

Planning Reference No:	P09/0172
Application Address:	Orchard Court, Haslington
Proposal:	A Second Phase Development of 4 New Build Retirement Bungalows on a Vacant Area of the Existing Site with Associated Areas of Environmental and Landscape Works
Applicant:	Wulvern Housing
Application Type:	Full
Grid Reference:	355987 373544
Ward:	Doddington
Earliest Determination Date:	1 st April 2009
Expiry Dated:	27 th April 2009
Date of Officer's Site Visit:	27 th March 2009
Date Report Prepared:	31 st March 2009
Constraints:	None

SUMMARY RECOMMENDATION

Approve with Conditions

MAIN ISSUES

- The living conditions of neighbouring properties
- Character and appearance of the locality

1. REASON FOR REFERRAL

This application is included onto the agenda of the Southern Planning Committee as the application involves residential development of more than 3 dwellings and in accordance with the scheme of delegation which was in place at the time of receipt.

2. DESCRIPTION OF SITE AND CONTEXT

Orchard Court is located on the northern side of Bradeley Road within the Haslington Settlement Boundary. Orchard Court contains eight bungalows which are owned by Wulvern Housing and form an L shape onto the Bradeley Road frontage. Three other properties (No's 31, 31A & 31B Bradeley Road) are accessed via a private access which runs along the eastern boundary of the application site. The application site is a lawned area containing a number of immature trees and shrubs. To the north of the site planning permission has been granted for 1 dwelling.

3. DETAILS OF PROPOSAL

This is a full application for a terrace of four bungalows on an existing area of open space. Each dwelling would contain 2 bedrooms with a total parking provision of 6 spaces being provided within a communal parking area to the eastern side of the site.

4. RELEVANT HISTORY

P09/0119 - Alterations and Extensions to Partially Constructed Dwelling. Yet to be determined at the time of writing this report

P92/0639 - Detached dwelling. 23rd October 1992

7/14206 - Erection of 8 one bedroom elderly persons bungalows. Approved 24th June 1987

7/10883 - Residential development. Refused 5th April 1984

5. POLICIES

Regional Spatial Strategy

DP1 – Spatial Principles

DP2 – Promote Sustainable Communities

DP4 – Make the Best Use of Existing Resources and Infrastructure

L4 – Regional Housing Provision

Local Plan Policy - Crewe & Nantwich Replacement Local Plan 2011

RES.3 – Housing Densities

RES.4 – Housing in Villages with settlement Boundaries

BE.1 – Amenity

BE.2 – Design Standards

BE.3 – Access and Parking

BE.4 – Drainage, Utilities and Resources

BE.5 – Infrastructure

Other Material Considerations

PPS1 – Delivering Sustainable Development

PPS3 – Housing

C & NBC Supplementary Planning Document – Development on Backland & Gardens

6. CONSULTATIONS (External to Planning)

Highways: No comments received at the time of writing this report

7. PARISH COUNCIL

No comments received at the time of writing this report

8. OTHER REPRESENTATIONS:

One letter of objection received from the occupiers of 31 Bradeley Road raising the following points;

- Support the application but require access to own property maintained at all times;
- 'Keep Clear' and 'No Parking' signs should be erected at the entrance to 31 Bradeley Road on completion of the development.

9. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement (*Produced by John McCall Architects dated February 2009*)

- The development of the site would benefit the site and surrounding area by enabling the site to engage with its immediate environment;

- The development would provide much needed modern, energy efficient, affordable retirement accommodation for older people;
- At the heart of the concept for Orchard Court are principles of good design, affordability and innovation with the intent on creating a community where people want to live;
- The scheme aims to produce a high quality living environment which preserves and enhances the character of the immediate and local area;
- The houses are to be constructed to a high standard employing eco-friendly methods and materials which together with a sympathetic landscaping scheme achieves an environment that will appeal to local families and provide a sustainable community which will contribute to the continuing prosperity of Haslington;
- The standards employed for both design and construction of the dwellings will allow for the flexible needs of the occupants enabling families that develop challenges caused by disability can remain in the community.

10. OFFICER APPRAISAL

Principle of Development

The site lies within the settlement boundary of Haslington where, in principle, residential development is considered to be acceptable. However, to fully accord with Policy RES.4 (Housing in Villages with settlement Boundaries) the development must also be in keeping with the requirements of policies BE.1 – BE.5 of the Crewe and Nantwich Local Plan.

Design

The provision of bungalows on this site is considered to be acceptable given the existing bungalows located on Orchard Court. The positioning of the dwellings is considered to be acceptable as the terrace of 4 bungalows would be roughly in line with the existing bungalows and the new dwelling approved to the north of the application site. The 6 parking spaces would be located to the front of the bungalows on the opposite side of the access and would be broken up into 2 bays of 3 by an area of landscaping which is considered to be acceptable.

In terms of the detailed design the bungalows would have a hipped roof to match that of the bungalows to the south. Whilst the front elevations would have timber panelled projecting bays with overhanging roofs to create covered areas to the front door which would provide some visual distinction and define the entrances to the properties. The materials proposed would include red brickwork and slate roofs which would respect the character and appearance of the property. It is therefore considered that the proposal is of an acceptable design.

Amenity

To the north planning permission has been granted for 1 dwelling (this application dates from 1992 and has been implemented but never completed) and this is subject to a current application for amendments to its design and openings (this application had not been determined at the time of writing this report). The amended scheme for the plot to the north includes 2 windows to its side elevation (1 ground floor lounge and 1 first floor bedroom) with a conservatory to the side/rear. It is considered that the proposed scheme would have minimal impact upon the future occupiers of this new dwelling given that the proposed windows to the side of this dwelling are secondary to the room they serve. The proposed bungalows would not break the 45 degree code from the rear of the conservatory to the

proposed dwelling. Should the approved dwelling to the north never be completed it is considered that the proposal would have minimal impact upon the occupiers of No 31A given the separation distance would be 21 metres. The most northern bungalow would have a bathroom window facing north and as a result it is not considered that this proposal would raise any privacy issues.

There will be a separation distance of over 24 metres to the properties to the east and given the scale of the proposal it is not considered that the proposal will have any impact upon the amenities of these properties.

To the west of the site are semi-detached two-storey dwellings fronting New Street. The proposed dwellings would have rear garden of approximately 5 metres in length. However as they are single storey they will have minimal impact upon the properties to the rear of the site through loss of light, privacy or overbearing impact given the screening provided by the existing boundary treatment.

The existing bungalows to the south are within the ownership of Wulvern Housing and No 8 Orchard Court is located directly to the south of proposed terrace of bungalows. No 8 Orchard Court has a blank side elevation facing the site and given the scale and orientation of the proposed dwellings it is considered that they will have minimal impact upon the amenities of No 8 Orchard Court.

Ecological issues

The site is located within the settlement boundary of Crewe and given its current state and features it is not considered that the proposal will raise any ecological issues.

Highways

At the time of writing this report plans the view of the Highway Authority had not been received. The comments of the highway Authority and any points of discussion will be provided as part of the Update Report.

Trees

The site contains a number of trees and shrubs which are young specimens of low quality and value. All the shrubs/trees on the site would be removed apart from one which would be retained. The removal of these trees is considered to be acceptable.

11. CONCLUSIONS

The application site is located within the settlement boundary of Haslington and the principle of residential development is acceptable. The proposal development would have minimal impact upon the amenities of surrounding residential properties and would not raise any highway issues. It is considered that the proposed development would not appear out of character in this location and is therefore acceptable.

12.RECOMMENDATIONS

APPROVE subject to the following conditions

- 1. Standard**
- 2. Materials**
- 3. Permeable surfacing materials**
- 4. Plans**
- 5. Landscaping to be submitted**
- 6. Landscape to be completed**
- 7. Boundary treatment**
- 8. Drainage**
- 9. No extensions and alterations**
- 10. Window reveal**
- 11. No change in levels**
- 12. Tree protection**
- 13. Obscure glazing**

LOCATION PLAN:



P09/0172 – Orchard Court Haslington

N.G.R; - 373.529 356.015

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Not to Scale