

Application No: 19/0681N
Location: The Old Vicarage, Bridgemere Lane, Hunsterson, CW5 7PR
Proposal: Bespoke lean-to extension to be constructed in replacement of the current conservatory to the right of the existing dwelling.
Applicant: Mr & Mrs Clowes
Expiry Date: 04-Apr-2019

REASON FOR REPORT

This application has been referred to the Northern Planning Committee as the applicant is an elected Ward Member of Cheshire east Borough Council.

SUMMARY

The application is a stable building located within the open countryside.

Policies PG.6 (Open Countryside) of the Cheshire East Local Plan allows for extensions to existing dwellings within the open countryside provided that are not disproportionate to the original dwelling. Further to this, the Supplementary Planning Document: Extensions and Householder Development permits extensions that do not lead to an increase of the original dwelling of more than 100% volume.

The application property is within the Open Countryside, the proposed development will not exceed 100% of the volume of the original dwelling and will remain subservient to it. Therefore, the proposed development is considered to be in accordance with the above policies.

Access will be via the existing highways arrangements and sufficient parking space is achievable within the confines of the site.

The proposal is considered to be an acceptable form of development, and therefore a recommendation of approval with conditions is made.

Summary Recommendation:
Approve subject to conditions

DETAILS OF PROPOSAL

This application seeks approval for a single storey side extension in place of an existing conservatory.

DESCRIPTION OF SITE AND CONTEXT

The application site is a detached two storey dwelling situated in an isolated location on Bridgemere Lane within the Open Countryside. The property is set back from the passing highway with mature vegetation to the boundaries.

The closest neighbouring dwelling is situated approximately 100 metres away to the east and agricultural land is located to the north, west and south.

RELEVANT HISTORY

P04/1481 - Two Storey Rear Extension – approved with conditions 2005

7/14580 - Garage and kennel – approved 1987

7/14126 - Erection of garage, store and kennel - approved 1987

POLICIES

Neighbourhood Plan - Wybunbury and Combined Parishes Neighbourhood Plan - Reg 14 Stage

H.4 – Design

E.5 - Landscape Quality, Countryside and Open Views

Cheshire East Local Plan Strategy

SD.2 – Sustainable Development Principles

SE.1 – Design

PG.6 – Open Countryside

Crewe & Nantwich Borough Council Local Plan Policy

BE.1 – Amenity

RES.11 – Improvements and Alterations to Existing Dwellings

Supplementary Planning Document: Extensions and Householder Development

National Planning Policy Framework

CONSULTATIONS

None

VIEWS OF THE PARISH

No comments received

OTHER REPRESENTATIONS

None received

OFFICER APPRAISAL

Principle of Development

The proposal is for a single rear extension to replace an existing conservatory to a dwelling situated within the Open Countryside which is acceptable in principle providing that the design is appropriate and that the development does not give rise to any detrimental impact on the amenities of adjacent properties or the Open Countryside.

Amenity

Policy BE.1 (Amenity) of the Crewe and Nantwich Replacement Local Plan allows for new development that:

- Is compatible with surrounding land uses
- Does not prejudice the amenity of future occupiers or the occupiers of adjacent property by reason of overshadowing, visual intrusion, noise and disturbance, odour or in any other way
- Does not generate such levels of traffic that the development would prejudice the safe movement of traffic on surrounding roads, or have an adverse impact on neighbouring uses
- Does not lead to an increase in air, noise or water pollution insofar as this might have an adverse effect on the other use of land

In terms of residential amenity the closest neighbouring dwelling is situated approximately 100 metres to the east of the application site. Given this distance and the position of the proposal to the west elevation it is not considered that there will be any detrimental impact on neighbouring residential amenity.

There are no other neighbouring dwellings near the application site.

Overall, it is considered that the proposed development is in accordance with Policy BE.1 (Amenity) of the Crewe and Nantwich Replacement Local Plan.

Design and Open Countryside

Policy PG.6 (Open Countryside) of the Cheshire East Local Plan allows for extensions to existing dwellings where the extension is not disproportionate to the original dwelling.

Further to this, the Supplementary Planning Document: Extensions and Householder Development permits extensions that do not result in an increase of over 100% of the volume of the original dwelling.

With the above in mind the application dwelling is a substantial two storey detached dwelling that lies in an isolated position along Bridgemere Lane. There is very little existing development along Bridgemere Lane; as such there is no real set vernacular.

In terms of the design of the proposed extension it will be single storey and project from the side elevation of the existing dwelling. It will measure 3.6 metres in height with an eaves height of 2.7 metres, a projection of 3.8 metres and a width of 7.4 metres. The proposed extensions will not lead to an increase of over 100% of the original dwelling alongside the other previously approved extensions. .

These dimensions will allow the proposal to remain subservient and subordinate to the host dwelling and will not lead to any visual impact on either the existing dwelling or the open countryside in the wider context. Furthermore, the proposed development will not be readily visible from public viewpoints, as such there will be no visual impact on the streetscene.

Given the above it is not considered that the proposed development will be unduly prominent and will not be disproportionate to the existing dwelling, nor will it have a detriment impact upon the surrounding Open Countryside. Therefore, the proposed development is in accordance with Policy PG.6 (Open Countryside) of the Cheshire East Local Plan and supplementary planning guidance.

Highways and Parking

There will be no change to the existing highways and parking arrangements.

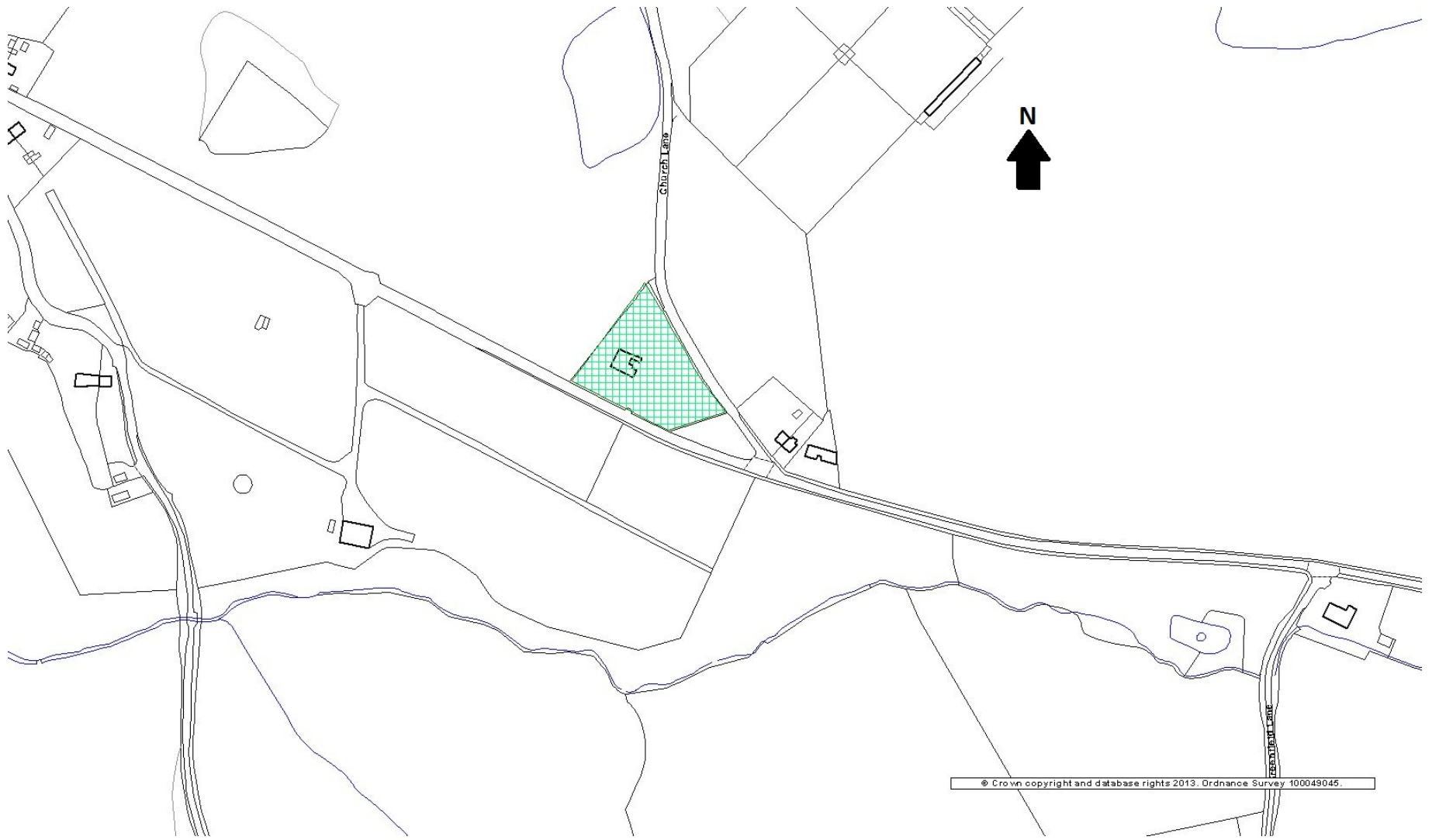
SUMMARY AND CONCLUSION

The proposed development will not raise any neighbouring amenity or highways concerns. Furthermore, the proposal is considered to be appropriate to the host dwelling and the open countryside location in terms of design, scale, bulk and mass. Therefore, there will not be any visual impact to either the streetscene of Bridgemere Lane or the wider open countryside.

RECOMMENDATIONS

APPROVE with conditions

1. Time limit for commencement of development (3 years)
2. Approved Plans
3. Materials as per application



© Crown copyright and database rights 2013. Ordnance Survey 100049045