

Application No: 19/3533N
Location: 127, CREWE ROAD, SANDBACH, CW11 4PA
Proposal: Proposed new dwelling within garden of The Cuillins, 127 Crewe Road, with demolition of outbuilding and concrete panel garage.
Applicant: Mr Stephen Harrison
Expiry Date: 07-Feb-2020

Summary

This is a full planning application for the demolition of existing outbuildings and constriction of a two-storey residential dwelling within the garden of 127 Crewe Road, Sandbach. The site is located in a residential area, within the settlement zone.

It is considered that the proposals are acceptable in terms of design and relationship to the character of the wider area, and would not lead to an unacceptable loss of amenity to nearby residential properties. The proposals would create an acceptable point of access, and protection for trees of high amenity value. The application is therefore in accordance with adopted planning policy and is recommended for approval.

RECOMMENDATION:

APPROVE subject to conditions

Reason for Referral

The application is to Southern Planning Committee at the request of Cllr Corcoran for the following reasons;

'The development is out of keeping with the surroundings (it is a 3 storey dwelling and is overdevelopment of the site)

I support the concerns of 125 Crewe Road over loss of light

I also have concerns about overlooking

The foul sewage disposal is marked on the application form as UNKNOWN!'

Site Description and Context

The site consists of a two-storey detached residential dwelling, located on Crewe Road, Sandbach.

The existing dwelling is situated in large plot, set back from the road, with a group of outbuildings on the north side of the site. The boundary treatments are mostly in the form of tall hedges, particularly on the side boundaries. There is a mature sycamore tree on the grass verge in front of the application site.

The street-scene along this section of Crewe Road is mixed with detached and terraced dwellings. The heights vary from bungalows to two-storey housing.

Details of Proposal

The proposed development relates to a new dwelling within garden of The Cullins, 127 Crewe Road, with demolition of outbuilding and concrete panel garage.

The proposed dwelling would be two-stories in height and contain four bedrooms.

Relevant Planning History

08/0132/FUL Proposed extensions to detached dwelling house. Approved with conditions 25-Apr-2008.

29420/3 TO ERECT TIMBER LOG LEISURE BUILDING TO ACCOMMODATE SWIMMING POOL. Approved with conditions 10-Oct-1997.

18778/1 DWELLING HOUSE. Approved with conditions 14-Jul-1987.

Consultations

Highways – No Objection

United Utilities – Drainage conditions suggested.

Environmental Health – The following conditions are suggested;

- Electric vehicle condition
- Ultra low emission boiler condition
- Construction noise informative
- Contaminated land informative

Views of the Town Council

Sandbach Town Council – Object to the development;

- Design isn't in keeping with the Street scene – over intensive development of the site
- Note the removal of balcony and 3 stories from the application – however still not considered acceptable design
- Application is contravention of Sandbach Neighbourhood Plan policy H2

Representations

Objections were received from 7 nearby residential properties. The main points are outlined below:

- Loss of privacy – includes balcony and large window on second floor overlooking properties behind
- Overdevelopment of site
- Design out of character (3 storeys, modern design)
- Destruction of mature tree on grass verge
- Crammed into narrow plot
- Proposed driveway in close proximity to neighbours
- Loss of daylight/sunlight and outlook in kitchen
- Incremental loss of outlook
- Overlooking from side bathroom window
- Increased number of vehicles – potential obstructions on Crewe Road
- High density development
- Use of render and materials not in keeping – predominantly brick built
- Inaccuracy of plans referring to boundary wall
- Inaccuracy with levels – not clear that survey has been correctly undertaken
- Right to light
- Two-storey house or bungalow would be preferred

POLICIES

Cheshire East Local Plan Strategy 2017

MP1 (Presumption in Favour of Sustainable Development)

PG2 (Settlement Hierarchy)

SD1 (Sustainable development in Cheshire East)

SD2 (Sustainable development principles)

SC4 (Residential Mix)

SE1 (Design)

SE2 (Efficient Use of Land)

SE3 (Biodiversity and Geodiversity)

SE4 (The Landscape)

SE5 (Trees, Hedgerows and Woodland)

SE13 (Flood Risk and Water Management)

Congleton Borough Local Plan – saved policies

PS4 (Towns)

GR6 (Amenity and Health)

GR10 (Accessibility, Servicing and Parking Provision)

Supplementary Planning Guidance Note

Sandbach Neighbourhood Plan

PC3 (Policy Boundary for Sandbach)

H2 (Design & Layout)

H3 (Housing Mix & Type)

H5 (Preferred Locations)

Other Material Considerations

National Planning Policy Framework

Officer Appraisal

Principle of Development

The site is located within the settlement boundary for Sandbach (a Key Service Centre). Policy PG2 states that in the key service centres *'development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability'*.

As a windfall site Policy SE2 states that development should;

- Consider the landscape and townscape character of the surrounding area when determining the character and density of development
- Build upon existing concentrations of activities and existing infrastructure
- Not require major investment in new infrastructure
- Consider the consequences of the proposal for sustainable development having regard to Policies SD1 and SD2

Paragraph 68 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out quickly. To promote the development of a good mix of sites local planning authorities should amongst other things *'support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'*.

Policy PC3 of the SNP states that new development involving housing development will be supported in principle within the policy boundary for Sandbach. Policy H1 states that future housing growth will be delivered through existing commitments, sites identified in the CELPS and windfalls.

The principle of the residential element of the scheme complies with National, Local and Neighbourhood Policies.

Design

Policy SD2 of the CELPS 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. It is also necessary to consider the relationship to neighbouring properties, the street scene and wider neighbourhood.

Policy H2 of the SNP states that all new developments will be expected to contribute positively to local distinctiveness, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features

Firstly consideration is given to the design and layout of the proposed dwelling and its plot in relation to the form and pattern of the wider development in the area. On Crewe Road, and Fields Drive to the rear of the site, there are mixtures of house types. Most plots close to the application site on Crewe Road are relatively narrow, with 127 Crewe being the exception. Fields Drive to the

rear of the site in particular consists of predominantly detached dwellings, with little separation distance between side elevations of dwellings. As such, the plot width of the proposed dwelling and proximity to the site boundaries does not appear noticeably out of character in relation to the wider pattern of development, nor constitute overdevelopment of the plot. The density of the dwelling and its plot would be consistent with properties in the local area. In addition, the amount of external amenity space would be commensurate to the size of the dwelling, and greater than many nearby properties. The front garden in particular is of generous proportions, and in keeping with the street scene.

In terms of the local architectural style, again there is a mixture of house types, but with some common design features. The buildings closest to the application site mostly contain hipped roofs, with front gable projections and bay window features. Elevations are predominantly brick built but some have a render finish.

The scale and design of the proposed dwelling is considered in keeping with the character of the area. Firstly the scale has been reduced from three storeys to two storeys. The design has also been modified to a more traditional design, taking visual cues from the local vernacular. The roof design has been amended from a pitched roof with two side gables, to a hipped roof. As well as reducing the bulk of the proposed dwelling, this would better reflect the roof design of the adjoining properties on Crewe Road which are hipped.

The height of the proposed dwelling, while taller than the adjoining bungalow which is at a slightly higher level, is consistent with nearby properties on Crewe Road, and at a reduced height to the existing dwelling at number 127. The submitted section drawings show the height of the proposed dwelling to sit in between either adjoining property. The proposed two storey gable feature on the front elevation would be in keeping with the area, and in a similar design to dwellings further along Crewe Road, but of a more contemporary style. The use of mostly render on the elevations would also be considered acceptable in the street scene, with examples of render in the immediate area, including the adjoining neighbour to the north. Further details of proposed materials will be required by condition.

A key characteristic of the area is that houses in this part of Crewe Road are set back from the front boundaries, behind prominent grass verges. The proposed dwelling would continue the building line of nearby properties, being clearly set back from the highway. This, in combination with screening on the front boundary which would largely be retained or replaced, would mean the proposed dwelling would not be highly visible or prominent in the street scene.

For the above reasons, the proposed dwelling is not considered to be out of character for the area, or detract from the street scene, and would comply with Policies SE1, SD2 (CELPS) and H2 (SNP).

Impact on residential amenity

Policies GR6 (CBLP) 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:

- I) Loss of privacy;
- II) Loss of sunlight and daylight;
- III) Visual intrusion;

- IV) Environmental disturbance or pollution;
- V) Traffic generation, access and parking

Policy H2 (Sandbach Neighbourhood Plan) states that development should not cause unacceptable visual intrusion, overlooking, shading, noise, air pollution, light pollution or other adverse impact on local character and amenities.

The Congleton Borough Local Plan Supplementary Guidance Note provides guidance for separation distances between new developments, to maintain an acceptable level of residential amenity for existing and future residential occupiers, in terms of privacy and overlooking. The recommended separation distance between the rear elevations of dwellings is 21.3m. The distance between the rear elevation of the proposed dwelling, and the nearest property on Fields Drive would be approximately 24m. As such this separation distance would be acceptable. This distance is also consistent with the relationships of other nearby properties on Crewe Road, and those on Fields Drive. It is also noted that the balcony included in the initial proposals has since been removed. The separation distance from the front elevation to those on the opposite side of Crewe Road would also be acceptable, and in keeping with other properties in the street.

There is an adjoining side neighbour to consider in terms of impacts on light. Firstly the proposed dwelling would not project forward of the existing building line, but would project slightly further back. In assessing the impact of this on the nearest habitable window on the rear elevation of the adjoining neighbour (125 Crewe Road), this projection would not be in excess of 45 degrees as measured from the centre of the principal kitchen window. The 45 degree line is a general rule in assessing the impact of development on light entering habitable rooms, which the proposals would comply with.

There are also two side facing ground floor windows at 125 Crewe Road which would be impacted by the proposed development. The primary kitchen window to number 125 is positioned on the rear elevation of the neighbouring dwelling and would not be significantly affected by the proposals. The identified side kitchen window is a secondary window, and any minor reduction in light to this room would be compensated by the primary rear window. This would maintain an acceptable level of amenity.

The other side facing window would not serve a primary habitable room, and so there are no significant concerns about the impact of the proposals, in terms of loss of light, to the windows on this side elevation. In addition, the identified side windows at 125 Crewe Road are adjacent to a tall boundary hedge, which would limit the amount of light entering these windows currently. While the proposed dwelling would be of a greater height than this, the detrimental impacts on light would not be considered significantly greater than the existing situation.

The comments regarding a loss of outlook are noted. In this case there is limited outlook from the side window currently. The proposed dwelling would not be considered overly visually intrusive, particularly when viewed from neighbour's primary windows to the front and rear elevations.

Two side facing windows are shown on the first floor of the proposed dwelling. These windows would serve bathrooms, and be obscure-glazed, and so would not cause any overlooking of adjoining neighbours. The requirement to maintain obscure-glazed windows would be secured by condition.

The comments regarding noise and odours from the bathrooms/kitchens of the adjoining dwelling are noted. The quantity of such emissions from a single residential dwelling would not be so significant to refuse an application on this basis.

Therefore while the proposals would cause some impact to nearby residential dwellings and the comments are acknowledged, they would not be considered to significantly impact on light to habitable rooms of nearby residential dwellings. The separation distance between dwellings to the front and rear are above the recommended distances, and the amount of overlooking would not be unacceptable.

The proposals are therefore considered to comply with Policy GR6 (CBLP) and H2 (SNP).

Parking and Access

The Council's Highways department were consulted and did not object to the creation of an additional access onto Crewe Road.

The access was repositioned to the other side of the plot next to 127 Crewe Road, in order to avoid excavation in the root protection area of the frontage tree. It is also considered that the tree would not adversely impact on visibility or highway safety.

The proposals show space for parking 3 vehicles within the curtilage of the dwelling, which is in line with Cheshire East parking standards.

The addition of a single dwelling would not have a materially greater impact on traffic or the wider highways network.

Therefore there are no significant highways and access concerns with the proposals, which would comply with Policy GR10 (CBLP).

Impact on trees & landscape

The comments regarding the destruction of the mature tree on the grass verge is noted. The application has confirmed that this tree would be retained. In addition, the access has been revised so that no excavation would be required in the tree's root protection area.

The Council's Arboricultural Officer was consulted on the proposals. It was commented that the revised layout would impact on several grade C trees on the front boundary of the site. These trees are not of high value and if removed replacement planting could be sought by a landscape condition.

The revised access would avoid impacts on the prominent roadside tree, which is of a high amenity value. A condition for tree protection will be required to protect the roadside tree.

The comments regarding levels are noted. The applicants have provided plans showing spot heights of levels across the site in addition to section drawings which are considered to be acceptable.

Further details of hard and soft landscaping and boundary treatment will be required by condition.

The proposals would therefore be considered to comply with Policies SE4 and SE5 (CELPS), subject to appropriate planning conditions.

Other considerations

The comments regarding the potential negative impacts arising during the construction process are noted. Such issues could be controlled with via environmental health should any issues arise. Any potential requirement to access neighbouring land would be a civil matter.

The comment regarding the description of the site boundary is noted. The submitted site plans show the site boundary treatment in more detail.

Conclusion

The proposals are considered to be acceptable in terms of design, impact on residential amenity, impact on trees and highways safety. The development complies with the relevant policies contained within the Development Plan and is recommended the application be approved subject to conditions.

Recommendation

APPROVE subject to the following conditions;

- 1. Commencement of development (3 years)**
- 2. Development in accord with approved plans**
- 3. Submission and approval of materials**
- 4. Electric vehicle infrastructure to be submitted and approved**
- 5. Remove PD rights**
- 6. Drainage details to be submitted and approved**
- 7. Landscape to be submitted and approved**
- 8. Landscape implementation**
- 9. Tree Protection measures to be submitted and approved**
- 10. Breeding birds measures to be submitted and approved**
- 11. Obscure glazing side windows**
- 12. Roof of flat roofed rear extension not to be used as balcony or roof terrace**

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Development Management in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.



SANDBACH PRIMARY ACADEMY
SANDBACH AND ALSAGER CHILDRENS CENTRE



HIGHWAY VERGE ADJACENT 77

ELECTRICITY SUB STATION ADJACENT 12/68

AMENITY LAND ADJACENT 121 TO 133A

STREET RECORD

DORCHESTER 1A

ONE STOP 37

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