

Planning Reference No:	09/0650N
Application Address:	8, Green Lane, Willaston, Nantwich, Cheshire, CW5 7HY
Proposal:	Extension to Create En-suite and Dressing Room
Applicant:	Mr R Booth
Application Type:	Householder
Grid Reference:	368151 352096
Ward:	Rope
Earliest Determination Date:	29 th June 2009
Expiry Dated:	11 th June 2009
Date of Officer's Site Visit:	17 th June 2009
Date Report Prepared:	31 st June 2009
Constraints:	None

SUMMARY RECOMMENDATION: Approve with Conditions

MAIN ISSUES: The main issues of the proposed development are;

- impact on the streetscene,
- impact on the original dwelling in terms of design standards,
- impact on neighbouring amenity.

1. REASON FOR REFERRAL

This application would normally be determined under the Councils Scheme of delegation; however it has been called into Committee by Cllr Silvester on the grounds of negative impact on neighbouring amenity, and the design being out of keeping with the existing dwelling and streetscene.

2. DESCRIPTION OF SITE AND CONTEXT

The site is situated in Willaston within the Crewe settlement boundary as shown on the Crewe and Nantwich Replacement Local Plan Map 2011. The site is situated on Green Lane which is adjacent to Ashlea Drive. The existing dwelling is a semi-detached bungalow located within a group of similar properties. However there are 2-storey dwellings nearby on Green Lane. The rear garden areas are fairly small in size, and the dwelling has an existing conservatory to the rear and garage within the rear garden. The proposed development has already commenced on site.

3. DETAILS OF PROPOSAL

The proposal is for a roof extension to an existing bungalow. The extension will be used as a dressing room and an en-suite to an existing loft bedroom. The proposal will be a wholly first storey extension, building on top of the existing single storey conservatory extension. The extension will be supported on steel poles, with one brick pillar leaving an open but covered area adjacent to No.1 Ashlea Drive (the other part of this pair of dwellings). The proposed extension will have one window at the rear and two rooflights (one on each roof plain). The proposed development will reach a maximum height of 5.3m in height, 2.4m off the rear elevation, and will be 6.4m wide.

4. RELEVANT HISTORY

No relevant planning history

5. POLICIES

The development plan includes the North West of England Plan Regional Spatial Strategy 2021 (RSS) and the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

The relevant development plan policies are:

Local Plan Policy

BE.1 (Amenity)

BE.2 (Design Standards)

RES.11 (Improvements and Alterations to existing dwellings)

Other Material Considerations

PPS1 Delivering Sustainable Development
Crewe and Nantwich Borough Council - Extensions and Householder Development SPD

6. CONSULTATIONS: None received

7. VIEWS OF THE PARISH / TOWN COUNCIL:

The parish council objects to the proposal on the following grounds;

- The proposed roof alteration is unacceptable by reason of inappropriate scale and design which would be disproportionately large and would over-dominate the dwelling.
- The proposed design of the extension would be out of keeping with and unsympathetic to the original character and appearance of the property.
- The resulting composition would therefore appear discordant with the original dwelling to the detriment of the visual amenity of the surrounding area, contrary to Policies BE.2 and RES.11 of the Replacement Local Plan 2011.
- A similar application has been refused at No.11 Ashlea Drive planning reference number P07/1167.

8. OTHER REPRESENTATIONS:

Letters of objection have been submitted from the occupiers of;

1 & 3 Ashlea Drive and 10 Green Lane, Willaston.

The main planning issues raised are

- Overshadowing of the adjacent dwelling's conservatory,
- Overlooking into adjacent dwelling's rear amenity areas,

- Visually overbearing,
- Out of keeping with the neighbouring properties,
- Work has already commenced on site.

9. APPLICANT'S SUPPORTING INFORMATION: None

10. OFFICER APPRAISAL

Principal of Development

The site is situated within the settlement boundary of Crewe and provided that policies BE.1 (Amenity), BE.2 (Design Standards) and RES.11 (Improvements and Alterations to existing dwellings) of the Crewe and Nantwich Replacement Local Plan 2011 are adhered to, an extension to the rear of the dwelling in principal is acceptable.

Amenity

The development is to be positioned 0.6m away from the boundary with the adjacent dwelling at 1 Ashlea Drive, which has an existing conservatory a further 0.4m from the boundary. The proposed development will have a small rooflight serving a dressing room on the roof plain facing No.1 Ashlea Drive. From the side elevation, the ridge of the new roof section of the proposed will project a maximum of 6.3m from the existing roof plain of the dwelling. The extension will only project a further 0.4m off the rear elevation of the dwelling than the existing conservatory of No.8 Green Lane.

The extension will create a first storey element to the dwelling. The roof will slope away from the adjacent neighbours at No.1 Ashlea Drive and will not project further from the rear elevation than the conservatory of the adjacent neighbours, and will therefore not significantly overshadow the adjacent neighbour's garden. There is an existing 1.5m boundary wall between No.1 Ashlea Drive and No.8 Green Lane, and the side elevation of No.1 Ashlea Drive's conservatory which faces No.8 Green Lane is faced in brick. The covered but open area created by the extension will be mitigated by the existing boundary treatment and the conservatory wall and therefore will not increase the impact on the amenity of the adjacent neighbours more significantly than already exists. Although the extension will be visible from the adjacent neighbour's rear garden area it is considered that it will not have a significant impact on their amenity.

To the rear there will be a small window in the gable facing No.3 Ashlea Drive, which serves a walk-in dressing room. There is a minimum separation distance of 6m from the proposed window which faces the side elevation of No.3 Ashlea Drive, to the site boundary. No.3 Ashlea Drive has no existing windows, in the side elevation and due to the garden being off-set the window will not directly overlook the rear garden area. It is considered that the proposed window will not have a significant impact on the amenity of the rear neighbouring property due to secondary nature of the window being in a dressing room. The increased bulk and mass resulting from the extension will not overshadow No.3 Ashlea Drive being too far from it.

The side elevation facing No.10 Green Lane, will have a small rooflight serving an en-suite. The adjacent neighbours have a small rear extension and a garage within the garden area. The applicant's dwelling and the dwelling at No.10 Green Lane are separated by their respective driveways. There are several windows in the ground floor side elevation of No.10 Green Lane which serve habitable rooms, however the proposed roof light will not over look these windows due to its orientation and position on the roof slope. The proposal on this side elevation will only include the addition of a pitched roof as the ground floor extension already exists. The roof slopes away from the adjacent neighbour and therefore will not have an over shadowing affect on the neighbours at No.10 Green Lane.

It is therefore considered that the proposed development is in accordance with Policy BE.1 (Amenity) of the Crewe and Nantwich Replacement Local Plan 2011, which seeks to protect residential amenity.

Design Standards

The gable form of the rear roof extension projecting from the hipped roof is in principle a design which is typical of a rear extension to a hipped roof dwelling. However, the gable roof structure differs from that which currently exists in the streetscene and lacks a symmetrical equilateral style gable feature, normally found on the rear elevation.

The extension will be built above the existing conservatory, leaving a covered but open area at ground level adjacent to No.1 Ashlea Drive. The roof extension will be built onto steel columns and a single brick column at the north east corner. Although this is an unusual design and structure the extension will appear subordinate to the original dwelling, as the ridge of the roof is stepped down from the ridge height of the original dwelling, as suggested in the Council's SPD on Extensions and Householder Development. It is therefore considered that the proposed development will not have a detrimental impact on the appearance of the host dwelling and will appear subordinate to the original dwelling in accordance with Local Plan Policy BE.2 (Design Standards) and RES.11 (Improvements and Alterations to existing dwellings).

The proposal is visible from the road frontage of Ashlea Drive where it is seen set back from and above the garden of 1 Ashlea Drive. In its current partially finished state it appears quite prominent in the streetscene. However, it is considered that as the proposed development is to be completed in materials to match the existing dwelling, the proposal will look more in-keeping once the roof materials have been fitted. This is true of a similar two storey extension at 16 Green Lane, four dwellings away. This dwelling has a symmetrical gable extension which differs from the proposal; however it is also fairly prominent from Ashlea Drive, but does not appear as an overbearing or disproportionate feature. Therefore it is considered that the proposed extension will not adversely affect the character and appearance of the streetscene.

It is therefore considered that the proposed development is in accordance with Local Plan policies BE.2 (Design Standards) and RES.11 (Improvements and Alterations to existing dwellings), which seek to ensure that development

respects the pattern, character and form of its surroundings and does not adversely affect the streetscene.

Other Matters

Within the Parish Councils objection is a reference to a former decision made by Crewe and Nantwich Borough Council under planning reference P07/1167 for No.11 Ashlea Drive. The Parish Council state that this was a similar development which was refused, for a two storey extension creating two further bedrooms in the loft space. That application proposed a materially larger dwelling than the existing bungalow. The present application is for a small rear extension creating an addition to a single bedroom in the loft space, which will appear subordinate to the host dwelling, and therefore differs from the refused application. Regardless of this all applications must be considered on their own merits and this application is considered to be acceptable in terms of design and amenity.

11. CONCLUSIONS

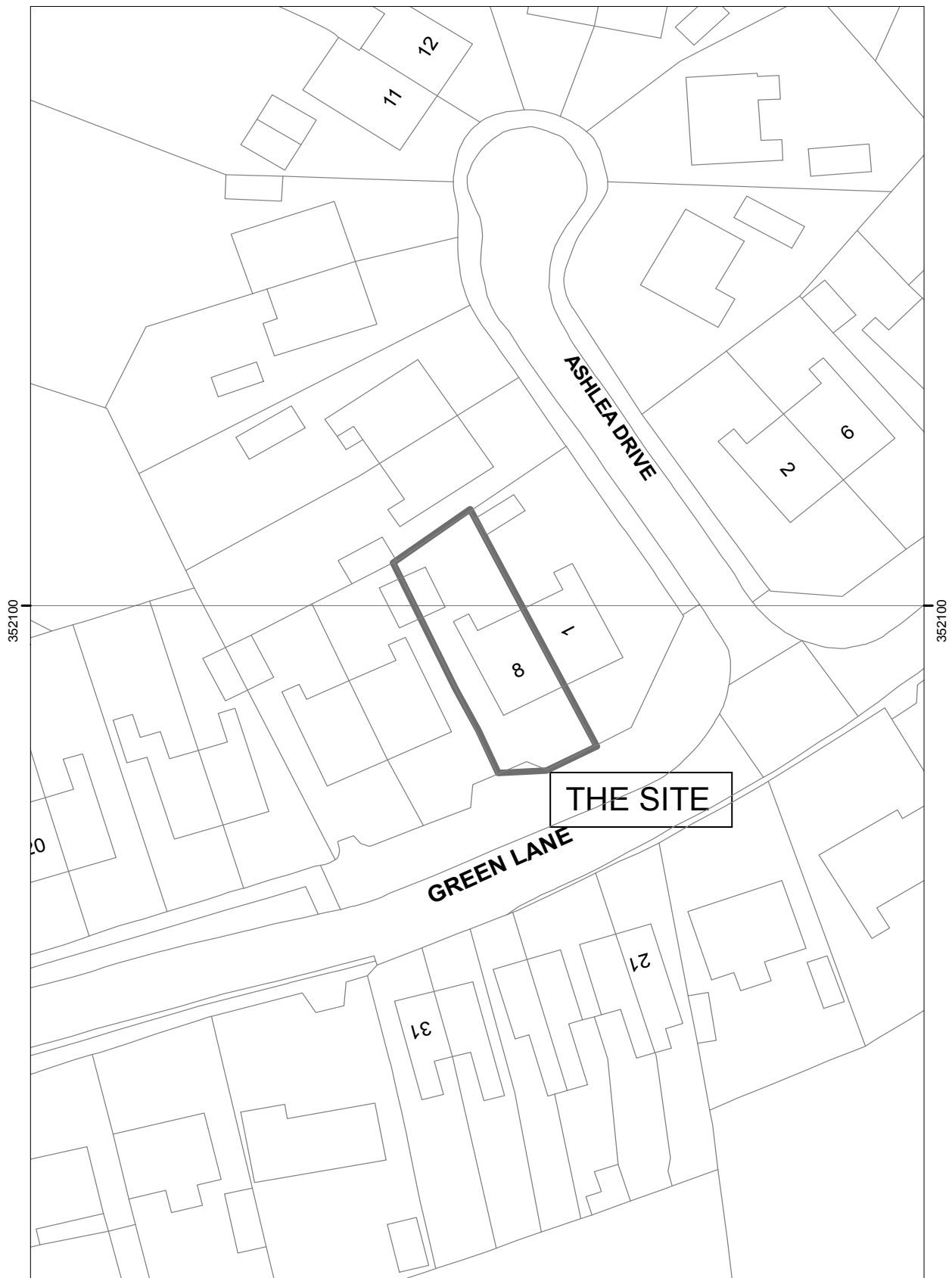
The proposed development is of a scale, size and design which is in keeping with the existing dwelling and the surrounding streetscene. Being set back from Ashlea Drive it is not considered that the first floor extension will significantly impact on the character and appearance of the area. The development will not have a significant impact on neighbouring amenity and is therefore considered acceptable and in accordance with policies BE.1 (Amenity), BE.2 (Design Standards) and RES.11 (Improvements and Alterations to existing dwellings) of the Crewe and Nantwich Replacement Local Plan 2011.

12. RECOMMENDATIONS

APPROVE subject to the following conditions:-

- 1. Materials to match existing dwelling**
- 2. Approved plans**

LOCATION PLAN:



09/0650N – 8 Green Lane Willaston

N.G.R; - 368.152 352.094

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. 100049045.

Not to Scale