

Application No: 19/2311C

Location: 10, ASCOT CLOSE, CONGLETON, CHESHIRE, CW12 1LL

Proposal: Front extension over garage, rear single storey extension to rear.

Applicant: P Akers-Smith

Expiry Date: 08-Jul-2019

SUMMARY

Householder planning application for a first floor extension over an existing garage, and a single storey rear extension. The site is located in a residential area, within the settlement zone of Congleton.

It is considered that the proposals is acceptable in terms of design and relationship to the wider area, would not lead to any significant loss of amenity to residential neighbours, and would present no highways issues. Therefore for the reasons mentioned above the application is recommended for approval.

RECOMMENDATION: Approve, subject to conditions

REASON FOR REPORT

The application is to be presented at Northern Planning Committee as the applicant is an elected Cheshire East Councillor and representative on the Southern Planning committee, and therefore has to be considered by Northern Area Planning Committee under the terms of the Council's Constitution.

SITE DESCRIPTION

The application site lies in a predominantly residential area within the settlement zone boundary of Congleton. The application site consists of a detached dwelling, which is part of a group of houses on Ascot Close, a development which was completed in the 1990s.

The site contains a front garage, with a driveway for the parking of two vehicles, and an open frontage. There is a rear garden with a timber panel fence to the rear and sides, and some tree coverage to the rear boundary.

DETAILS OF PROPOSAL

The application is a householder planning application for the construction of a first floor extension over the existing garage, and a single storey extension to the rear.

APPLICANTS SUBMISSION

The applicant's submission included;

Location Plan

Existing and Proposed Site Plan, Floor Plans and Elevations

RELEVANT PLANNING HISTORY

No relevant history

CONSULTATIONS

None

REPRESENTATIONS

Congleton Town Council – No Objection

Neighbouring properties

2 general observations were received from nearby properties, whose comments are summarised below:

- For the Planning Officer to consider if the extension would change the general look of Ascot Close
- That the proposed development is in keeping with the current appearance of Ascot Close
- That there are no clear glass windows at first floor level or above which might overlook 12 Ascot Close
- That adequate arrangements are put in place to maintain satisfactory car parking places within Ascot Close
- That the current boundary fence position separating 10 and 12 Ascot Close is maintained and not damaged during the works
- That the works are limited to reasonable social hours
- The ground floor is no longer a double garage, which affects the parking arrangements for the property.

POLICIES

Cheshire East Local Plan Strategy – Adopted July 2017

Policy MP1 - Presumption in favour of Sustainable development

Policy PG1- Overall development hierarchy

Policy PG2 - Settlement hierarchy
Policy SD1 - Sustainable development in Cheshire East
Policy SD2 - Sustainable development principles
Policy SE1 - Design
Appendix C: Parking Standards

It should be noted that the Cheshire East Local Plan Strategy was formally adopted on 27th July 2017. There is however policies within the legacy local plans that still apply and have not yet been replaced. These policies are set out below.

Congleton Borough Local Plan - saved policies

Policy PS4 – Towns
Policy GR6 – Amenity and Health
Policy GR10 – Accessibility, Servicing and Parking Provision

Other Material Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Framework (NPPG)

OFFICER APPRAISAL

Principle of development

The application site is within the town of Congleton, which is identified in the Congleton Borough Local Plan as a settlement zone. Policy PS4 states that within the settlement zone lines of these towns, there is a general presumption in favour of development provided it is in keeping with the town's scale and character and does not conflict with the other policies of the local plan.

The proposals to extend the residential dwelling are therefore acceptable in principle, subject to other policy considerations.

Design and Character

Policy SD2 of the Cheshire East Local Plan states that all development will be expected to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of height, scale, form and grouping, choice of materials, and external design features.

Development will also be assessed in terms of its relationship to neighbouring properties, the street scene and wider neighbourhood.

10 Ascot Close is part of a development which was constructed in the late 1980s/early 1990s. The buildings are generally of similar designs and architectural styles, but with variations in house types and some being extended previously. In considering the street scene, there is a staggered building line on both sides of the street.

In terms of the proposed rear extension, this would demolish an existing rear conservatory, and construct an extension along the width of the rear elevation, with a lean to roof. The rear extension would be of an appropriate scale, and use external design features and materials to be in keeping with the existing building. It would also be to the rear of the property, and would not impact on the street scene.

The main element of the proposals is the first floor extension above the front garage. The plans were amended during the course of the application, to include a first floor with a gable end, and a small canopy in front of the garage at ground floor level. Firstly 10 Ascot Close is set back from the adjoining property, which would reduce the prominence of the extension, and its impact on the street scene. There are a number of examples in the close which have more prominent front gable features, and so the introduction of a projecting front gable at 10 Ascot Close would not be considered out of character for the area. The amendments to the scheme, including additional timber detailing to the gable end would make the use of materials match with both the existing building and the design of other houses in Ascot Close.

The design of the proposals would be considered acceptable in design terms, and would comply with Policies SD2 and SE1 of the Cheshire East Local Plan Strategy.

Amenity

Saved Policy GR6 of the Congleton Borough Local Plan states that planning permission for any development adjoining or near to residential property or sensitive uses will only be permitted where the proposal would not have an unduly detrimental effect on their amenity due to:

- Loss of privacy
- Loss of sunlight and daylight
- Visual intrusion
- Environmental disturbance or pollution
- Traffic generation, access and parking.

In terms of the first floor front extension over the garage, the proposals would not extend further forward than the current building line. In relation to Number 8 to the west side, the extension would be further back than their front elevation, and so would not have a greater impact on any habitable windows to the front. In relation to Number 12 to the east side, the proposed first floor would be on the far side of the house to this neighbour, and would not have a detrimental impact on their amenity in terms of any loss of light to habitable windows. There are no additional windows proposed on the side elevations of the first floor which would have the potential to impact on privacy.

In terms of the single storey rear extension, the proposals would be of a modest size, projecting approximately 3m from the rear elevation, with a lean to pitched roof. The guideline for measuring the impact on light is if the proposed development would enter a 45 degree angle as measured from the centre of the nearest habitable window. As such the proposed single storey rear extension would not be considered to lead to a significantly detrimental impact on light entering the rear habitable windows of the two adjoining neighbours. The proposed rear extension is also modest in size, and is close to that which could be built under permitted development

The proposals are considered to be acceptable in terms of impact on residential amenity and would not be contrary to Policy GR6 of the Congleton Borough Local Plan.

Parking and Access

The access to the residential dwelling would remain unchanged as a result of the proposals.

The required number of in-curtilage parking spaces for a dwelling with 3+ bedrooms in town of Congleton is two spaces. The proposals would retain two parking spaces on the front drive as well as showing a double garage. This would therefore comply with Appendix C: Parking Standards as stated in the Cheshire East Local Plan Strategy.

Other Considerations

The comment regarding the boundary fence is noted, but this is not a material planning consideration in determining the application.

The comment regarding noise during the construction phase is noted, however, as a relatively modest household extension it would not be typical or reasonable to apply conditions restricting the hours of construction.

CONCLUSION

It is considered that the proposals are acceptable in terms of design and its relationship to the wider area, would not lead to any significant loss of amenity to residential neighbours, and would present no highways issues. The application is therefore recommended for approval subject to conditions.

Application for Householder

RECOMMENDATION: Approve subject to following conditions

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application

