

Application No: 16/2648N

Location: 5, COPPICE ROAD, WINTERLEY, CW11 4RN

Proposal: Proposed Residential Development of 4 Detached Dwellings and Extension to Existing Dwelling

Applicant: The Estate of Miss M J Swain

SUMMARY

The application site lies within the Winterley settlement boundary where Policy RES.4 of the Local Plan advises that new development in principle is accepted provided that it is on a scale commensurate with the character of the village.

The proposal would bring positive planning benefits such as the provision of new dwellings in a sustainable location and the usual economic benefits created in the construction of new dwellings and the spending of the future occupiers in the local area.

No significant highway safety, amenity, design, drainage or flooding or tree concerns would be created.

As such, the proposed application is considered to comprise a sustainable form of development and that Paragraph 14 of the Framework is engaged.

RECOMMENDATION

Approve subject to conditions

REASON FOR REFERRAL

This application has been referred to the Southern Planning Committee by Cllr David Marren for the following reasons:

- Loss of amenity
- Over intensive development in a very small village

PROPOSAL

Full planning permission for the erection of 4 detached dwellings and the two storey side extension of an existing dwelling to the front of the site. The proposed dwellings are located to the rear garden and would be 2 and a half storey dwellings

SITE DESCRIPTION

The application site relates a residential plot on of back land to the rear of 5 Coppice Road, within the Winterley Settlement Boundary.

The application site is relatively flat and comprises of garden/paddock land. Existing residential development lies to the north, west and south of the site and Open Countryside to the east beyond Coppice Road.

The site is generally un-managed garden devoid of trees other than to the northern boundary and is bordered with mature hedges.

RELEVANT HISTORY

None

NATIONAL & LOCAL POLICY

National Policy

The National Planning Policy Framework establishes a presumption in favour of sustainable development. Of particular relevance are paragraphs:

14 - Presumption in favour of sustainable development, 47-50 - Wide choice of quality homes / affordable housing, countryside and 56-68 - Requiring good design

Development Plan

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011, which allocates the site, under Policy RES.4, as a Village with a Settlement Boundary.

The relevant saved policies are:

RES.4 – Housing in Villages With Settlement Boundaries
RES.11 – Improvements and Alterations to Existing Dwellings
BE.1 – Amenity
BE.2 – Design
BE.3 – Access and Parking
BE.4 – Drainage, Utilities and Resources
BE.5 – Infrastructure
BE.6 – Development on Potentially Contaminated Land
NE.9 – Protected Species
NE.17 – Pollution Control

Supplementary Planning Documents:

Development on Backland and Gardens

Cheshire East Local Plan Strategy – Submission Version (CELP)

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

MP1 - Presumption in favour of sustainable development, PG1 - Overall Development Strategy, PG6 - Spatial Distribution of Development, SD1 - Sustainable Development in Cheshire East, SD2 - Sustainable Development Principles, IN1 – Infrastructure, IN2 - Developer contributions, SC4 - Residential Mix, SC5 - Affordable Homes, SE1 – Design, SE2 - Efficient use of land, SE3 - Biodiversity and geodiversity, SE4 - The Landscape, SE5 - Trees, Hedgerows and Woodland, SE6 - Green Infrastructure, SE9 - Energy Efficient Development, SE12 - Pollution, Land contamination and land instability, SE13 - Flood risk and water management, CO1 - Sustainable Travel and Transport and CO4 - Travel plans and transport assessments

CONSULTATIONS

Environmental Protection – No objections subject to conditions relating to piling, dust control, lighting and contaminated land.

Highways - This application is for 4 new detached dwellings and an extension to an existing unit.

A private shared access is proposed to serve the site, this is taken Coppice Road. In regards to the submitted standard of access, the width is acceptable to serve the 4 dwellings. The access is not suitable to accommodate refuse vehicles and therefore a communal bin store is required to be located close to the junction with Coppice Road.

The level of off street parking for each of the units is acceptable and given that only 4 units are proposed there is no traffic impact issues to be considered.

Therefore, no highway objections are raised subject to conditions.

Forestry - The majority of this site is formed by an un-managed garden which is devoid of any meaningful tree cover apart from an early mature Chestnut located on the northern boundary. The tree is not considered to be a significant specimen and certainly not worthy of protection as part of a Tree Preservation Order.

It appears from the proposed site plan that there is an intention to retain the Chestnut with the proposed shared private driveway extending through the trees southern Root Protection Area (RPA); this is achievable subject to the driveway not being adopted and the hard surfacing implemented under a 'no dig' construction.

Ecology - Due to its age the existing 5 Coppice Road may have potential to support roosting bats. The proposed extensions to the existing house may therefore result in the disturbance of, or have an adverse impact upon roosting bats. Consequently, a bat survey will be required since all bats are European Protected Species and as such are a material consideration.

Survey work, should be carried out by a suitably qualified and appropriately licensed surveyor, using appropriate methodology, during optimal times of year. If any bats are found to be present, a scheme for their conservation and mitigation, to the satisfaction of the Council

should be submitted. It should also be noted that if bats are present, the developer will need a licence from NATURAL ENGLAND to develop the site irrespective of whether planning consent is given.

In accordance with current legal circular the survey work to establish the presence or absence of a protected Species such as bats, should be carried out prior to any planning consent being granted.

If planning consent is granted I also recommend that the standard condition to safeguard nesting birds be attached.

Haslington Parish Council – The area of Winterley has been subject to many planning applications and this is another one which needs not only a site visit but the views of the local residents understood.

The application currently shows development up to boundaries which impact on neighbours visual outlook as well as impacting on health and wellbeing through the mental wellbeing.

REPRESENTATIONS

Neighbour notification letters were sent to all adjacent occupants.

19 letters of objection has been received to date. The main areas of concern include;

Principle of development – garden grabbing, no need for further market housing

Design – Overdevelopment of site, layout, loss of outlook, form not in keeping, mass and bulk

Amenity – Loss of outlook, loss of light, loss of privacy

Highway safety – increase in traffic

Dangerous access

Visually overbearing

Un-neighbourly development

Increase in light pollution

Few local amenities

Refuse collection difficulties

Loss of view

Disturbance during construction

Adverse impact on Wildlife

APPRAISAL

The key issues are the sustainability of the proposal, including its Environmental, Economic and Social role and the planning balance

Sustainability

The National Planning Policy Framework definition of sustainable development is:

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment”

The NPPF determines that sustainable development includes three dimensions:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being;

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

These roles should not be undertaken in isolation, because they are mutually dependent.

Economic and Social Role

Principle of Development

As the site falls within the Winterley Settlement Boundary, the proposal is subject to Policy RES.4 of the local plan. Policy RES.4 advises that within such settlement boundaries there is a presumption

in favour of development provided that it is in keeping with the village's scale and character and does not conflict with other policies in the local plan.

In response to this policy, the site is not committed for any other purpose in the local plan and the provision of 4 new dwellings would not have a detrimental impact upon the council's housing supply totals. Indeed the provision of new market dwellings represents a planning benefit in light of the Council's 5-year housing land supply position.

As such, new housing in the settlement boundary would be deemed to be acceptable in principle, subject to its adherence with all other relevant local plan policies.

Other economic considerations

It is accepted that the construction of a small housing development of this size would potentially provide local employment opportunities in construction and the wider economic benefits to the construction industry supply chain. There would be some economic and social benefit by virtue of new resident's spending money in the area and using local services.

As such, it is considered that the proposed development would be economically sustainable.

Environmental considerations

Residential Amenity

In terms of neighbouring residential amenity there are a number of existing properties that lie adjacent to the application site.

Number 7 Coppice Way lies approximately 15 metres from the nearest of the proposed dwellings (plot 4) at the closest point. The two dwellings here are not directly facing with plot 4 being offset. Furthermore the rear elevation of number 7 Coppice Road generally faces towards the side elevation of plot 4. This distance of 15 metres is in excess of the 13.5 metres as recommended paragraph 3.9 of the SPD.

To the other side of the application site lies number 3 Coppice Road, this dwelling lies approximately 19 metres from the closest of the proposed dwellings (plot 4). As with number 7, this property faces towards the side elevation of the proposed and is not in a directly facing relationship.

Further to the above, the east elevation of the proposed dwelling of plot 4 does not contain any principal windows.

There are a number of existing dwellings to the north of the application site along Alsager Road. These properties enjoy long rear gardens, as such the closest distance between these dwellings and the proposed is approximately 30 metres when measured from the rear of number 31 to plot 4.

To the west are several dwellings along Crewe Road, these properties also have substantial gardens. The closest of the proposed dwellings (plot 1) is approximately 20 metres when measured at the closest point. Several dwellings of Bowkers Croft face on to the application site,

these are located to the south west. The separation distances here are approximately 20 metres at the closest point. To follow on from this, the two proposed dwellings of plots 1 and 2 do not have a directly facing relationship with any of the properties along Crewe Road or Bowkers Croft.

With the above in mind it is not considered that the proposed development will lead to a significant harm upon the residential amenity of the existing neighbouring dwellings around the application site.

Sufficient private amenity space would be provided for each of the 4 properties in excess of the 50 sq metres recommended within the SPD.

With regards to the proposed two storey side extension of the existing 5 Coppice Road, there will be no principal windows to the side elevation that faces the adjacent property of 3 Coppice Road. This neighbouring property is approximately 10 metres away with a side to side elevation relationship. Number 3 is also stepped back from number 5. As such it is not considered that the proposed two storey side extension will have a detrimental effect on the amenity of 3 Coppice Road.

There are no other dwellings to be affected.

As a result of the above, it is considered that the proposed development would adhere with Policy BE.1 of the Local Plan.

Protected Species

The Council's Ecologist does not consider that the proposed 4 dwellings would have any significant impact on local wildlife.

However, the existing dwelling of 5 Coppice Road has the potential to support bats which are a European Protected Species. Therefore, a protected species report has been requested. The results of this will be presented to committee via a written update.

Design

Policy BE.2 of the Local Plan states that the proposal should be sympathetic to the character, appearance and form of the site and the surrounding area in terms of: The height, scale, form and grouping of the building, choice of materials and external design features
Policies SE1 and SD2 of the Cheshire East Local Plan Strategy – Submission Version, largely reflect the Local Plan policy.

The application seeks the erection of 4 detached dwellings within the curtilage and backland of number 5 Coppice Way and a two storey side extension to the existing number 5.

It is proposed that the access to the site shall be via a new access to the side of the existing 5 Coppice Road with the existing making way for the proposed extension.

The proposed dwelling will be sited to the rear of existing, however this is not considered to be significantly out of character with the surrounding built form as a similar situation exists with the dwellings of Bowkers Croft to the south. Furthermore, the density of the development created as a result of this additional built form is not considered to be out of character with the immediate area. The layout of the development is therefore considered to be acceptable.

Existing development in the surrounding area is made up of predominantly two storey semi and detached dwellings with a row of 5 bungalow along Crewe Road to the west. With this in mind it is considered that the proposed two storey dwellings will be an acceptable form of development when viewed in context with the surrounding area.

Plots 1 and 2 would have a maximum ridge height of approximately 8.3 metres, with plots 3 and 4 being approximately 8.1 metres in height. As the predominant form of development in the locality is two storey then these heights would be considered acceptable.

In terms of scale, the footprints of the proposed dwellings would not appear incongruous within the area.

The proposed two storey side extension of number 5 Coppice Road will have a lower roof ridge than the existing and will be stepped back from the existing front elevation. Therefore it will be respectful of the host dwelling and those in the surrounding area.

As such, subject to the conditioning of the proposed materials, it is considered that the development would be of an acceptable design that would adhere with Policy BE.2 of the Local Plan and policies SE1 and SD2 of the Cheshire East Local Plan Strategy – Submission Version.

Highway Safety

Vehicle access to these properties will be via a newly formed access to the side of the existing and taken off Coppice Road.

The Council's Head of Strategic Infrastructure (HSI) has advised that off-road parking is adequate and the proposal will have no material impact on the highway. However, while the proposed access is acceptable to serve the proposed dwellings it is not suitable to accommodate a refuse vehicle, therefore it is advised that a communal bin store is located close to the junction with Coppice Road. Provision of refuse bin storage can be conditioned should approval be granted.

Overall it is considered that the proposed development will not have any significant traffic impacts.

It is acknowledged that some motorist do break the speed limit along Coppice Road, however this is not a material consideration when considering the highways impacts of this planning application and is for other enforcement agencies to address.

As such, it is considered that the proposal adheres with Policy BE.3 of the Local Plan.

Flood Risk and Drainage

The application site does not fall within a Flood Risk Zone and is not of a scale that requires the submission of a Flood Risk Assessment (FRA).

United Utilities have reviewed the submission and advised that they have no objections to the development subject to informatives.

As such, it is not considered that the proposed development would create any significant flooding or drainage concerns and would adhere with Policies BE.4 of the Local Plan.

Trees and Landscape

The majority of the site is an un-managed residential garden without any tree cover other than a Chestnut tree to the northern boundary. This tree is not considered worthy of a Tree Preservation Order.

The submitted plans show the Chestnut tree as being retained, however the proposed driveway is likely to extend through the Root Protection Area. Any potential damage to this tree caused by the construction works can be mitigated through a 'no dig' construction. A planning condition is recommended.

The final landscaping as the site will be secured through a condition attached to any permission.

Overall, it is not considered that the proposed development would raise any landscape concerns. As such, subject to the above, it is considered that the proposed development would adhere to Policy BE.2 of the Local Plan.

Conclusion

The proposed revised development would be of an acceptable design that would not create any significant issues in relation to highway safety, drainage or flooding

As such, it is considered that the proposed development would be environmentally sustainable.

Planning Balance

The application site lies within the Winterley Village settlement boundary where Policy RES.4 of the Local Plan advises that new development in principle is accepted.

The proposal would bring positive planning benefits such as the provision of new dwellings in a sustainable location and the usual economic and social benefits created in the construction of new dwellings and the spending of the future occupiers in the local area.

No significant highway safety, amenity, design, drainage or flooding or tree concerns would be created.

The proposal is considered to comply with Paragraph 19 of the NPPF and the 3 strands of sustainability within the NPPF are satisfied.

As such, the proposed application is recommended for approval.

RECOMMENDATION

APPROVE subject to conditions

- 1. Time (3 years)**
- 2. Plans**
- 3. Materials as per application**
- 4. Scheme of landscaping**
- 5. Removal of PD rights A-E**
- 6. Tree protection**
- 7. No dig construction**
- 8. Bin storage/collection**
- 9. Boundary treatments**
- 10. Levels**
- 11. Nesting birds**
- 12. Drainage scheme**
- 13. External lighting**
- 14. Dust control**
- 15. Piling**
- 16. Contaminated land**

