

Planning Reference No:	09/0755N
Application Address:	25 Wareham Drive, Crewe, Cheshire, CW1 3XA
Proposal:	Two Storey Side Extension and Conservatory
Applicant:	Miss S Pringle
Application Type:	Householder
Grid Reference:	369859 357829
Ward:	Crewe North
Earliest Determination Date:	14 th May 2009
Expiry Dated:	25 th May 2009
Date of Officer's Site Visit:	29 th April 2009
Date Report Prepared:	11 th May 2009
Constraints:	None

SUMMARY RECOMMENDATION

Refuse

MAIN ISSUES

- Impact on character and appearance of streetscene
- Impact on the amenities of adjacent occupiers through loss of daylight and over domination

1. REASON FOR REFERRAL

The application was to be dealt with under the scheme of delegation. However Cllr Beard and Cllr Jones have called the application in on grounds of over domination of the streetscene and adjoining properties and loss of amenity on adjacent property due to proximity of development to boundary.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is a two storey semi detached property located within the settlement boundary for Crewe. The dwelling is sited slightly forward and at a marginally lower ground level to the adjacent property No.27. The existing dwelling has a driveway to the side of the property with landscaped front amenity space. Separating the driveway from the adjacent property driveway is a 1.8m high close board fence set back from the public highway. Within the adjacent property, No.27, are two side facing windows, one at ground floor level and one at first floor level. The adjacent property of No. 23 has a single storey rear extension.

3. DETAILS OF PROPOSAL

The application proposes a two storey side extension and a conservatory to the rear. The side extension will be 2.3m in width and 7.7m in depth, and will be set back from the

building line by 0.4m. The extension will be 7.6m to the ridge of the extension which is 0.2m lower than the ridge of the host dwelling. A canopy is proposed over the front door and proposed door. To the rear a 3m wide by 3m deep conservatory is proposed. The conservatory will be 3.1m in height to its ridge and will be constructed from white UPVC on a dwarf wall.

4. RELEVANT HISTORY

None

5. POLICIES

Local Plan Policy (*Borough of Crewe and Nantwich Replacement Local Plan 2011*)

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

RES.11 (Improvements and Alterations to Existing Dwellings)

Other Material Considerations

LDF Extensions and Householder Development SPD (2008)

6. CONSULTATIONS (External to Planning)

Highways: Providing that two off street parking spaces remain within the curtilage. No highways objections

7. VIEWS OF THE PARISH / TOWN COUNCIL

None

8. OTHER REPRESENTATIONS

One letter of objection received from 27 Wareham Drive dated 1st May 2009. The main reasons for objection are:

- Over domination of space between 27 and 25 Wareham Drive;
- Overshadowing of driveway and rear garden;
- Overbearing on landing and kitchen windows;
- No other extensions of this type within area, would represent an unacceptable precedent;
- Increase in noise.

9. APPLICANT'S SUPPORTING INFORMATION

None

10.OFFICER APPRAISAL

Principle of Development

The proposal represents an extension to a dwelling within the settlement boundary for Crewe which is acceptable in principle providing that the design is appropriate and that the development does not give rise to any detrimental impact on the amenities of adjacent properties or highways issues.

Design

The proposed fenestration is of similar design and proportions to the host dwelling. The extension is set back from the front elevation of the main house and the ridge is lower. It is therefore considered that the two storey side extension would be subordinate to the host dwelling and is of a design which respect the character and appearance of the streetscene.

The proposed conservatory is a modest 3m wide by 3m deep with a height to ridge of 3.1m. The conservatory is of a generic design which would not have a detrimental impact on the character and appearance of the host dwelling.

Amenity

The proposed two storey side extension is to be sited on the existing driveway to the side of the property. The extension will be set slightly forward of the building line of the adjacent property No. 27. However it is sited as such from that No.27 not to have an impact on its front principal windows through loss of daylight, as the dwelling is set forward of No.27 there will be no impact on the rear facing windows. There are, however, two windows within the flank elevation of No.27. It is understood that the first floor window is to a landing and that the ground floor window, which is set towards the rear of the side elevation is to a kitchen. Following inspection of the neighbouring property the side facing window appears to be the principal window for that room at 1100mm in width. However within the rear elevation is a small 500mm wide window and half glazed door. The kitchen sink is positioned below the principal window and the orientation of the dwellings means that the window faces west. The proposed development will be sited immediately adjacent to the shared boundary and will therefore be 2.5m from the neighbouring property (measured from the LPA's GIS base map). Given the siting of the proposed extension and the orientation of the dwellings it is considered that the proposed development would result in an unacceptable loss of amenity of the occupants of the adjacent property through overshadowing and loss of daylight to the kitchen window in the side elevation.

There are separation distances of 22m to the front and rear from new principal windows and it is considered that there would be no detrimental impact on the privacy of surrounding properties.

The conservatory will be sited adjacent to the single storey lean-to to the rear of No.23. Although it will project by approximately 0.4m beyond that lean-to this is considered to be

negligible and therefore it would not have a detrimental impact on the amenities of that property.

Parking and Access

The Highways Authority have stated that providing that two off street parking spaces are provided within the curtilage of the dwelling then they have no objections. The proposed development would result in the loss of parking on the driveway and there would only be provision for one parking space within the curtilage. There would however be scope for a parking space on the landscaped area to the front of the lounge. A condition could therefore be attached to ensure that two off street parking spaces be provided within the curtilage of the property prior to the commencement of development.

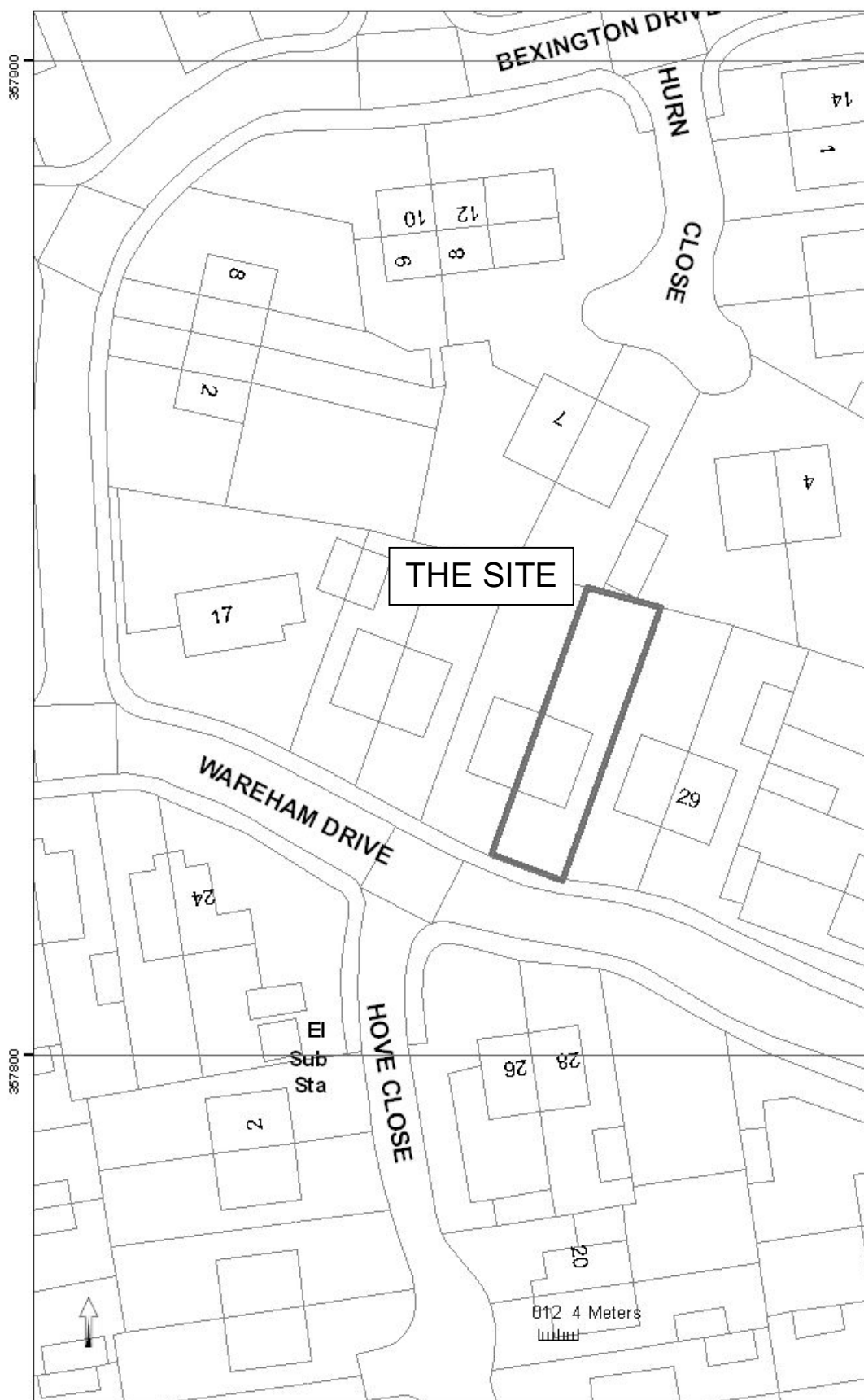
11.CONCLUSIONS

It is considered that the proposed development would cause demonstrable harm to the amenities of the adjacent property through overshadowing and loss of daylight.

12.RECOMMENDATIONS

REFUSE for the following reasons

1. The proposed development would be sited in close proximity to the side facing kitchen window of No.25 Wareham Drive resulting in an overbearing and form of development causing significant overshadowing, loss of light and demonstrable harm to the amenities of that property. The proposed development would therefore be contrary to Policies BE.1 (Amenity) and RES.11(Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011, and guidance contained within the Local Development Framework Extensions and Householder Development Supplementary Planning Document (2008).



09/0755N – 25 Wareham Drive Crewe N.G.R; - 369.861 357.832

Reproduced from the Ordnance Survey Map with the permission of HMSO.

© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to legal or civil proceedings.

Cheshire East Council licence no. 100018515.

Scale Not to scale