

Application No: 15/1057C
Location: 42, PRIMROSE CHASE, GOOSTREY, CREWE, CHESHIRE, CW4 8LJ
Proposal: First Floor Front Build over Existing Garage and Porch. Rear Single Storey Garden Room
Applicant: Mr & Mrs Kolker
Expiry Date: 28-Apr-2015

REASON FOR REPORT:

This application is required to be determined by Northern Planning Committee as the applicant is a Cheshire East Councillor.

SUMMARY:

No objections have been raised and the extension is not considered to be incongruous within its setting nor detrimental with regard to amenity for any surrounding properties. The proposed development is of an acceptable design and is therefore in accordance to Local Plan Policies and the NPPF.

The application site is within the Goostrey Settlement Zone Line and the scheme represents a sustainable form of development and the planning balance weighs in favour of supporting the development subject to conditions.

SUMMARY RECOMMENDATION:

Approve with conditions

PROPOSAL:

Planning permission is sought for a first floor front extension over the existing garage/porch and a single storey rear extension.

The front extension would be approximately 7 metres (m) in height to ridge, a maximum of 6.1 m in width and a maximum depth 3.7 m. The single storey rear extension would be 3.6 m to ridge in height, 5 m in width with a projection from the existing rear elevation of 3 m.

SITE DESCRIPTION:

The application site is a roughly rectangular shaped piece of land located to the south of Primrose Chase. The site comprises a detached, two storey dwelling and associated curtilage. The surrounding area is residential in character.

The site falls within the Goostrey Settlement Zone Line.

RELEVANT HISTORY:

None.

NATIONAL & LOCAL POLICY

National Policy:

The National Planning Policy Framework (2012)

Development Plan:

The Development Plan for this area is the Congleton Borough Local Plan First Review. The relevant policies are listed below:

PS5 – Villages in the Open Countryside and Inset in the Green Belt

GR1 – New Development

GR2 – Design

GR6 – Amenity and Health

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

MP.1 – Presumption in Favour of Sustainable Development

SD.1 - Sustainable Development in Cheshire East

SD.2 - Sustainable Development Principles

SE.1 - Design

CONSULTATIONS:

Highways: No comments received at the time of report preparation.

Environmental Health: No comments received at the time of report preparation.

Jodrell Bank (Manchester University): No comments received at the time of report preparation.

Goostrey Parish Council: No comments received at the time of report preparation.

REPRESENTATIONS:

None received to date.

APPRAISAL:

Principle of Development

Policy PS.5 (Villages in the Open Countryside and Inset in the Green Belt) of the Congleton Borough Local Plan First Review 2005 states that *“within the settlement lines of villages, development on land which is not otherwise allocated for a particular use will be permitted where it is appropriate to the local character in terms of use, intensity, scale and appearance and does not conflict with other policies of the Local Plan”*.

The proposal is for a front extension over the existing garage and a single storey rear extension 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 the surrounding area.

Amenity

One of the main issues relating to this application is the impact that the extension would have on the amenity of the neighbouring properties, no. 40 and no. 44, Primrose Chase. The extension has been designed so as to not project any further from the existing front protruding building line.

The relationship with no. 44 will remain largely unchanged from the existing building relationship, albeit the single storey front projection will become two storey. However there are no new windows proposed on the side elevation facing no. 44. Whilst the bulk of the dwelling will increase at this point, and whilst there will be some additional impact on the rear elevation of the neighbouring property, this is not considered significantly adverse given the existing relative position of the two properties. No. 44 is set forward from no. 42 (the rear building line of no. 44 matches the front building line of no. 42) and it is not considered that the single storey rear extension would have any impact on the amenity of no. 44. It is not considered that the proposed extensions would harm the amenity of no. 44.

With regards to no. 40, Primrose Chase the relationship with no. 42 will remain largely unchanged from the existing building relationship. Four new windows are proposed on the side elevation facing no. 40 (two on the first floor and two on the ground floor). It is considered necessary to condition the first floor windows to be obscurely glazed to prevent any overlooking of the front elevation/garden of No.40. When considering the proposed front extension in relation to any potential overshadowing of principal windows and any potential overbearing effect on the neighbouring property, the proposed front extension complies with the 45 degree guideline that is used as a benchmark to assess the implications of such developments. The single storey rear extension is relatively modest in size and is set away from the boundary with no. 40 by some 5 metres and it is considered that the rear extension would not have any significant detrimental impact on the amenity of no. 40. It is not considered that the proposed extensions would harm the amenity of no. 40.

The proposed velux roof lights on the rear single storey extension are considered to be of an acceptable design and, due to the location, and will have a minimal impact on the amenity of any of the surrounding properties.

It is not considered that there would be any significant impact on the residential amenities of any other property in the area. The development would therefore be in compliance with Policy GR6 (Amenity and Health) of the adopted local plan.

Design

The proposed front extension has been designed with a gable facing north towards Primrose Chase. The design and materials of the proposed front extension would match the existing dwelling and surrounding built form. The front extension roof height has been stepped down from the existing ridge height and is subordinate to the existing dwelling. The proposed new openings are in keeping with the existing window details.

The proposed rear extension would sit comfortably behind the existing dwelling. The design and materials of the rear extension would match the existing dwelling. The rear extension would not be visible from Primrose Chase and as such it is not considered that there would be any impact on the street scene.

The proposed velux style roof lights are considered to be acceptable in design terms.

Overall it is considered that the proposed development is acceptable in terms of its size, scale and bulk and its relationship with the surrounding dwellings. The proposal is therefore considered to be in compliance with Policies GR1 (New Development) and GR2 (Design) of the adopted Local Plan.

Access and Parking

The proposed extension would mean an increase from 3 bedrooms to 4 bedrooms. The integral garage is to be retained and whilst it will be reduced in size, it remains large enough to accommodate a car and there is enough room for at least two cars to park on the land in the Applicant's curtilage at the front of the property. The Cheshire East Local Plan Submission Version states that; for a 4 bedroom dwelling 3 parking spaces are required.

The proposed development is in accordance with the Cheshire East Local Plan Submission Version parking standards and it is not considered that the extension will have a detrimental impact on highway safety.

Planning Balance

Taking account of Paragraph 14 of the NPPF there is a presumption in favour of sustainable development that accords with the development plan.

The proposal is within the Settlement Boundary for Goostrey, an established residential area and is in accordance with development plan policy. Therefore there is a presumption in favour of development. Accordingly the application is recommended for approval.

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning & Enforcement Manager, in consultation with the Chair (or in her absence the Vice Chair) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Application for Householder

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A25GR - Obscure glazing requirement

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