

Planning Committee Report

Planning Reference No:	09/1589N
Application Address:	4 Fulbeck Close, Wistaston, Crewe
Proposal:	Proposed Extension on Rear of Dwelling
Applicant:	Mr Sutton
Application Type:	Full Planning Permisison
Grid Reference:	
Ward:	Rope
Earliest Determination Date:	15 July 2009
Expiry Dated:	2 August 2009
Date of Officer's Site Visit:	3 July 2009
Date Report Prepared:	3 July 2009
Constraints:	

SUMMARY RECOMMENDATION:

That Authority be delegated to the Head of Planning and Policy to
APPROVE (subject to conditions)

MAIN ISSUES:

- Impact on the Character of the Area
- Impact on Neighbouring Amenity

1. REASON FOR REFERRAL

This application is to be determined by the Cheshire East Council Southern Planning Committee as the applicant is related to an elected member.

2. DESCRIPTION OF SITE AND CONTEXT

The application site comprises a detached two storey dwellinghouse and its curtilage accessed off Fulbeck Close, a cul de sac located in Wistaston. The rear garden contains three sheds and is bounded by 1.8m high close boarded fencing. Topographical levels vary across the site slightly with the land rising to the rear.

The site lies within an established residential estate although there have been new residential properties built in close proximity to the north and east of the site.

The site also lies 60m from the Gresty Brook although the site is not within an area of flood risk. The site lies within the designated settlement boundary of Crewe.

3. DETAILS OF PROPOSAL

The proposals relate to a single storey side and rear extension measuring 10.8m wide and 1.8m deep from the rear elevation and 3.5m wide and 6.9m deep from the side elevation. The extension measures a height of 2.5m to eaves height and 3.8m to ridge height.

4. RELEVANT HISTORY

None relevant

5. POLICIES

Regional Spatial Strategy

None relevant

Local Plan Policy

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

RES.11 (Improvements and Alterations to Existing Dwellings)

Other Material Considerations

SPD Extensions and Householder Development

6. CONSULTATIONS (External to Planning)

None consulted

7. VIEWS OF THE PARISH / TOWN COUNCIL: No Parish Council

8. OTHER REPRESENTATIONS:

None received at time of writing report

9. APPLICANT'S SUPPORTING INFORMATION:

None received

10. OFFICER APPRAISAL

Principle of Development

The application site lies within the settlement boundary of Crewe where there is a presumption in favour of development. Policy RES.11 governs the acceptability of extensions to dwellinghouses and stipulates that extensions should respect the setting, design, scale, and form and materials of the original dwelling and should not result in a loss of amenity to neighbours or result in a loss of car parking.

Design

Whilst this single storey development extends to the side and rear of the property and the side extension has an awkward form, this is a modern detached property and the extensions are not unduly prominent in the streetscene. In such circumstances it is difficult to attribute harm to either the host dwelling or the character of the area. Moreover the design does attempt to reflect certain features of the original dwelling such as the window detailing, and the existing roof form.

It is considered on balance that the design of the extension is appropriate to this dwelling and does not harm the character of the streetscene.

Amenity

In terms of overlooking, the buildings along Fulbeck Close are located close together which leaves limited room for allowing light to windows. A small dining room window is proposed on the side elevation. Although this will face the side elevation of no. 2 Fulbeck Close and the boundary fence, this will not result in overlooking as the window faces an obscure glazed window and moreover the fence provides obscurity. There is no requirement to condition the retention of the fencing given that the neighbours window is obscure glazed.

In terms of overlooking to the rear, whilst the neighbour at 3 Kemble Close has a number of windows which are less than 12m from the extension proposed, the existing boundary fence provides obscurity. This fence will be conditioned to be retained.

In terms of overdomination, being single storey, the bulk and mass of the development will not have an adverse impact on dwellings at 2 Fulbeck Close and 3 Kemble Close.

Other Matters

The proposals will not have an adverse impact on the car parking and access arrangements.

11. CONCLUSIONS

The proposed extension represents an acceptable form of development as it is not prominent and respects the character and appearance of the existing dwelling and the character of the area. The extension does not raise any concerns for neighbouring amenity or highway safety and the proposals therefore accord with policies BE.1 (Amenity) BE.2 (Design Standards) BE.3 (Access and Parking) RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

12. RECOMMENDATIONS

That Authority be delegated to the Head of Planning and Policy to

APPROVE subject to the following conditions

- 1. Standard Time Limit**
- 2. Materials to Match Existing Building**
- 3. Approved Plans**
- 4. Rear Fence to be Retained**

LOCATION PLAN:



