

Planning Reference No:	09/2043C
Application Address:	46, Fairfield Avenue, Sandbach, Cheshire, CW11 4BP
Proposal:	Single Storey Side Extension: Retrospective
Applicant:	Mr. S. Mogridge
Application Type:	Householder
Date Report Prepared:	28 September 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 an officer of the Council working in the Planning Department. It should be noted that the application is retrospective in nature and amended plans have been submitted to reflect the as built form of the roof structure.

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 are 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. Prior to the commencement of development, there was a small timber shed close to the boundary with the neighbouring property at number 44 to the west.

3. DETAILS OF PROPOSAL

This retrospective application is for 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 3.7m. Additional amended plans have been submitted showing that the patio doors which previous 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

The Town Council has commented to state that in their view the development is out of character and unsympathetic in scale, form and grouping with other local properties. They are also of the view that the physical size is not a functional relationship with No. 46 Fairfield Avenue. These factors lead Sandbach Town Council's Planning Committee to conclude the development is in conflict with policies GR1 and GR2 A and D of the Local Plan.

8. OTHER REPRESENTATIONS

One representation has been received from a resident three houses along from the site in Fairfield Avenue. They have confirmed they have no objections to the plans or the building but they have highlighted the fact that they were not notified about the scheme.

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.

Consideration has been given the potential impact that the proposed extension will have on the neighbours amenity levels. The distance between the side elevation of the neighbours property which incorporates a kitchen window and the proposed garage is 2.5m.

Whilst the separation distance is below the levels identified in the Congleton Local Plan Supplementary Planning Guidance Note 2, it is recognised that, prior to the development being commenced, the neighbours window looked out over the existing shed at the applicants property. Whilst the new structure will be slightly higher than the shed which existed previously, since the time of the original submission of the application, the owners of the neighbouring property have constructed a closed boarded fence along the boundary between the two properties. It is not considered that the extension will have a significantly

greater impact on the amenity of the neighbouring property than the new fence, particularly given that the roof pitch slopes away from the neighbours boundary.

Furthermore, due to the level difference of some 0.5m between the applicant's site and the neighbour, the effect of the scale and mass of the proposed development, as seen from a neighbouring property is diminished, even allowing for the height as built of 3.7m compared to the initially proposed height of 3.3m.

In terms of the impact on privacy, the development will not offer any new vantage points over the neighbours beyond those 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 felt to be of an appropriate scale.

A view has been expressed by the Town Council that the proposed development is out of character and unsympathetic in scale, form and grouping to other properties in the area. Whilst the extension is one of the larger structures in the area, there are a number of other dwellings nearby which benefit from outhouses, sheds, greenhouses and other structures in their garden which also act as visual clutter. The extension can be seen from the park to the rear. However, it is seen against the back drop of other buildings in the area and is therefore considered to have an acceptable impact on the area in compliance with Policies GR1 and GR2 of the Local Plan. 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 sufficiently comparable to the main property and are acceptable.

As the application is now retrospective in nature although commencement on site had not taken place at the time of the submission of the application, the work is unlawful. As a result, this project has been commenced at the applicants own risk.

In respect of the comments from the neighbour about consultation, it should be noted that the neighbour lives three houses away from the applicant site. This is beyond the distance for which consultations would normally be undertaken for a householder application whether retrospective or not.

10. CONCLUSIONS

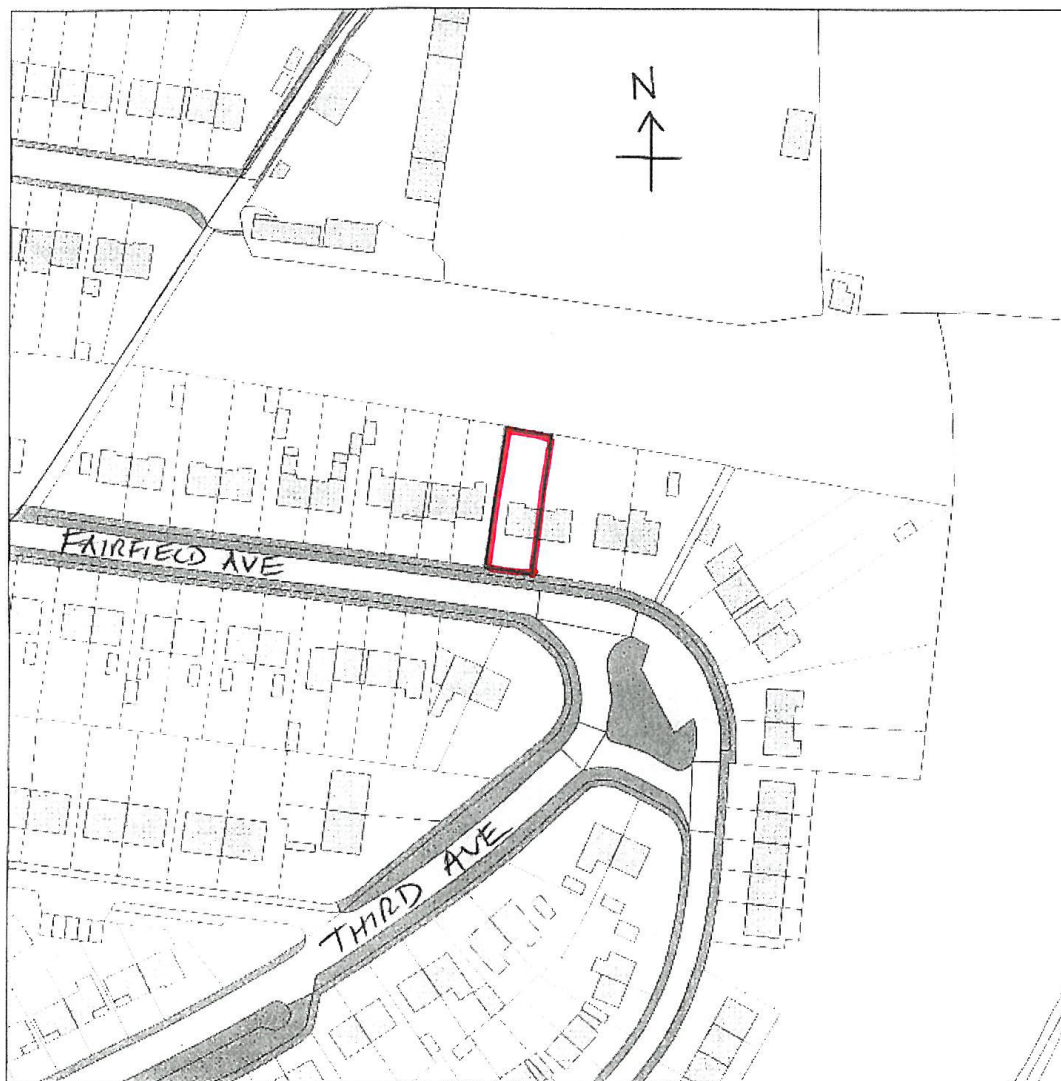
Having considered the relationship of the building to the neighbouring properties and the design and appearance of the structure, it is felt that this proposal is in accordance with the policies in the Adopted Local Plan and is therefore accordingly recommended for approval is subject to conditions.

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:



Metres 20 40 60 80 100 120

LOCATION PLAN
SCALE 1:1250
DRG NO SCM0609-01

RECEIVED
25 JUN 2009