

Application No: 13/0972C

Location: 22, HAWTHORNE CLOSE, HOLMES CHAPEL, CW4 7QD

Proposal: Single storey infill front extension, two storey rear extension.

Applicant: Gareth Mills

Expiry Date: 07-May-2013

SUMMARY RECOMMENDATION:

APPROVE

Main issues:

- The principle of development
- The impact upon the character and appearance of the application property
- The impact upon neighbouring residential amenity

REASON FOR REFERRAL

This application was called in to Southern Planning Committee by Councillor Les Gilbert for the following reasons;

‘To consider whether the proposal would amount to overdevelopment of the plan and adversely affect the amenities of neighbouring properties.’

DESCRIPTION OF SITE AND CONTEXT

The application site is positioned at the southern end of Hawthorne Close which is a modern housing estate comprising properties of similar character. There are variations of the key design principles of the development between properties and as such there is not strict sense of uniformity within the street scene.

The application site comprises a detached, two storey dwellinghouse with an open frontage characteristic of the housing estate; and private garden and detached garage to the rear.

The application site is positioned within the Settlement Zone as outlined in the Congleton Borough Local Plan 2005.

DETAILS OF PROPOSAL

Planning approval is sought for a single storey extension to the front elevation and a single storey/two storey extension to the rear elevation.

The existing dwelling has a single storey porch that is positioned centrally on the house; it is proposed to extend to the west of the porch creating a pitched roof extension with bay window. The extension would project 1.4m forward of the front elevation and the bay window would extend a further 529mm.

A single storey and two storey extension is proposed to the rear elevation. An existing conservatory is to be demolished in order to make way for this extension. The proposed extension would be positioned towards the eastern side of the rear elevation and would project 4.5m at ground floor, measuring 4.5m in width. The extension would be smaller at first floor with a projection of 3.3m and width of 4.2m.

A first floor side window is proposed within the east facing elevation of the original house. The window would serve a bathroom and it is stated on the submitted plans that the window is to be obscure glazed and non-opening below a height of 1.7m when taken from the internal floor level of the room.

External building materials are to match those of the existing house.

RELEVANT HISTORY

There is no site history relevant to the determination of this application.

POLICIES

National Planning Policy Framework (NPPF)

Chapter 7 – Requiring good design

Local Plan policy

GR1 – New development
GR2 – Design
GR6 – Amenity and Health

CONSULTATIONS (External to Planning)

Jodrell Bank – No comments.

VIEWS OF THE PARISH COUNCIL:

Holmes Chapel Parish Council has raised concern as it is thought that the extension is too large for the plot and will impact on the neighbours.

OTHER REPRESENTATIONS:

Representations have been received from the occupiers of no.18 Hawthorne Close and no.24 Hawthorne Close. Both raise objection to the proposal. The grounds for objection are summarized as follows:

- Over development for the size of the plot;
- Extensions to the front would be out of character;
- Loss of on-site parking;
- Loss of light.

In response to the objections submitted, a planning statement which seeks to address the points raised has been submitted by the applicant. This report is summarized as follows:

- The extension would occupy 29% of the plot area remaining around the house;
- The removal of the hedge would have no impact on on-site parking provision;
- The proposal does not provide any additional bedroom and therefore does not result in increased requirements for on-site parking;
- Amendments were made to the proposal prior to submitting the application in order to reduce the impact of the extension on no.24;
- The extension would not cross the 45 degree line taken from the nearest habitable room window.
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Full copies of the representations received are available to view on the application file.

APPLICANT'S SUPPORTING INFORMATION:

A Planning Statement has been received in response to the objections raised.

OFFICER APPRAISAL

Principle of Development

The application site is positioned within the Settlement Zone where there is a presumption in favour of development. Therefore the principle of extending the dwellinghouse is considered acceptable.

Design Standards

Local plan policy GR2 seeks to ensure appropriate development that is sympathetic to the character and form of the surrounding area. Hawthorne Close is a modern housing estate comprising detached dwellings of similar architectural characteristics. There is however some elements of variation in the key design principles of the estate. Consequently it is not felt that there is a strong sense of uniformity in terms of design within the immediate street scene.

Objection has been raised on the grounds that the proposed extension to the front would be out of character with the wider area. Houses within the immediate street view have canopies and single storey additions to the front elevation of varying appearance. The proposed rear extension and flue would not be readily visible from the highway of Hawthorne Close. Furthermore the roof pitch, fenestration and other detailing will be similar to that of the main dwelling and for these reasons it is not considered that the

development would significantly detract from the character and form of the existing site or wider housing estate.

Amenity

Local plan policy GR6 seeks to ensure that development does not have an unduly detrimental effect on the residential amenity of nearby properties, having regard to the privacy, daylight, visual intrusion, traffic generation, and environmental disturbance or pollution.

The proposed front extension, contains no side windows and does not project any further than the existing porch. Therefore no amenity issues are raised in respect of this element of the proposal.

Taking account of the proximity the proposed rear extension relative to neighbouring sites to the north, south and west it is not considered that the proposal would result in undue harm in respect of a loss of privacy, overbearing impact or over shadowing.

No.24 Hawthorne Close is positioned to the east of the application site. Consideration has been given to the concerns raised by this neighbouring property in respect of a loss of light.

The application site and rear private amenity space of no.24 Hawthorne Close is separated by the driveway and garage that serves no.24. The driveway and the rear garden of no.24 is separated by a timber fence of the same ilk as that serving the site boundary.

The proposed extension would not cross the 45 degree line taken from the centre point of the nearest habitable room window serving no.24 and having considered the proposal in the context of the site it is not considered that the development would result in significant harm to the residential amenity of this neighbouring house in terms of loss of light.

The proposed first floor side windows facing this dwelling would be fitted with obscured glazing and would face the gable. Conditions can be imposed to ensure that no further side windows are added. At ground floor level, the tow windows that are proposed are "high level" and therefore overlooking is not considered to be an issue.

An even greater separation distance would be achieved to no.20, which is orientated at 90 degrees to the site, and includes a projecting garage to the front. Consequently the proposed extension would be approximately 13m from the nearest principal window of this property and therefore no loss of light should occur. The extension would be screened by the existing garage, which combined with existing boundary treatments will be sufficient to prevent overlooking.

Highway

The proposed development would not result in an increase in the number of bedrooms serving this property. Similarly the development would not result in the loss of existing on-site parking provision. Consideration has been given to the objections raised in

respect of highway safety; however it is not considered that the development would result in harm to highway safety.

CONCLUSIONS

Planning approval is sought for a single storey front extension, single storey and storey rear extension, and flue. A number of objections have been received that raise concerns primarily in respect to highway safety, design and the impact on the residential amenity of no.24 Hawthorne Close. Consideration has been given to the concerns raised however the development is considered to adequately accord with the relevant design and amenity policies of the Local Plan and a recommendation of approval is given.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1. Standard Time Limit**
- 2. Approved Plans**
- 3. Materials to match**
- 4. Remove PD for side windows.**

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