

Planning Reference No:	P09/0207
Application Address:	Mayfield, Chester Road, Alpraham
Proposal:	Demolition of Existing Two Bedroom Bungalow and Replacement with One Two Storey, Five Bedroom House with Detached Garage
Applicant:	Mr B Major
Application Type:	Full
Grid Reference:	359581 358384
Ward:	Bunbury
Earliest Determination Date:	10 th April 2009
Expiry Dated:	12 th May 2009
Date Report Prepared:	1 st April 2009
Constraints:	None

SUMMARY RECOMMENDATION:

Approve with conditions

MAIN ISSUES:

- Principle of Development
- Design of the proposal and impact on streetscene
- Impact on Residential Amenity
- Access and Parking
- Ecological Issues

1. REASON FOR REFERRAL

This application was to be dealt with under the Council's delegation scheme. However, Councillor Dykes has requested it be referred to Committee on the grounds that the proposal will appear out of character with the adjacent properties due to its height and design.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is located wholly within the village of Alpraham. There is currently a single storey bungalow on the site constructed out facing brick under a tile roof. At the rear of the applicants property is a small portal frame structure, which is timber clad and beyond that are open fields, which according to the Local Plan are designated as Open Countryside. The application site is flanked on either side by residential properties.

3. DETAILS OF PROPOSAL

This is a full application for the demolition of the bungalow and the erection of a 2 storey five bedroom detached property. Located to the rear of the proposed dwellinghouse is a detached garage.

4. RELEVANT HISTORY

P

07/1518 - Conversion of Redundant Barn to a Single Dwelling (Outline Application).
Withdrawn
P08/0374 - Replacement Dwelling. Refused

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

BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
BE.5 (Infrastructure)
RES.3 (Housing Densities)
RES.4 (Housing in Villages with Settlement Boundaries)
TRAN.9 (Car Parking Standards)

Other Material Considerations:

PPS1 - Delivering Sustainable Development
PPS3 – Housing
PPG13 - Transport
CCC – Design Aid
C & NBC Supplementary Planning Document – Development on Backland & Gardens

6. CONSULTATIONS (External to Planning)

United Utilities: No objections

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

7. VIEWS OF THE PARISH / TOWN COUNCIL:

No comments received at the time of writing this report

8. OTHER REPRESENTATIONS:

No representations received at the time of writing this report

9. APPLICANT'S SUPPORTING INFORMATION:

Design and Access Statement (*Produced by SBS Design dated March 2009*)

- The application proposes the removal of the existing bungalow with ancillary buildings and replacement with a new two storey house with a detached double garage;
- The site lies within the settlement boundary of Alraham and is classified as a brownfield site;
- The site consists of a developed plot of land on the frontage to Chester Road in Alraham between the existing two storey dwellings of 'Yew Tree Cottage' to the east and 'Westleigh' to the west. Behind the property are two small fields within the applicants ownership and the land behind the neighbouring houses facing Chester Road consists of a mixture of garages, sheds, various hardstandings and a large oil tank;
- The proposed design has been developed from comments made by the planning officers on both the previous application P08/0374 (Refused) and the later submission made in December 2008 and commented upon in the Crewe and Nantwich Borough Council letter dated 30th December 2008;
- The existing access on to Chester Road is on the eastern side of the plot and this will be retained and improved and a turning area will be provided within the site to allow vehicles to exit in forward gear. Parking will be available for four cars;
- The external materials will be facing brick to Local Authority approval with either natural slate or concrete roof tiles to agreement;
- The site is generally level in nature and the ground floor level of the proposed dwelling will be similar to the existing. The existing boundary trees and shrubs will generally be retained for screening and the garden areas will benefit from overall maintenance

10. OFFICER APPRAISAL

Principle of Development

The application site lies within the village of Alraham as defined by the Local Plan, and therefore the principle of residential development on this site is acceptable. Policy RES.4 (Housing in Villages with Settlement Boundaries) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 states that, the development of unallocated or 'windfall' housing sites can make an important contribution to the total housing provision in the Borough, especially where previously-developed, derelict, vacant or under-used sites are utilised. Development on small sites and infill sites can also enhance the range of housing opportunities. However, the policy recognises that a balance must be struck, between taking the opportunity to provide houses on unallocated land and the need to protect the quality of the environment.

This approach is advocated by National Planning Policy (PPS 3: Housing) which states that most additional housing development should be concentrated in urban areas and that the Planning Authority should facilitate the efficient use of brownfield land to minimise the amount of greenfield land being taken for new development. The site is not regarded as greenfield and the principle of residential development is accepted. In light of this, and considering the proximity of this site to public transport and local services, the broad principle of residential development in this location is considered acceptable.

Furthermore, the principle of residential development on this site must be balanced against other considerations including the impact of the development on the character and visual amenity of the area, highway safety issues and any other material planning considerations.

Design

The area is characterised by a mixed character and appearance and contains buildings of different styles and ages. The applicants property is set back by a distance of 9.5m from the busy A51 and is separated from this road by a 1.4m high (approx) brick wall with a lawn beyond it.

PPS3 states that 'Good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities.' PPS1 states that design which fails to take the opportunities available for improving the character and quality of an area should not be accepted. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

Policy BE.2 is fairly flexible on what constitutes acceptable design. However, it vehemently states that the proposals should not adversely affect the streetscene, and where possible, should enhance the environment.

With reference to the above policy context, in order to ensure that the proposal satisfactorily contributes to and improves the street scene, it needs to be reflective of and complementary to the local vernacular

The current proposal is for the demolition of the existing detached bungalow and the erection of a 2 storey detached property constructed out of facing brick with a slate/tile roof. The footprint of the property is roughly in the shape of a letter 'T', with the main range fronting Chester Road and the central leg forming a gable which is slightly offset. The access to the property will be maintained at the side, adjacent to Yew Tree Cottage. Located to the rear of the proposal is a detached garage with garden area beyond. According to the plans the proposal is set back from the A51 by a distance of approximately 6.5m. The applicant's agent has verbally confirmed that the proposed dwellinghouse is similar in height to the neighbouring properties and the case officer has requested a street scene plan to verify this.

The proposed dwelling will measure 12m wide by 10.1m deep (at its maximum) and is 5.5m high to the eaves and 8.5m high to the highest part of the ridge. The front elevation of the property is relatively simple, the main body of the building has a long range and perpendicular to this is a projecting gable (forming the central leg of the 'T'). A number of other properties with the streetscene have these strong gabled elements and as such the proposal does not appear out of place. On the ground floor of the proposed dwelling is a bay window and there is a simple dual pitched porch, which helps to break up the otherwise flat elevation and makes it appear less stolid. The windows are vertically aligned and there are larger windows located at ground floor level and smaller windows at first floor level, which helps to retain the visual hierarchy. Located above each window is a stone lintel. It is considered that the simple fenestration is in keeping with character and appearance of other properties in the locality.

On the gable of the proposed property facing Westleigh is a chimney which gives the property a vertical emphasis and helps to draw the eye. The proposed development is set off the boundary with Westleigh by approximately 2.1m (at the nearest point) and is set forward 2m from the front elevation of Westleigh. There is no strong building line in the area, and a number of properties are located much closer to the highway than Mayfield, for

example Yew Tree Cottage, whereas others are set further back into their plot, i.e. Oak Lodge. Therefore, it is considered that the siting of the property further forward than Westleigh will not appear overly obtrusive, given that there is no strong prevailing building line in the area.

The offset central leg of the 'T' will project out approximately 3m by 4.3m wide and is 5.5m high to the eaves and 7.2m high to the apex of the ridged roof. The proportions and design of the outrigger ensures that it remains a subordinate element retaining the existing visual hierarchy and which does not compete with the main residence. The extension is set down which further reduces its prominence. As such the outrigger will not form an alien or intrusive feature within the streetscene. The outrigger will stop approximately 7m short of the boundary with Westleigh and 7.6m short of the boundary with Yew Tree Cottage. On the side elevation of the outrigger facing Westleigh is a dining room patio window at ground floor level. On the rear elevation there is a large day/dining room window, with a Juliet balcony located directly above it. Whilst on the side elevation facing Yew Tree Cottage is another patio door. The outrigger will be constructed out of facing brick and under a tiled roof to match the host property.

In summary, the proposed dwelling has an appearance of a traditional farmhouse/cottage in keeping with the rural character of the area. There has been a considerable improvement over the refused application (P08/0374) which had the appearance of a large modern suburban detached house, which included features such as mock timber framing to the gable.

The proposed detached double garage will be sited within the established residential curtilage to the rear of the proposed property and will be located 600mm off the boundary with Yew Tree Cottage. The garage will be constructed out of facing brick with a tile roof to match the host property. The garage will measure 6m wide by 6m deep and is 2.4m high to the eaves and 4.5m high to the apex of the pitched roof. On the front elevation of the garage will be two door separated by a brick pillar, whereas on the north west elevation is a personnel door and a window on north east elevation. There are no apertures proposed on the south east elevation. The proposed garage will be located approximately 18m away from the rear elevation of the proposed dwellinghouse.

Impact on Residential Amenity

Located to the west of the application site is a 2 storey semi detached property, which is known as Westleigh. There are a number of windows on the gable of this property which face the application site. There are 3 windows on the side elevation of this property, 1 at first floor level and the remaining two at ground floor level. The first floor window is a landing window, whilst the two ground floor windows appear to serve a dining room/kitchen. One of the windows is located on an existing outrigger, which projects out about 3m from the rear elevation of the host property. There is a much larger window on the rear elevation of this outrigger which serves the kitchen. The proposed dwellinghouse has been set forward so that it does not obscure the remaining ground floor window. The case officer has requested a plan showing the windows on the gable of this property in relation to the proposed dwellinghouse and how they may be affected. Notwithstanding this the agent has shown that the existing bungalow, although single storey, has more of an impact than the proposed dwellinghouse. This is due to the property being set further back into the plot which will result in that window being more over shadowed. It is considered that given the location, the proposed property, will not result in loss of light, outlook or privacy to Westleigh.

The proposed development will be located 4.4m off the boundary with Yew Tree Cottage. Separating the two properties is a close boarded timber fence and a row of conifers which are approximately 2.5m high. Furthermore, the drive way serving the new property will be located adjacent to this boundary. It is considered that the proposal will not breach the 45 degree code, given the relative location of the two properties and the design of the proposed dwellinghouse. Furthermore, the separation distances and boundary treatment will help to mitigate any negative externalities caused by the proposal. Therefore, the effect on living conditions for the residents of 'Yew Tree Cottage' either due to loss of light and outlook or due to overlooking will be insignificant. The effect on residents of other houses nearby would also be negligible.

Furthermore, on the gable facing Westleigh no windows are proposed, whilst on the opposing gable facing Yew Tree Cottage is a personnel door which serves a utility room. It is considered to be prudent to remove permitted development rights for the insertion of any other apertures on these gables, which may result in demonstrable harm to the amenities of the neighbouring properties.

Access and Parking

At the time of writing this report 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.

Ecological issues

The site is located within the village of Alpraham and given its current domestic use it is not considered that the proposal will raise any ecological issues.

Drainage

The proposed method for drainage is via the existing main sewer for the foul waste, with the surface water being dealt with by soakaways. Development on sites such as this generally reduces the permeability of at least part of the site and changes the site's response to rainfall. Planning Policy Statement 25 (Development and Flood Risk) states that in order to satisfactorily manage flood risk in new development, appropriate surface water drainage arrangements are required. The guidance also states that surface water arising from a developed site should, as far as possible, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development. It is possible to condition the submission of a satisfactory drainage scheme in order to ensure that any surface water runoff generated by the development is sufficiently discharged. This will probably require the use of Sustainable Drainage Systems (SUDS) which include source control measures, infiltration devices as well as filter strips and swales which mimic natural drainage patterns.

11. CONCLUSIONS

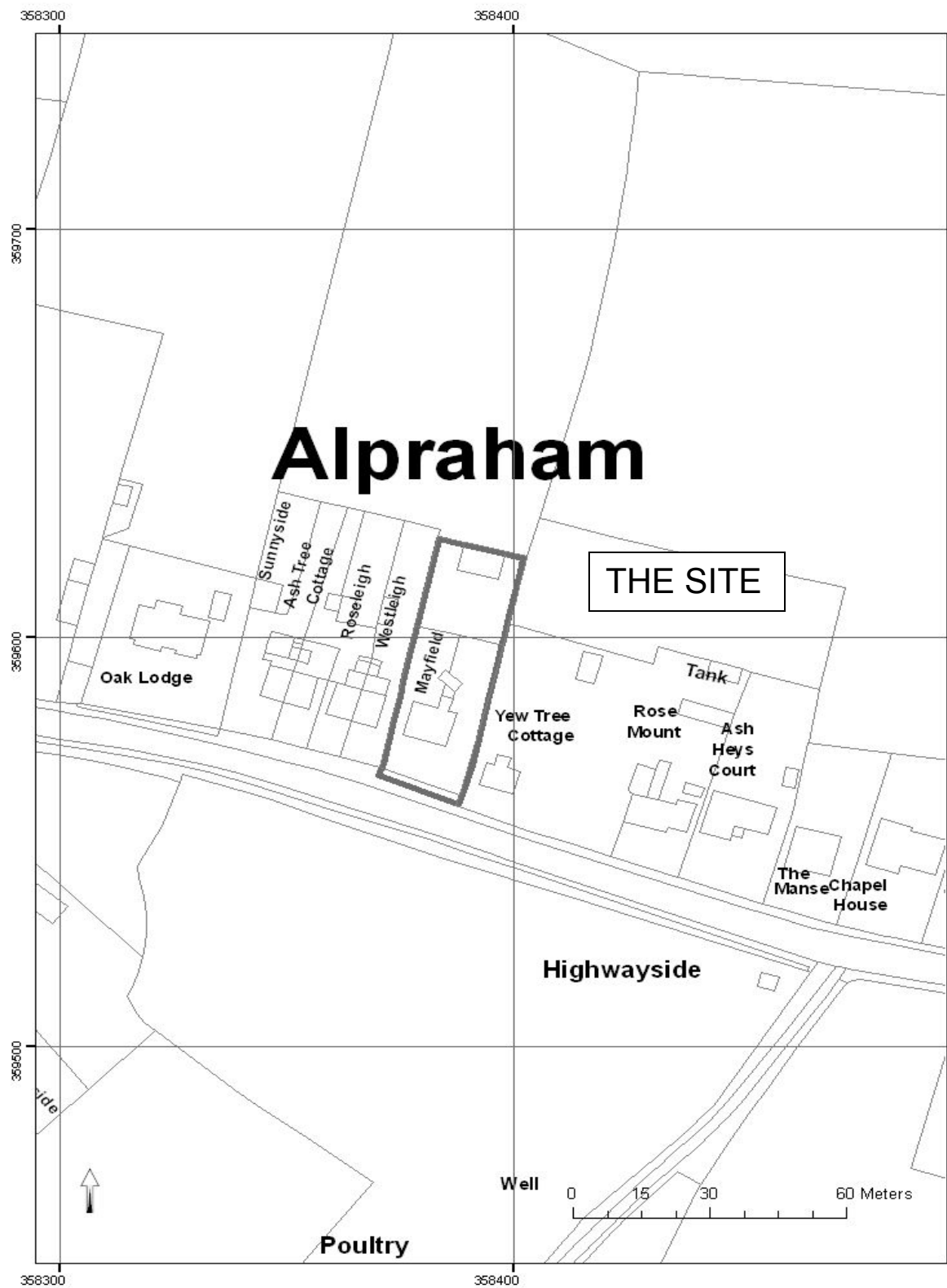
The application site is located within the settlement boundary of Alpraham and the principle of residential development is acceptable. The proposal would have minimal impact upon the amenities of surrounding residential properties and would not raise any highway issues. It is considered that the development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

12.RECOMMENDATIONS

APPROVE subject to the following conditions

- 1. Standard**
- 2. Plans**
- 3. Materials**
- 4. Permeable Surfacing Materials**
- 5. Boundary Treatment**
- 6. Landscaping Submitted**
- 7. Landscaping Implemented**
- 8. Remove PD Rights**
- 9. All Services Underground**
- 10. Drainage**
- 11. Window/Door Details**
- 12. Car Parking Spaces**

LOCATION PLAN:



P09/0207 – Mayfield Chester Road Alpraham

N.G.R; - 358.384 359.588

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Not to Scale