

Application No: 13/0403N
Location: 32, NANTWICH ROAD, WRENBURY, CHESHIRE, CW5 8EN
Proposal: Outline application for erection of small 2-storey dwelling on vacant land
Applicant: Ms Shirley Wardle
Expiry Date: 04-Apr-2013

SUMMARY RECOMMENDATION

Approve with Conditions

MAIN ISSUES

- Principle of Development
- Design, Impact on the Character and Appearance of the Locality/Streetscene
- Impact on Amenity of adjacent properties
- Impact on Highway Safety and parking
- Impact on trees and landscaping
- Other Matters

1. REASON FOR REFERRAL

This type of application would normally be dealt with under delegated powers; however Councillor Stan Davies has called the application in to Southern Planning Committee for the following reasons;

'Over development of the site'

2. DESCRIPTION OF SITE AND CONTEXT

The application site forms the side garden area of No.32 Nantwich Road, Wrenbury. No.32 Nantwich Road is a semi-detached dwelling with a moderately sized side and rear garden. The application site is surrounded by residential development on three sides, with Wrenbury Medical centre sited in front of the development site on the opposite side of the road.

3. DETAILS OF PROPOSAL

The proposal seeks outline planning permission with all matters reserved for one dwelling on the site. An indicative plan has been submitted with the application to show a two storey two bedroom house on the site with an integral garage.

4. RELEVANT HISTORY

No planning history

5. POLICIES

The development plan includes the Regional Spatial Strategy for the North West (RSS) Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

Local Plan Policy

BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Accessing and Parking)
BE.4 (Drainage, Utilities and Resources)
BE.5 (Infrastructure)
BE.6 (Development on potentially contaminated land)
TRAN.9 (Car Parking Standards)
RES.4 (Housing in villages with settlement boundaries)

Supplementary Planning Documents

Local Development Framework - Development on Backland and Gardens Supplementary Planning Document (2008)

Other Material Considerations

National Planning Policy Framework 2012

6. CONSULTATIONS (External to Planning)

Strategic Highways Manager – None received at time of writing this report.

Environmental Health – No Objections subject to conditions for construction hours and an advisory note regarding contaminated land.

United Utilities: No objections

7. VIEWS OF THE TOWN COUNCIL - At its meeting held on 13 February, the Parish Council considered this application and resolved to submit a strong objection to the application. The development will adversely affect the amenity value of adjacent properties (Policy BE.1) and is out of character with the surrounding area (Policy BE.2). The proposed property is neither in-keeping nor in proportion with neighbouring properties and does not enhance the built environment. It fails to respect the character and form of the surroundings. It is considered to

be inappropriate infill development at this location. The Parish Council urges the Borough Council to refuse this application.

8. OTHER REPRESENTATIONS

Letters of representation have been received from the occupants of No.34 Nantwich Road. The main issues raised are;

- Rear bedroom may be used as a living room due to design of dwelling and therefore would overlook neighbours bathroom window,
- Plans show a window in the roof, therefore possible second floor living accommodation,
- Angle of development would not be in keeping with the existing streetscene,
- Overdevelopment of the site,
- Dwelling would overlook the neighbours garden,
- Contrary to paragraph 53 of the NPPF in relation to garden development
- Contrary to local plan policies BE.1 (Amenity), BE.2 (Design) and the SPD: Development on Backland and Gardens Supplementary Planning Document (2008)
- Existing drainage issues will be exacerbated
- Sufficient parking is required.

9. APPLICANT'S SUPPORTING INFORMATION

- Design and Access Statement
- Contaminated Land Questionnaire

10. OFFICER APPRAISAL

Principle of Development

The National Planning Policy Framework (NPPF) states at paragraph 47 there is requirement to maintain a 5 year rolling supply of housing and states that Local Planning Authorities should:

“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”.

The NPPF states that, Local Planning Authorities should have a clear understanding of housing needs in their area. This should take account of various factors including:

- housing need and demand,
- latest published household projections,
- evidence of the availability of suitable housing land,
- the Government's overall ambitions for affordability.

The figures contained within the Regional Spatial Strategy proposed a dwelling requirement of 20,700 dwellings for Cheshire East as a whole, for the period 2003 to 2021, which equates to an average annual housing figure of 1,150 dwellings per annum. In February 2011 a full meeting of the Council resolved to maintain this housing requirement until such time that the new Local Plan was approved.

It is considered that the most up-to-date information about housing land supply in Cheshire East is contained within the Strategic Housing Land Availability Assessment (SHLAA) 2013.

The SHLAA has put forward a figure of 7.1 years housing land supply.

In this instance the development site is situated within the Wrenbury settlement boundary which allows for the development of sites within settlement boundaries for housing subject to the proposals satisfying a number of criteria. Consequently, this site, which is located within the settlement boundary, is considered to be suitable in principle for residential development, subject to compliance with Policy RES.4 (Housing in villages with settlement boundaries) of the Local Plan. In order to fully accord with Policy RES.4 the development must also be in keeping with the requirements of policies BE.1 – BE.5, and the adopted SPD on Development on Backland and Gardens.

Access, Appearance, Landscaping, Layout and Scale

As the application is outline, the access, appearance, landscaping, layout and scale of development would be covered in detail within the Reserved Matters application (incorrectly marked in the application form as being considered within this application). The general layout proposed is considered acceptable, although it does not strictly follow the pattern of development within the streetscene.

The design and layout of the proposed dwelling is unusual and differs from the surrounding properties with an integral garage sited on the front elevation. It is considered that this element is not acceptable and a design which addresses the street frontage would be more suitable, however this can be dealt with within the more detailed design aspects of the reserved matters application. There is sufficient space to park two cars on the front of the site, utilising the existing access to No.32. Therefore a more simple design with the lounge and front door on the front elevation would be more appropriate.

The indicative plans also show a window on the side elevation within the roof, there are no floor plans for the roof space however it is considered that a condition should be attached to the permission to ensure that dwelling is only two storeys, and permitted development rights removed to ensure that the LPA has control over any future development.

Therefore given all matters have been reserved for a future detailed application it is considered that relevant conditions can be attached to ensure the property does not have an adverse impact on neighbouring amenity and is of a design which is in keeping with the surrounding streetscene. It is considered that the general layout and scale of the dwelling although different from adjacent property would not have an adverse impact on the streetscene provided suitable materials were used and the elevations improved.

Amenity

Neighbouring amenity

A key consideration of the development would be the impact it would have on neighbouring amenity.

The indicative layout suggests that the dwelling will be sited on a similar build line to No.32 Nantwich Road, but at a 45 degree angle to the side elevation of the existing dwelling. The neighbouring property has several windows on the side elevation, two on the first floor, which serve a bedroom and bathroom and three at ground floor which serve a hall and kitchen. The indicative plan shows a new garage to be constructed on the side elevation of No.32 at ground floor level. There is an existing garage on the site detached from the dwelling which will be removed as part of this application.

The indicative plan for the new dwelling shows no windows on the elevation facing No.32 and the building would be sited on to the boundary line. There would be a separation distance of 2m at its closest point increasing up to 6m at the front of the site. The Council's SPD on Development on Backland and Gardens suggests a separation distance of 13.5m between flank elevations and elevations with principal windows. Given both the bedroom window and kitchen window are considered to be principal windows to habitable room the current layout would fail to meet the standards. The applicant has stated that new layout moving the dwelling forward in the site would address this issue. An amended plan is to be submitted and this will form part of an update report to the committee.

The indicative layout shows the dwelling sited 5m forward of the other dwellings on Nantwich Road. The indicative plans also show the side elevation facing towards the dwelling at No.34 to be secondary and non-principal windows. The neighbour's elevation has several windows which serve a bedroom, bathroom, hallway and kitchen. Given the position of the dwelling set forward in the plot, it is considered unlikely that the development would have a significantly detrimental impact on neighbouring amenity by means of overlooking or overshadowing.

Provided the applicant can submit a plan which shows the development would not have an unacceptable impact on the existing neighbouring amenity of No.32 Nantwich Road the proposal is considered to be acceptable. Although as noted above the proposed plans are indicative and therefore further consideration regarding the impact on neighbouring amenity can be considered during the detailed reserved matters application.

Occupier Amenity

The Council's Development on Backland and Gardens SPD requires a minimum of 50m² private amenity space for new dwellings. The indicative plans show at least 64m² of private amenity space to the rear of the dwelling, and some private amenity space to the front although it is likely that a significant amount of this would be used for car parking. Notwithstanding this it would appear that there would be a suitable amount of private amenity space for a two bed roomed property.

Impact on Highway Safety and Parking

As the application is outline with all matters reserved the access and parking does not form a detailed part of the application. However, the plans show the access could be achieved to the front of the existing access used for No. 32. It is considered that the site is capable of achieving two off street car parking spaces within the curtilage and this would be suitable within for a two bedroom dwelling.

11. CONCLUSIONS

The application site is situated within the Wrenbury village settlement boundary, and it is considered that there are no significant amenity or highway safety issues arising from the development. It is also considered that the proposed development, as conditioned, is acceptable in all other respects. The proposed development is therefore considered to be in compliance with BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Accessing and Parking), BE.4 (Drainage, Utilities and Resources), BE.5 (Infrastructure), BE.6 (Development on potentially contaminated land), RES.4 (Housing in villages with settlement boundaries), and TRAN.9 (Car Parking Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011, the Development on Backland and Gardens Supplementary Planning Document (2008) and the National Planning Policy Framework.

12. RECOMMENDATIONS

APPROVE subject to an amended plan being submitted and subject to the following conditions

- 1. Outline Time**
- 2. Time for Reserved Matters**
- 3. Approval of Reserved Matters**
- 4. Two Storey Dwelling only**
- 5. No principal windows to side facing elevations**
- 6. Hours of construction**
- 7. Removal of PD**
- 8. Approved Plans – not including design of dwelling**

Application for Outline Planning

RECOMMENDATION:

(c) Crown copyright and database rights 2013. Ordnance Survey 100049045, 100049046.

