

Planning Reference No:	09/1445N
Application Address:	27 Jackson Avenue, Nantwich, Cheshire, CW5 6LL
Proposal:	Proposed Two Storey Side Extension and Front Canopy
Applicant:	Mrs S Lightfoot
Application Type:	Householder
Grid Reference:	365903 352188
Ward:	Nantwich
Earliest Determination Date:	9 th September 2009
Expiry Dated:	12 th October 2009
Date of Officer's Site Visit:	13 th August 2009
Date Report Prepared:	21 st September 2009
Constraints:	None

SUMMARY RECOMMENDATION

Approve with Conditions

MAIN ISSUES

- Impact on Streetscene
- Impact on Amenity of adjacent properties
- Impact on highway safety

1. REASON FOR REFERRAL

This application was to be dealt with under the Council's delegation scheme. However Cllr Morran has requested it to be referred to Committee due to bulk and size of extension and proximity with neighbouring property No.29 Jackson Avenue.

2. DESCRIPTION OF SITE AND CONTEXT

The site is a two storey semi-detached property located on Jackson Avenue which is within the settlement boundary for Nantwich. The dwelling is set back from the edge of the public highway by 6m and has a driveway to the side of the dwelling, also to the side is a single storey flat roof utility room. Adjacent to the site is a new residential development which is sited forward of No.27 Jackson Avenue by 3.5m, that dwelling is sited on marginally higher land than the application site. Defining the boundary between the application site and No.29 is a 2.5m high boundary wall which is in shared ownership.

3. DETAILS OF PROPOSAL

The scheme proposes the construction of a two storey side extension for an extended kitchen and utility room at ground floor and a fourth bedroom with en-suite and extended bathroom at first floor level. The extension will be set back from the building line of the original dwelling by 0.5m with a lower ridge height of 0.3m than the original. A canopy is proposed to the front elevation over the existing window and door and the proposed car port. Two further parking spaces to the front of the dwelling have also been proposed. The

scheme will involve the removal of the existing ground floor side extension and shared boundary wall.

4. RELEVANT HISTORY

No relevant on site 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
BE.3 Access and Parking
RES.11 Improvements and Alterations to Existing Dwellings
TRAN.9 Car Parking Standards

Other Material Considerations

Local Development Framework - Extensions and Householder Development Supplementary Planning Document (2008)

6. CONSULTATIONS (External to Planning)

Highways: No Highways Objections

7. VIEWS OF THE PARISH COUNCIL

The Town Council request the Planning Officer to consider very carefully the bulk and size of this proposal and its effect on neighbours.

8. OTHER REPRESENTATIONS

Two letters of objection received from the adjacent property No.29 Jackson Avenue. The salient arguments being:

- Construction will seriously affect daylight
- At the nearest point the extension will only be 1m from their property
- Development will necessitate erection of scaffolding in their property and will result in damage to shrubs and side gable
- Development will result in a reduction of parking provision
- Boundary wall in shared ownership
- Boundary wall would have to be demolished or strengthened

9. APPLICANT'S SUPPORTING INFORMATION

None

10. OFFICER APPRAISAL

Principle of Development

The site is located within the settlement boundary for Nantwich and therefore the principle of an extension to this property is acceptable providing the requirements of Policies RES.11 (Improvements and Alterations to Existing Dwellings), BE.1 (Amenity), BE.2 (Design Standards) and BE.3 (Access and Parking) are satisfied, along with guidance contained within the Extensions and Householder Development SPD.

Design

Policy RES.11 requires that extensions should respect the setting, design, scale and form of the original dwelling, and the Extensions and Householder Development SPD goes further to state that side extensions should be set back from the front elevation with a reduction in roof height so that the extension appears subordinate and avoids a terracing effect. The proposed extension will be set back from the front elevation of the original dwelling by 0.5m whilst having a reduced ridge height of 0.3m. The proposed extension will therefore appear as a subordinate addition to the host dwelling.

The SPD states that design features found on the host dwelling should be incorporated into the scheme and windows should normally be of the same scale as the original house. A wrap around canopy is proposed above the ground floor fenestration which is a similar feature to other canopy's on dwellings along Jackson Avenue. Although the proportions of the proposed windows do not replicate the existing openings exactly it is considered that they would not draw undue attention to themselves and would not have a detrimental impact on the character and appearance of the streetscene.

Amenity

Policy BE.1 (Amenity) states that development should not have an adverse impact on adjoining properties through loss overshadowing, overlooking, visual intrusion or any other way. The proposed extension will be sited immediately adjacent to the boundary with No. 29 Jackson Avenue. The development will be in close proximity to the flank elevation of that property however the proposals will not result in a loss of daylight to the first floor landing window as this does not serve a habitable room.

No.29 Jackson Avenue is sited forward of the application site and the proposed side extension would therefore be sited 2.5m beyond the rear building line of that property, which is also sited at a slight angle. There are principle windows in the rear elevation of the No.29 including a kitchen window at ground floor level and a bedroom window at first floor level. The proposed development would breach the 45° horizontal standard by 500mm measured from the centre of both these windows. However the development would not be in breach of the 45° vertical standard when measured from the first floor bedroom window. With regard to the kitchen window, it is considered that the siting of the extension which only projects by 2.5m beyond the rear building line of No.29 and the minor extent of the breach (500mm) that there would not be an adverse impact on the amenities of the adjacent property through loss of light to the kitchen window in this instance. Furthermore, the existing boundary treatment between the two properties at the rear consists of 4.5m high coniferous trees which would currently reduce the level of light reaching that kitchen window.

The proposed extension will be sited immediately adjacent to the boundary with that property and consideration therefore has to be given to whether the proposed extension would have an overbearing impact on the amenities of that property. The majority of the two storey extension will be sited opposite the flank elevation of No.29 which has an access path to gain access to the rear of the property. The proposed extension will project by approximately 2.5m from the rear building line of the adjacent property which although this would be clearly prominent from the rear amenity space and visible from the rear facing windows of that property this would not have a significantly adverse impact on the amenities of that property to justify a refusal.

The rear facing first floor windows will be obscure glazed and will not result in any overlooking into the adjacent properties private amenity space. An obscure glazing condition is considered appropriate along with the removal of PD rights for further windows in the side elevation of the property.

Highways

The submitted plans identify that two additional car parking spaces will be provided within the front garden of the application site. There will therefore be a total of three off street parking spaces provided at this property which exceeds the minimum parking standards set out in the Local Plan. There have been no objections from the Highways Authority on these proposals. The proposed additional hardstanding should however be permeable or surface water directed to a permeable area within there curtilage. A condition is therefore required to secure this.

Other Issues

The issues relating to the boundary wall being in shared ownership and the siting of scaffolding within the adjacent properties curtilage are civil matters.

11. CONCLUSIONS

The proposed extension represents an acceptable form of development as the design is in keeping with the character of the existing building and the surrounding and the extension will not have an adverse impact on neighbouring amenity. Therefore the proposed development is in compliance with Policies BE.1 (Amenity) BE.2 (Design Standards) RES.11 (Extensions And Alterations To Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the Local Development Framework Extensions and Householder Development Supplementary Planning Document (2008).

12. RECOMMENDATIONS

APPROVE subject to conditions

- 1. Standard time**
- 2. Plans**
- 3. Materials as existing**
- 4. Obscure Glazing to rear windows**
- 5. Additional Parking Area to be of Permeable Surface**
- 6. Remove PD for additional windows to side elevation**

LOCATION PLAN: East Council Licence No.100049045

