. This was an increase of only 7% in foot print.

However, the dwelling is considerably taller than the bungalow it would replace, and therefore the volume increase is much larger. The existing dwelling and outbuildings had a volume of 1810 cubic metres, and the total volume of the dwelling and stables would be 2515 cubic meters, therefore a net increase of 705 cubic metres, approximately a 39% increase. As the volume increase of 30% is only a general guideline, it was also considered that regard should be had to the general nature of the site and the context and setting of the proposal within it. The Planning Officer considered that although larger than usually considered acceptable, the overall improvement to the area of removing the mix of outbuildings on the site and the 1960's style bungalow would outweigh the increase in volume of the buildings.

It is considered that the principal of a replacement dwelling on the site, of a footprint, scale and height has already been accepted, and is therefore in principal acceptable.

Impact on the open countryside and the streetscene

The proposed dwelling will appear considerably larger than the existing single storey bungalow on the site. However as noted above the volume and footprint increase of the replacement dwelling and outbuilding has already been accepted. This application only seeks to alter the design of the dwelling and alter the outbuilding from a stable to a garage.

The extant permission permitted a uniquely designed property with features taken from other properties within the vicinity, including a tower feature taken from a barn on Twemlow Lane, and half timbering from a property on Blackden Lane. It was also considered that the general scale and style of the building was similar to Barnshaw Hall Farm, Crook Hall and Shawcroft Hall.

The current owners of the land wish to alter the design of the dwelling to a more modern and contemporary dwelling. The building will have traditional pitched roof profile with contemporary elevations. The roof is to be clad in natural slate and walls constructed from a traditional red brick. Large windows and bi-folding doors are proposed to most elevations and will have powder coated aluminium frames. The overall design of the building will appear more modern and contemporary and it is considered that this would be an improvement on the extant permission and the existing dwellinghouse at the site.

The proposed dwelling will have a maximum height of 9.5m which is the same as the main roof of the extant permission, but does not include the 11.5m tower which was part of the original design. The overall footprint of the building is generally the same if not slightly smaller, and creates a more uniformed appearance than the previously approved dwelling.

The proposed garage will have three bays, a store, WC and utility at ground floor and roof space with an external staircase. The overall footprint of the garage is less than the previously approved stable block on the site and would have a similar height at 6m. The building will be positioned on the same footprint as the approved stable block and it is therefore considered to be acceptable.

A comprehensive landscape and tree proposals plan is provided and the Design and Access statement which includes a landscape statement indicates that the landscape proposals aim to improve and enhance the landscape quality within the residential curtilage and wider estate. This is to be achieved through new tree planting, new and enhanced hedgerows and the improved management of the landscape. Overall the proposals appear reasonable although it will take some time for new planting to mature and for any screening benefits to be achieved.

It should be noted that the landscape and tree proposals layout plan identifies a number of trees (mainly ornamental conifers and fruit trees) and an existing roadside laurel hedge forming the field boundary to Blackden Lane for removal. The trees are not protected or outstanding specimens although the evergreen species provide a degree of screening. The roadside Laurel hedge also affords some screening of the site from the roadside however, the Councils Landscape Architect considers the hedge to be incongruous in the locality and

welcome the proposal for its removal and replacement with a 2m grass verge and native species woodland belt.

It is therefore considered that with the implementation of the landscaping scheme, the proposed dwelling will sit comfortably within the sizable curtilage and will not appear as an over development of the site or as an incongruous development within the open countryside. There is a modern flat roof dwelling currently being constructed on the opposite side of the road and therefore the clear mix of house types, and design within the surrounding area allow the proposed modern building to site comfortably. The proposed dwelling and garage will not have a significantly detrimental impact on the character and appearance of the open countryside, or the streetscene and are therefore considered to be acceptable.

Ecology

The previous application on the site (11/4533C) was withdrawn prior to a decision being made due to the lack of Protected Species Survey having being submitted with the application. An Ecology Survey has been submitted with this application dated November 2011, this required a further Bat Survey to be carried out and this report has also been submitted dated May 2012. Both reports conclude no presence of protected species.

The Council's Ecologist has not made comments on these reports to date and therefore his comments will follow as part of an updated report.

Residential Amenity

The closest property, Pear Tree Farm, is sited some 60m away from the proposed dwelling to the south. There is a significant boundary treatment between the properties and there is a more than adequate separation distance between the two dwellings to ensure no overlooking, or overshadowing occurs and that the dwelling will not appear overbearing. It is therefore considered that although there is an increase in window area the spacing standards between the surrounding dwellings will have no adverse impact on the amenities of these dwellings. The proposal is therefore considered to be in compliance with Policy GR6.

Highways

There is adequate space on site for parking at least 2 vehicles that would be able to enter and leave the site in a forward gear. The Strategic Highways Manager has not commented on this application however there is an existing access arrangement at this point, and it is clear that there is sufficient parking provision within the site. It is therefore considered that the proposal is in compliance with Policy GR9 of the adopted local plan.

10. CONCLUSIONS

In conclusion, the proposal is of an acceptable form that would not cause harm to the visual amenity of the surrounding area. The proposals impact upon neighbouring amenity and highway safety would also be acceptable and as such the proposal complies with the relevant local planning policies. The application is therefore recommended for approval accordingly.

11. RECOMMENDATIONS

Approve with conditions

- 1. Standard 3 years**
- 2. Approved plans**
- 3. All external materials of dwelling and garage to be submitted and approved in writing by the LPA**
- 4. Landscaping and tree protection to be implemented in accordance with Barnes Walker plan M2051.01**
- 5. Boundary details to be submitted to and approved in writing by the LPA**
- 6. Surfacing Materials to be submitted to and approved in writing by the LPA**
- 7. Demolition of existing dwellinghouse within 1 month of the first occupation of the dwellinghouse**
- 8. Submission and implementation of a scheme of electromagnetic screening measures**
- 9. Construction hours limited to Monday – Friday 08:00 – 18:00, Saturdays 08:00 – 13:00, and not at all on Sundays or Bank Holidays**
- 10. Recommendations of the Ecological Report to be implemented**

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