

Planning Reference No:	09/3455C
Application Address:	36 Pikemere Road, Alsager.
Proposal:	Two detached houses with garages.
Applicant:	Mr & Mrs P Bolden
Application Type:	Reserved Matters Application
Ward:	Alsager
Registration Date:	19 th October 2009
Earliest Determination Date:	7 th December 2009
Expiry Date:	14 th December 2009
Date report Prepared	21 st December 2009

SUMMARY RECOMMENDATION: Grant reserved matters approval subject to conditions

MAIN ISSUES: Whether the layout, appearance and scale are acceptable.

1. REASON FOR REFERRAL

Called in by Councillor S Jones for reasons of overdevelopment of the site and the adverse impact on neighbouring properties.

PREVIOUS MEETING

At the Planning Committee meeting held on 9th December 2009, members resolved to defer this application in order to undertake a site visit.

Negotiations were also being pursued by the Council with the applicants and the applicants of the neighbouring application at number 38, with regard to submitting a revised application with a shared access. It appears however that agreement cannot be reached on this matter between the two parties.

2. DESCRIPTION AND SITE CONTEXT

The application relates to an 'L' shaped area of garden sited to the rear of numbers 34 and 36 Pikemere Road, Alsager. The site is within the settlement zone line of Alsager and the surrounding development consists of a mixture of residential dwellings.

3. DETAILS OF PROPOSAL

The proposal seeks reserved matters approval for two detached dwellings on the site. The access has already been approved at the outline stage and this application seeks approval for the appearance, layout and scale of the development.

4. RELEVANT HISTORY

08/0210/OUT - Outline approval for two dwellings 2008

5. POLICIES

National Guidance

PPS1 – Delivering Sustainable Development

PPS3 – Housing

Congleton Local Plan 2005

PS4 – Plan strategy

GR1 - General criteria for new development

GR2 - Design

GR6 – Amenity & health

GR9 - Highways safety & car parking

H1 – Provision of new housing development

H2 – Housing supply

H4 – Residential development in towns

6. CONSIDERATIONS (External to Planning)

Environmental Health:

Request conditions relating to contaminated land and hours of construction and piling.

Highways

No comments have been received at the time of report writing, however the access was agreed at the outline stage and as such it is considered that highways issues were adequately addressed at that stage.

7. VIEWS OF TOWN/PARISH COUNCIL

The Town Council has concerns regarding over intensification of the site and , unneighbourly development in respect of the bungalows on Cedar Avenue and insufficient access for emergency vehicles.

8. OTHER REPRESENTATIONS

Three letters of objection have been received from the occupiers of 45, 47 and 49 College Road, expressing concerns over loss of privacy, flooding and that the properties would not be in keeping with the surrounding development.

In addition a letter has been received from the occupiers of 38 Pikemere Road, raising concerns over the size of the properties, impact on the amenities of existing properties, impact on trees, disturbance from the service road, highway safety and problems with pavements being blocked on recycling day.

9. APPLICANT'S SUPPORTING INFORMATION

- Design and Access Statement

10. OFFICER APPRAISAL

Principle of Development

The principle of siting two dwellings on this site was established at the outline stage in 2008.

Highways

The access to the site was approved at the outline stage and as such is considered to be acceptable.

Appearance

The two dwellings, which would be of a similar design to number 36 Pikemere Road and would be constructed using traditional materials, which should be submitted for approval. Both would have small conservatories and integral garage. In terms of design they would not be out of keeping with the area as there is such a large variety of property types in the vicinity, the proposal is therefore considered to be in compliance with Policy GR2 in terms of appearance.

Scale

Both properties are two storey with a roof height of 8.6m for house 1 and 8.3m for house 2. They would be of a similar scale to number 34 Pikemere Road and smaller than numbers 36 and 38. It is considered that the scale of the dwellings would be in keeping with the mixture of dwellings in the vicinity. Concerns have been expressed that the houses would dominate the bungalows to the rear, however given the distances between the properties; it is not considered that it would be reasonable to refuse the application on these grounds.

Layout

The proposal is for two detached dwellings to the rear of numbers 34 and 36 Pikemere Road. The garages would be integral and they would be accessed from a driveway alongside number 36, it should be noted that this access has already received consent at the outline stage. The layout is very similar to that submitted in indicative form at the outline stage except that house 2 has been 'handed' in order to avoid adverse impact on the Silver Birch tree within the boundaries of 38 Pikemere Road.

Impact on the Amenity of Neighbouring Properties

Policy GR6 requires that proposals should not result in loss of privacy, sunlight/daylight, visual intrusion, environmental disturbance or pollution or traffic generation, access and parking. The properties to the rear are approximately 22m from the boundary of the site and a distance in excess of 29m would be maintained between the dwellings. It is therefore considered that there would be no significant impact on the residential amenities of those properties. The side elevation of house 1 would face number 4 Grig Place and it is considered that the first floor windows in this property should be fitted with obscured glazing in order to ensure the privacy of that neighbouring dwelling.

Landscape

Details of landscaping have not been submitted with this application however it is considered necessary to impose the conditions relating to trees shrubs and hedges that were imposed on the outline consent.

11. CONCLUSIONS AND REASONS FOR THE DECISION

In conclusion it is considered that the development, subject to the suggested conditions, would not be detrimental to the visual amenities of the area, or the living conditions of adjacent occupiers, accordingly approval of this application is recommended.

12. RECOMMENDATION

Approve subject to the following conditions:

- 1. Commence development within 3 years**
- 2. Development in accordance with agreed drawings**
- 3. Submission of details/samples of external materials**
- 4. Submission of scheme of protection for trees ,shrubs and hedges**
- 5. Submission of method statement relating to the construction of the driveway and drainage**
- 6. Should evidence of any protected species be found during construction works shall stop**
- 7. Limits on hours of piling**
- 8. Submission of details of boundary treatments**

