

Application No: 13/0415N
Location: 20, PASTURES DRIVE, WESTON, CW2 5SD
Proposal: Proposed 2 story rear extension
Applicant: Mr Andrew Beardmore
Expiry Date: 27-Mar-2013

SUMMARY RECOMMENDATION – Approve with conditions

MAIN ISSUES

- Impact on the host dwelling
- Impact on the streetscene
- Amenity impact on neighbouring property

REASON FOR REFERRAL

This scale of development would normally be considered under the Councils delegated powers, however in this instance Cllr Clowes has called the application in to Southern Planning Committee for the following reason:

‘Please find below the material concerns of the Parish Council in relation to this application.

The formal comments which the Parish Council has submitted on this application are set out below:

“The Weston and Basford Parish Council objects to this two storey extension on the grounds of its excessive scale. It will, in our judgement, have an overbearing effect on the neighbours on either side in Pastures Drive and be highly detrimental to their amenities.

The Council sees no objection to the principle of a modest extension on the rear of this property - much smaller and possibly single storey.

We understand that the neighbours on either side are unhappy and will be writing in with an objection.”

DESCRIPTION OF SITE AND CONTEXT

The proposal site is situated on Wychwood Village, which is a residential estate within the open countryside. The existing dwellinghouse is a large detached property on a moderately sized curtilage. The rear elevation of the dwelling overlooks Gorstyhill golf course.

DETAILS OF PROPOSAL

The proposal seeks planning permission for a two storey rear extension. The proposed extension will project 4m off the existing rear elevation, will have a width of 11.6m and maximum height of 7.7m. The proposed extension will form two gable projections off the rear elevation with a balcony element in between the two gable projections at first floor level. The proposed extension will extend the lounge and kitchen/family area at ground floor level and enlarge two of the bedrooms at first floor level with a balcony between.

RELEVANT HISTORY

No relevant recent planning history

POLICIES

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

The relevant development plan policies are:

Local Plan Policy

NE.2 (Open Countryside)

BE.1 (Amenity)

BE.2 (Design Standards)

RES.11 (Improvements and Alterations to existing Dwelling)

Other Material Considerations

National Planning Policy Framework

Extensions and Householder Development SPD

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

VIEWS OF THE PARISH / TOWN COUNCIL-

The Weston and Basford Parish Council objects to this two storey extension on the grounds of its excessive scale. It will, in our judgement, have an overbearing effect on the neighbours on either side in Pastures Drive and be highly detrimental to their amenities.

The Council sees no objection to the principle of a modest extension on the rear of this property - much smaller and possibly single storey.

We understand that the neighbours on either side are unhappy and will be writing in with an objection.

OTHER REPRESENTATIONS

Letters of objection have been received from the occupiers of No. 11 and 18 Pastures Drive. The main issues raised are;

- Loss of light to conservatory and kitchen window of No.18
- Loss of view of sky and trees from No.18
- Window on side elevation moved and will now over look a conservatory
- The extension will be an over development of the plot leaving a very small garden,
- There is a clause within the deeds which states no development within 10 years of the purchase of the property,
- Management company have not agreed to the extension,
- A single storey extension would be more suitable on the plot.

APPLICANT'S SUPPORTING INFORMATION – None received

OFFICER APPRAISAL

Principle of Development

The proposal site is situated on a residential estate within the open countryside. The principle of householder development within the open countryside is considered acceptable provided that the proposed extensions remain subordinate and the original dwelling remains the dominant element, in accordance with Local Plan policies BE.1 (Amenity), BE.2 (Design Standards) and RES.11 (Improvements and Alterations to existing Dwellings).

Design

The proposal seeks permission for a two storey extension sited on the rear elevation of the dwelling. The proposed extension will project 4m off the existing rear elevation, will have a width of 11.6m and maximum height of 7.7m. The proposed extension will form two gable projections off the rear elevation with a balcony element in between the two gable projections at first floor level. The proposed extension will extend the lounge and kitchen/family area at ground floor level and enlarge two of the bedrooms at first floor level with a balcony between. The proposed gable projections will mimic the design of the front elevation of the dwelling.

The proposed two storey projections will have a lower ridge height than the existing ridge height of the dwelling which will help to create a subordinate extension to the existing dwellinghouse. The proposed extension will not increase the original dwellinghouse by more than double the volume, and therefore it is considered that the scale and design is in keeping with the existing dwellinghouse.

The extension will not be visible from the streetscene given its position on the rear of the dwelling, however will be visible from the adjacent golf course. Given the extension is of a similar design to the front elevation of the property, and will have a number of large glazed openings which are a key feature of the dwellings in this area, it is considered that the extension will appear in keeping with the design of the existing dwellings.

It is considered that the proposal is of size and design which is in keeping with the existing dwellinghouse. It is considered that the proposed alterations will appear in keeping with the

existing dwellinghouse and the surrounding streetscene, and therefore are in accordance with Local Plan policy BE.2 (Design Standards).

Amenity

The proposed extension will be sited to the rear of the dwelling, and will project 4m off the rear elevation of the property.

The adjacent neighbours at No.18 and No. 22 are set further forward in the plot than the application site, and are not set in a straight line adjacent to one another as the dwellings turn a corner within the streetscene. Therefore, given the proposed extension will be set in from the existing side elevations of the dwelling, by 0.2m the overall impact on the neighbours will not be significant to warrant refusal on these grounds.

The applicant has submitted a block plan which shows that the proposed extension would not breach the 45 degree code from the rear windows of No.18, or No.22 and therefore will not have a significantly detrimental impact on neighbouring amenity by means of overshadowing or overbearing impact. It should be noted that a conservatory is not considered to be a principal window.

Although the extension may be visible from the neighbours property this is not a sufficient reason for refusal. Furthermore, the objectors note that the extension would have an adverse impact on their view of the sky and trees from the conservatory. Impact on views is not a material planning consideration.

The proposal includes a ground floor window on the side elevation of the property facing towards the neighbours boundary at No.18. There is a 1.8m boundary fence between the two properties and therefore this will mitigate for any overlooking of the neighbours conservatory.

The proposal includes a long high level window on the side elevation of the property which would face towards the garden of No.22. These windows are secondary in nature and will serve only to add light to the extension, due to their position and orientation will not over look the adjacent neighbour's rear windows.

The neighbours at No.12, 14, and 24 also have rear elevation windows which over look the extension, however the extension will be sited over 21m from these rear elevations principal windows and therefore would meet the separation standards for extensions.

The proposed extension will not reduce the garden area by less than 50m² and therefore it is considered that the proposal will retain a suitable amount of private amenity space for the future occupiers.

The proposed balcony area to the rear of the site will overlook the golf course and therefore will not have a detrimental impact on neighbouring amenity.

It is considered that the proposed extension will not have a significantly detrimental impact on neighbouring amenity in accordance with Policy BE1 (Amenity).

Other Matters

Within the letters of objection the neighbours have noted that there is restriction within the deeds in regards to development being constructed within the first 10 years of the occupied dwellings. This is a legal matter and not a material planning consideration and therefore does not alter the recommendation of this application.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the proposed development is of size and position which is in-keeping with the host dwelling, and the surrounding area. The proposed development will not have a significantly negative impact on the adjacent neighbours and is therefore considered to be acceptable and in accordance with the relevant policies of the Local Plan.

Conditions

- 1. Standard Time**
- 2. Materials to match existing dwelling**
- 3. Approved plans**

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

