

Planning Reference No:	09/2043C
Application Address:	46, Fairfield Avenue, Sandbach, Cheshire, CW11 4BP
Proposal:	Single Storey Side Extension
Applicant:	Mr. S. Mogridge
Application Type:	Householder
Grid Reference:	375649 360385
Ward:	Sandbach East and Rode
Earliest Determination Date	24 August 2009
Expiry Date:	19 August 2009
Date of Officers Site Visit:	23 June 2009
Date Report Prepared:	13 August 2009

SUMMARY RECOMMENDATION

Approve Subject to Conditions

MAIN ISSUES

Affect on street scene and potential impact on neighbours

1. REASON FOR REFERRAL

The application has been brought to the Southern Planning Committee as the applicant is employed by Cheshire East Council in the Development Management service.

2. DESCRIPTION OF SITE AND CONTEXT

The property is a traditional two storey semi-detached dwelling approximately 60 years old situated in a residential area of Sandbach. The attached neighbour lies to the east and there is another pair of semi-detached properties to the west. To the south lies similar properties on the opposite side of Fairfield Road whilst to the north there is a small area of open space.

It should be noted that whilst the majority of the site is flat, there is a difference in levels between the applicants property and the immediate neighbour to the west of some 0.5m resulting in the neighbours property being higher than the applicants dwelling.

The site comprises of the rear garden to the applicants property which is used for domestic purposes. There is a small timber shed close to the boundary with the neighbouring property at number 44 to the west.

3. DETAILS OF PROPOSAL

This application consists of the demolition of the existing shed and construction of a new extension to provide a new garage and ancillary living accommodation at the rear of the above property.

The overall floor area of the structure is approximately 29.0 m² with a height to the ridge of 3.3m. Amended plans have been submitted showing that the patio doors which previously opened out onto the rear of the garden have now been transposed with the side window facing into the garden.

The proposed structure sits alongside the western boundary of the site adjacent to number 44. The applicant has submitted materials for the proposed development.

4. RELEVANT HISTORY

None

5. POLICIES

Local Plan Policy

PS4: Towns

GR1: General criteria for development

GR2: Design

GR6: Amenity and health

Other Plans and Policies

PPS1: Delivering Sustainable Development

6. CONSULTATIONS (External to Planning)

No comments received.

7. VIEWS OF THE PARISH / TOWN COUNCIL

At the time of the preparation of the report, no comments have been received.

8. OTHER REPRESENTATIONS

None received.

9. OFFICER APPRAISAL

The site is located within the Sandbach settlement zone line. Accordingly, under Policy PS4, there is a general presumption in favour of development provided it is in keeping in terms of scale and design and does not conflict with any other policies in the Local Plan.

The distance between the side elevation of the neighbours property which incorporates a kitchen and the proposed garage is 2.5m. However, due to the level difference between the applicants site and the neighbour of some 0.5m, this has the effect of diminishing the scale and mass of the proposed development on the as seen from a neighbouring property.

Consideration has been given the potential impact that the proposed dwelling will have on the neighbours amenity levels. Whilst the separation distance is below the levels identified in the Congleton Local Plan Supplementary Planning Guidance Note 2, it is recognised that the neighbours window already looks out over the existing shed in the applicants property. The new structure will be slightly higher than the existing shed but due to the

change in levels and the fact that the roof pitch slopes away from the neighbours boundary, there will not be a significant impact on the neighbours amenity. In terms of the buildings impact on privacy, the building will not offer any new vantage points over the neighbours beyond which can already be achieved from the garden. On this basis, no objection is raised to the proposal.

The structure is to be sited towards the rear of the dwelling and as a result it will have a limited impact on the street scene. The building has been designed in a character to match the existing house and is of an appropriate scale. Accordingly, no objection is raised on this point.

The applicant has submitted samples of the brick and tiles to be used in the development. Due to the age of the main dwelling it is not possible to find an exact match to the original materials however the proposed materials are felt to be comparable to the main property and are acceptable.

10. CONCLUSIONS

Having considered the relationship of the building to the neighbouring properties and the design and appearance of the structure, it is felt that the this proposal is in accordance with the policies in the Adopted Local Plan and is therefore accordingly recommended for approval is subject to conditions.

11. RECOMMENDATION: Approve subject to the following conditions

1. Three-year time limit
2. The development shall be undertaken in accordance with the materials submitted namely Dark Brown Forticrete Gemini tiles and Ibstock Appleton Harvest Blend bricks

Location Plan

