

Planning Reference No:	09/2665N
Application Address:	2 Swedish Houses, Audlem Road, Hankelow, Cheshire, CW3 0JF
Proposal:	Removal of 2 no conditions previously applied on approved application P06/0547 namely conditions 3 & 4 and the conversion of the existing garage into auxiliary accommodation with a possibility of renting out as a holiday let
Applicant:	Mr & Mrs Hemmings
Application Type:	Full Planning Application
Grid Reference:	367299 345706
Ward:	Cholmondeley
Earliest Determination Date:	25 th September 2009
Expiry Dated:	18 th October 2009
Date of Officer's Site Visit:	18 th September 2009
Date Report Prepared:	21 st September 2009
Constraints:	Open Countryside

SUMMARY RECOMMENDATION

Impact of the development on:-

- The living conditions of neighbouring properties
- Character and appearance of the application property

SUMMARY RECOMMENDATION:

Approve with Conditions

1. REASON FOR REFERRAL

The application has been brought to the Southern Planning Committee as the applicant is employed by Cheshire East Council on the Planning Customer Service Point.

2. DESCRIPTION OF SITE AND CONTEXT

The application property is a semi-detached dormer bungalow located on the western side of Audlem Road within the open countryside. The property has a render finish with a red tiled pitched roof. A single-storey side/rear extension has been constructed to the property in the past.

3. DETAILS OF PROPOSAL

This is a full planning application for the part conversion of the existing garage into living accommodation which could then be used as a holiday let. The application also relates to the removal of conditions 3 & 4 which were attached to planning permission P06/0547. These conditions are as follows;

3. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 19

purpose ordinarily incidental to the enjoyment of the dwellinghouse) which would preclude its use for the accommodation of a private motor vehicle

4. The workshop hereby permitted shall not be used for the running and operating of a business and shall only be used for a domestic purpose incidental to the enjoyment of the dwellinghouse.

4. RELEVANT HISTORY

P06/0547 - Upgrading of external walls, single storey side and rear extension – Approved 30th June 2006

P04/1084 - One Replacement Dwelling – Refused – Appeal Lodged – Appeal Dismissed

5. POLICIES

Local Plan Policy

RES.11 – Improvements and Alterations to Existing Dwellings

BE.1 – Amenity

BE.2 – Design Standards

BE.3 – Access and Parking

BE.4 – Drainage, Utilities and Resources

Other Material Considerations

PPS1 – Delivering Sustainable Development

PPS3 – Housing

Supplementary Planning Document – Extensions and Householder Development

6. CONSULTATIONS (External to Planning)

Highways: No highways objections providing that two off street parking spaces are provided for both the existing and proposed dwelling (four in total). Reason, the layby and verge at this location are used by residents to park, any increase in on street parking at this location, will have a negative impact.

7. VIEWS OF THE PARISH COUNCIL

No objection

8. OTHER REPRESENTATIONS:

No representations received at the time of writing this report

9. APPLICANT'S SUPPORTING INFORMATION

No supporting information received

10. OFFICER APPRAISAL

The site is located within the Open Countryside and the main issues are whether the conversion of part of the garage to a bedroom which would be used as holiday let would have a detrimental impact upon residential amenity or highway safety.

Design

The alterations to the building are limited to the removal of one window to the rear elevation and the replacement of 1 window and door to the side elevation of the extension with a set of patio doors. These alterations are relatively minor and relate to the existing extension to the property only. It is therefore considered that the proposal would not have a detrimental impact upon the character and appearance of the application property.

Amenity

The conversion of part of the existing garage to residential accommodation would not raise any issues of noise or disturbance to the adjoining properties given the existing residential use of the site and that the conversion is for the conversion to 1 bedroom only. The new patio door opening would face the boundary with No 1 Swedish Houses and would be 11 metres from the boundary, given this separation distance, the existing 2m boundary hedge, and the fact that the development is at ground floor level only it is considered that the proposal would have minimal impact upon neighbouring amenity through overlooking.

The proposal would create just 1 bedroom which would be used as holiday accommodation. It is not considered that the creation of 1 bedroom to be used as holiday accommodation would create significant noise and disturbance through additional vehicle movements as to warrant the refusal of this planning application.

Highways

The Highway Authority has raised no objection to this proposal subject to adequate car parking provision being provided. The Highway Authority comments refer to a new dwelling on the site. This is incorrect and the converted garage will be used as holiday accommodation only. The provision of 4 parking spaces can be achieved on the existing driveway and the development is considered to be acceptable in terms of its highway safety/parking implications.

11. CONCLUSIONS

The proposal would not result in any adverse impact upon the amenity of adjacent domestic properties and would respect the character and form of the existing property and wider street scene.

12. RECOMMENDATIONS

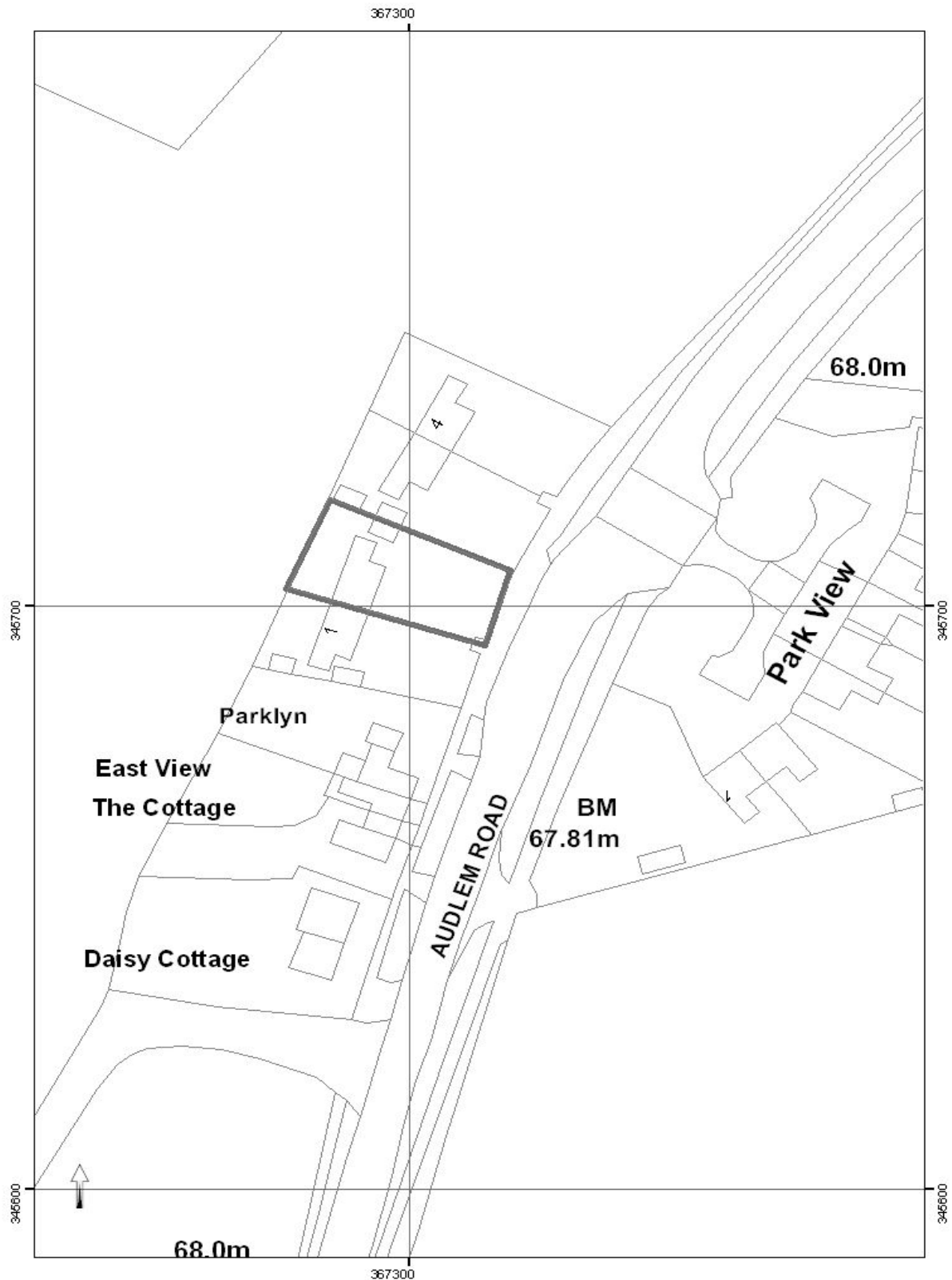
APPROVE subject to the following conditions;

1 Standard

2 Materials to match

3 Plans

Location Plan



09/2665N – 2 Swedish Houses Hankelow
N.G.R; - 367.303 345.706

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Not to Scale