

Application No: 12/1798C

Location: 21, SHEARBROOK LANE, GOOSTREY, CW4 8PR

Proposal: First Floor Extension to Existing Property and Two Storey Side Extension

Applicant: Mr J Cartwright

Expiry Date: 29-Jun-2012

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Principle of Development;
- Policy;
- Design;
- Amenity; and
- Other Matters

REFERRAL

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

I would, however, like to call in the above referenced planning application due to concerns highlighted by local residents that approval may cause them significant loss of amenity.

Members may recall that this application was discussed at a previous committee meeting (27th June 2012). However, it was deferred for a site visit in order to assess what impact the proposal may have on neighbouring amenity and the design of the proposal in relation to the streetscene.

DESCRIPTION OF SITE AND CONTEXT

The applicants property is a detached bungalow, which is set well back from Shearbrook Lane. The property is constructed out of facing brick under a concrete tile roof. Located at the side of the applicants house is an attached flat roof double garage. The applicants dwellinghouse is located within an extensive residential curtilage, which is rectangular in shape. The applicants dwellinghouse is flanked on either side by other large detached properties. The area is predominately residential in character and is located wholly within the village settlement boundary of Goostrey.

DETAILS OF PROPOSAL

This is a full application for a first floor extension to the existing property and a two storey side extension at 21 Shearbrook Lane, Goostrey.

RELEVANT HISTORY

No relevant site history

POLICIES

National Policy

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

National Planning Policy Framework

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 Congleton Local Plan First Review 2011:

GR1 New Development

GR2 Design

GR6 Amenity and Health

GR7 Amenity and Health

PS5 Villages in the Open Countryside and Inset in the Green Belt

CONSIDERATIONS (External to Planning)

1 letter has been received from Jodrell Bank stating that the University of Manchester has been conducting tests of various materials as part of the electromagnetic screening measures which, if they were to be incorporated in the design of the buildings would help to reduce electromagnetic interference from items such as computers, microwave ovens and general electrical products. The University of Manchester would like the incorporation of such materials made a requirement in this development, in which case it would not oppose this application.

VIEWS OF THE PARISH / TOWN COUNCIL

No objections

OTHER REPRESENTATIONS

Four letters of objection have been received regarding the proposed development. The salient points raised in the letters of objection are:

- The proposed dormer windows will overlook our property and the proposal will result in a loss of daylight;

- The present owner and occupier of the property has not been served with any formal notice;
- It is difficult to calculate the percentage increase in floor area and volume, but the proposal represents a substantial increase;
- There are a number of similar extensions within the locality, but the current proposal will significantly have a detrimental impact on my residential amenity;
- The proposal will be very close to the common boundary and will block the amount of daylight which I received. The proposal will have an overbearing and dominant impact on the windows (which serve habitable rooms) on the side of my property;
- A further consideration is that Goostrey village is currently short of smaller houses. Surely it would be better in the long term for 21 Shearbrook Lane to be kept as it is for this reason and the proposed purchaser seek an existing 2 story property elsewhere in the village. There are plenty of these currently up for sale in Goostrey without the need to re-build 21 Shearbrook Lane. Goostrey certainly needs affordable houses to attract both younger families and those older people who need to downsize in their later life without having to move away from the village; and
- Having seen the property, the proposed extension will cut out the majority of light to both downstairs rooms in 21 Shearbrook Lane. The kitchen and lounge windows will now look directly on to a blank brick wall which will dominate the existing outlook
- The proposal due to its size will impinge directly on our outlook;
- The size, scale and massing of the proposal is out of keeping with the streetscene and area;
- It is considered that there is no requirement to extend the existing property as there are a number of large properties within the locality, which are currently up for sale.

APPLICANT'S SUPPORTING INFORMATION

No supporting information included with the application

OFFICER APPRAISAL

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 PS5 (Villages in the Open Countryside and Inset in the Green Belt), GR.1 (General Criteria), GR.2 (Design), GR.6 (Amenity and Health) of the adopted Borough of Congleton Local Plan.

The main thrust of 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 the National Planning Policy Framework 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 specifically states '*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and*

the way it functions'. (Para 64). It is the opinion of the case officer 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 NPPF.

Policy

The site lies within the village settlement zone line of Goostrey where there is a presumption in favour of development. There is no specific policy which governs the acceptability of extensions to dwellings within settlement zone lines and therefore the generic policies relating to issues such as design, amenity and highway safety will apply.

Design

The dwellinghouse is located on a residential estate comprising of other dormer bungalows which have been altered in numerous different ways. It is noted that the existing dwellinghouse is of no significant architectural merit and the proposed alterations would not significantly impact upon the dwellings character.

According to the submitted plans the applicant is proposing on increasing the ridge height of the existing bungalow. The proposed extension will measure approximately 2.5m high to the eaves (the eaves height will remain the same) and 6.7m high to the apex of the pitched roof (as measured from ground level). The proposed extension will form a pitched roof, which is in keeping with the existing property. The pitch of the roof will be altered, but is similar in style to other properties within the immediate locality and as such will not appear overly conspicuous. The applicant has submitted a streetscene plan which shows a gradual reduction in ridge heights of no's 19 down to 23 Shearbrook Lane. This helps to retain the rhythm of the properties within the streetscene. Attached to the side of the property facing no. 23 Shearbrook Lane is a chimney, which helps to give the property a vertical emphasis.

On the front elevation of the extension at first floor level will be a large window, which is centrally located and will incorporate a soldier course directly above it. On the rear elevation of the extension will be a smaller window. It is considered that the design and proportions of the proposed apertures are in keeping with the host property and will not appear as alien or obtrusive features.

In addition to the above, the applicant is proposing on demolishing the existing single storey garage and replace it with a two storey side extension. The proposed two storey extension will measure approximately 5.5m deep by 8.2m long and is 2.5m high to the eaves and 6.7m high to the ridge of the pitched roof. The case officer notes that the ridge of the extension is the same height at the ridge of the host property (as extended). The proposed extension will be located perpendicular to the host property and will be constructed out of facing brick under a concrete tile roof to match the host property and this will be secured by condition, in the event that planning permission is approved. Located at the front of the proposed two storey side extension is a dual pitched porch.

Internally the extensions will comprise a garage, cloakroom and an enlarged sitting room at ground floor level. Whilst, the first floor accommodation will comprise 3no. bedrooms and one will incorporate an en-suite and a bathroom.

The proposed development will incorporate 2no. pitched roof dormer windows on the front elevation and two similar sized dormer windows on the side elevation facing no. 23 Shearbrook Lane. The proposed dormer windows will project out approximately 2.6m by 1.8m deep. The dormers are set down from the ridge and back from the eaves and are framed by roof tiles. It is considered given the design, proportion and location of the proposed dormer extensions will not have a detrimental impact on the character and appearance of the streetscene. Furthermore, it is noted that no. 23 Shearbrook Lane has similar dormer windows.

Overall, it is considered that there are a number of similar extensions within the locality and it is considered that the proposal will not form an alien or intrusive feature within the streetscene, which is contrary to advice advocated within policy GR.2 (Design) and the NPPF.

Amenity

Policy GR6 (Amenity and Health) states that development will be permitted provided that the proposal would not have an unduly detrimental effect on amenity due to loss of privacy, loss of sunlight and daylight, visual intrusion, environmental disturbance or pollution, traffic generation, access and parking.

The impact of the development upon the amenity of nearby residential properties is a key consideration with this application and the nearest properties which may be affected by the proposal are no's 19 and 23 Shearbrook Lane.

It is considered that the proposal will have a negligible effect on other properties in the area.

The proposed development will have no discernible impact on the residential amenities of the occupiers of no. 23 Shearbrook Lane. This property (no.23) is located to the east of the application site. There are several windows in the side elevation of this property facing the applicants dwellinghouse. Furthermore, a letter of objection from this property states that these windows serve habitable rooms. The objector is concerned that the proposal will result in over looking and reduce the daylight which they receive. The proposed dormer windows on the roof plane facing no. 23 Shearbrook Lane serve a bathroom and en-suite and both of these windows will be obscurely glazed, which will prevent any loss of privacy. Furthermore, the existing boundary treatment will help to mitigate any overlooking from the ground floor apertures. The two properties are separated by a distance of approximately 5m. Overall, it is considered the location, orientation and separation distances will all help to mitigate any negative externalities and as such the proposal complies with policy GR.6 (Amenity and Health).

It is considered that the proposal will have a negligible impact on residential amenities of the occupiers of No. 19 Shearbrook Lane. It is noted that this property also has several habitable room windows in the side elevation of their property facing the applicants dwellinghouse. This property no. 19 is located to the west of the applicants dwellinghouse. It is considered given the location, orientation and juxtaposition of the properties will help to alleviate any problems any associated with the proposed development.

Other Matters

One of the objectors states that the current occupier/owner of the property does not know anything about the proposed development. Whilst the concerns of the objector are noted, the applicant has signed Certificate A which states that they do own the property. In any event issues to do with land ownership are not material planning reasons for refusing the application.

Another concern of the objectors that there are very few small properties within Goostrey and this property should be left as it is so that it will appeal to young families or elderly people wishing to down size. Whilst the concerns of the objector are noted, the proposal complies with local plan policy and there is insufficient justification to warrant a refusal and sustain it at any subsequent appeal.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development respects the size and character of the existing dwelling and the surrounding area and will not have a significant impact upon neighbouring amenity. The proposed development is of a suitable design appropriate to the purpose it will serve in keeping with Policy GR2 (Design). The proposal therefore complies with Policies GR1 (General Criteria), GR2 (Design), GR6 (Amenity and Health) and PS5 (Villages in the Open Countryside and Inset in the Green Belt) of the adopted Congleton Borough Local Plan First Review 2005.

Approve subject to conditions

- 1. Standard Time Limit**
- 2. Plan References**
- 3. Materials to be submitted and agreed in writing**



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