

Application No: 13/0226N

Location: 2, MOUNT CLOSE, NANTWICH, CHESHIRE, CW5 6JJ

Proposal: Retrospective application for 2 no. garden timber garden buildings and gates to driveway.

Applicant: Mr D Pope

Expiry Date: 07-Mar-2013

SUMMARY RECOMMENDATION

Approve with Conditions

MAIN ISSUES

- **Impact on residential amenity**
- **Impact on streetscene**

REASON FOR REPORT

This type of application would normally be dealt with under the Council's scheme of delegation; however it has been called into the Southern Planning Committee by Cllr Arthur Moran for the following reasons:

"Will cause demonstrable harm to the appearance of the street scene contrary to policyBE2 of the Adopted local plan and will not be in keeping with the design and layout of surrounding development."

DESCRIPTION OF SITE AND CONTEXT

The application site is found to the front/side garden of 2 Mount Close which lies on the junction of Mount Close and Mount Drive within the Settlement Boundary for Crewe.

The site itself is bordered on all three sides by a mature hedge of approximately 2 metres in height.

DETAILS OF PROPOSAL

This is a retrospective application seeking approval for two sheds and the erection of a set of gates at the access to the property.

The two sheds are positioned to the south and south east of the application dwelling close to the boundary. The smaller of the two sheds measures 3.7 metres by 1.8 metres and has a roof height of 2.2 metres at the highest point.

The larger of the two measures 6.1 metres by 2.3 metres with a height of 2.5 metres at the highest point.

The set of double gates are constructed of timber and have a width of 3 metres and a height of 1.5 metres.

RELEVANT HISTORY

4/3/2225 – 2 and 2a Mount Close – Extensions – approved with conditions 1973

7/01782 – 2 and 2a Mount Close – Extension forming bedroom – approved with conditions 1976

7/12632 – 2 and 2a Mount Close – Conversion of property into a pair of semi-detached dwellings (PD rights removed) – approved with conditions 1985

POLICIES

Crewe & Nantwich Borough Council Local Plan Policy

Crewe Settlement Boundary

BE.1 – Amenity

BE.2 – Design Standards

RES.11 – Improvements and Alterations to Existing Dwellings

Supplementary Planning Document – Extensions and Alterations to Existing Dwellings

National Planning Policy Framework

CONSIDERATIONS (External to Planning)

Highways

No comments received at time of writing report

VIEWS OF THE PARISH / TOWN COUNCIL

Nantwich Town Council objects to this development as the buildings will cause demonstrable harm to the appearance of the street scene contrary to Policy BE2 of the Adopted Local Plan relating to design standards

OTHER REPRESENTATIONS

One letter of representation has been received from the occupier of the neighbouring 48 Mount Drive which objects for the following reasons:

- Second building is an eyesore
- Concerns over what the building will be used for
- Objects to looking at building from lounge

APPLICANT'S SUPPORTING INFORMATION

None received

OFFICER APPRAISAL

Principle of Development

The application site lies within the Settlement Boundary for Nantwich; therefore the development is acceptable in principle providing that the design is appropriate and that the development does not give rise to any detrimental impact on the amenities of adjacent properties.

Amenity

Policy BE.1 (Amenity) of the Local Plan states that proposal for new development will be permitted that if they are:

“compatible with surrounding land uses” and

“do not prejudice the amenity of future occupier or the occupiers of adjacent property by reason of overshadowing, overlooking, visual intrusion, noise and disturbance, odour or in any other way.”

In terms of neighbouring residential amenity the neighbouring dwelling to the north (No. 37 Mount Drive) is a detached bungalow. In between this dwelling and the application site is a mature hedge standing at approximately 2 metres in height. The two principal windows on the front elevation of this dwelling are approximately 15 metres from the two sheds when measured at the closest point.

Given the above it is not considered that the development will have a significantly detrimental effect upon the amenity of No. 37 to justify a refusal.

The neighbouring dwellings to the west of the application site are over 20m away on the opposite side of Mount Drive. Further to this the existing hedge on the boundary of the application site stands in between at a height of approximately 2m in height. This hedge screens much of the view of the two sheds from the neighbouring dwelling to the west. It is considered that the development will not have a significantly detrimental effect upon neighbouring residential amenity when viewed from this perspective.

It is not considered that the double gates to the entrance to the application site will have a harmful effect upon the amenity of any neighbouring properties.

As a result the proposed development is in accordance with Policy BE.1 (Amenity) and Policy RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Impact on Character

Policy BE.2 (Design) of the Local Plan states that proposal for new development will be permitted provided that they:

“respect the pattern, character and form of the surroundings”, and

“do not adversely affect the streetscene by reason of scale, height, proportions or materials used”.

The site occupies a prominent corner location and with the structures being located to the front and side there is the potential for harm due their visibility in the street scene. The front/side garden however is bounded by laurel and conifer hedges of approximately 2 metres in height. While the two sheds are partially visible above the current height of the hedge, and over the entrance to the dwelling the existing hedges do screen the majority from view. Furthermore, a condition will be attached to any permission requiring the hedges to be retained (and replaced) to mitigate any potential impact upon the surrounding streetscene.

Other timber fencing exists in the locality of the site so it is not considered that such that the timber entrance gates are significantly out of character with the area to justify a refusal.

As a result the proposed development is in accordance with Policy BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Other Matters

The actual use of the sheds is not a concern as long as they are used for a purpose incidental to the enjoyment of the dwelling house.

CONCLUSIONS

Overall it is considered that the development will not have a significantly detrimental effect upon residential amenity.

The design of the development is considered, in the presence of the existing boundary treatment, to be acceptable in terms of its size, scale and location and will not have a detrimental impact upon the streetscene of Mount Close or Mount Drive.

RECOMMENDATIONS

APPROVE subject to the following conditions:-

1. Standard time
2. Approved plans
3. Materials as application
4. Additional planting scheme to be agreed.
5. Additional planting scheme and existing hedges to be retained thereafter.

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