

Application No: 13/1200C

Location: 36, HAWTHORNE CLOSE, HOLMES CHAPEL, CW4 7QD

Proposal: Ground and First Floor Side/Rear Extension to Dwelling

Applicant: Mr & Mrs S Double

Expiry Date: 16-May-2013

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES

- Design
- Amenity

REASON FOR REFERRAL

Councillor Gilbert called the application in to the Southern planning committee

"To consider whether the proposal amounts to over-development of the site having regard to its impact on the street scene and the amenity of neighbours and the relationship of the proposed extension to the original dwelling."

The application was deferred from the previous meeting for a committee site visit.

DESCRIPTION OF THE SITE AND CONTEXT

The development site, No 36 Hawthorne Close, is a detached dwelling constructed from a modern buff brick with a tiled roof. No 36 sits at the head of a small cul-de-sac that in its self forms part of a larger development of modern detached dwellings. The surrounding properties are constructed in a similar style with several different designs pepper-potted across the estate.

DETAILS OF THE PROPOSAL

The proposed development is a two-storey side and rear extension to form an extended kitchen and new utility room and an En-suite bedroom above. The proposed development links with a canopy at ground floor level to an existing garage.

RELEVANT HISTORY

24904/3 Permission for 58 houses, approved (PD rights removed)

POLICIES

Local Plan Policy

GR1 New Development,
GR2 Design,

GR6 Amenity and Health

Other Material Considerations

NPPF

CONSULTATIONS (External to Planning)

Jodrell Bank (Manchester University)

Raise no objection to the proposed development but included an advice note detailing how to improve the interference environment around the telescope

VIEWS OF THE PARISH COUNCIL

None received at the time of writing.

OTHER REPRESENTATIONS

The residents of No 38 Hawthorne Close objected on the following grounds to the plans as originally submitted;

- Loss of outlook
- Loss of sunlight

OFFICER APPRAISAL

Principal of Development

The proposed development lies within the Congleton Borough Council Local Plan Settlement Zone Line. For new development within the Settlement Zone Line there is a presumption that development will be permitted subject to design and amenity issues.

The original submission that triggered objection from the neighbour and the call in to planning committee had a two storey rear projection that had the potential to cause significant harm to the amenity of residents of No 38. A revised submission was made that reduced the first floor rear projection to zero.

Design

The host dwelling is of a modern design, its form is broken up by an asymmetric frontage including a forward facing 2 storey gable and canopy porch, and there are simple architectural details enhancing the fenestration. The proposed development is subordinate to the host, the front building line is set back approximately 1.75m and the ridge line approximately 0.6m below that of the host. The materials specified in the planning application are to match the existing materials and the architectural detailing shown on the elevation drawings match those of the host and surrounding properties.

It is considered that the proposed development will not form an intrusive feature in the street scene as it is subordinate to the host dwelling, additionally the existing street scene will be enhanced by the addition of the proposed development adding to the diverse range of house designs across the estate. Therefore it can be seen that the proposed development is in accord with policy GR2 (Design)

Amenity

The revised design submitted 29th April 2013 addresses all of the concerns raised by the original submission. The revised plans show a two storey side extension with a single storey ground floor rear extension projecting 3m towards the detached garage with a canopy roof extending a further 0.8m to meet the garage providing covered access to the rear of the property.

The single storey element has a two pitch roof with an overall height of approximately 3.8m, It is not considered that this is high enough to materially affect the amenity of neighbouring residents, the two storey element of this proposal fits within the profile of the existing dwelling and has one rear facing window, this element does not materially affect the amenity despite the additional window at first floor level as there are existing windows in the rear elevation and close set properties in an estate environment have to be prepared to accept a nominal loss of privacy due to the proximity of neighbours. The potential harm is in this case in some way mitigated by the separation of private amenity space by an existing detached two car garage.

It is considered that the proposed development raises no significant amenity issues and as such is in accord with Local Plan Policy GR6 (Amenity and Health)

Other Matters

The proposed development would take up at least one parking space (approximately 2.5m x 8m) however as the remaining allocated parking area in front of the garage can still comfortably accommodate five cars it is not considered that the loss of parking space by the construction of this extension will cause any harm to the street scene or amenity of neighbouring residents.

CONCLUSIONS

The proposed development will not harm the character of the existing street scene and will not raise any material amenity issues. It is concluded that the proposed development meets the requirements of the Congleton Borough Local Plan Policies; (GR1 New Development, GR2 Design, GR6 Amenity and Health)

RECOMMENDATIONS

Approve subject to the following conditions

1. Standard time
2. In accordance with submitted plans
3. Materials to match existing

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

