

Planning Reference No:	10/2096N
Application Address:	Land to the Rear of 58 Wellington Road, Nantwich
Proposal:	Amalgamation of 58 and 58A Wellington Road and Construction of New House within Grounds of Existing Properties
Applicant:	Mr & Mrs Richards
Application Type:	Full Planning Permission
Grid Reference:	365255351545
Ward:	Nantwich
Earliest Determination Date:	9 July 2010
Expiry Dated:	28 July 2010
Date of Officer's Site Visit:	25 June 2010
Date Report Prepared:	9 July 2010
Constraints:	

SUMMARY RECOMMENDATION

REFUSE

MAIN ISSUES

- Principle of Residential Development
- Design Standards
- Amenity
- Nature Conservation
- Drainage
- Highway Safety

1. REASON FOR REFERRAL

This application has been called in to the Southern Area Planning Committee by Councillor Martin.

2. DESCRIPTION OF SITE AND CONTEXT

The application site measures 1000 sq. m and comprises two small semi-detached two storey cottage style dwellings and their 'L' shaped curtilages located off Wellington Road in Nantwich. The predominant land use within the locality is residential although the site is bounded by woodland to the rear and St Annes Catholic Primary School playing fields to the south. There are a number of semi-mature trees on the site and a hedge along the boundary with no. 60.

The site lies within the settlement boundary of Nantwich.

3. DETAILS OF PROPOSAL

The proposals relate to the conversion from two dwellings into one and the erection of one dwelling. As the proposals to convert 58 and 58A Wellington Road comprise internal alterations only, this does not require consent.

The following is to occur:

- Removal of 9 trees
- Erection of 'S' shaped dwelling comprising an 'L' shaped two storey section measuring 12.4m along the rear elevation with a 6m deep gable end to the south and projecting 13.6m to the east also with a gable end 6m deep. A single storey section is to project to the north measuring 6m x 5m the single storey section has an eaves height of 2.8m and a ridge height of 4.5m and the two storey section has an eaves height of 4.5m and a ridge height of 6.5m. The entrance point measures 2m x 2m reaching a height of 2.8m to eaves and 4.1m to the ridge of the lean to roof.
- The detailing on the property incorporates facing brickwork, slates, a chimney to the single storey section, a rooflight on the south elevation and three on the west elevation, Georgian style sash windows and the porch.
- Blocking up of existing entrance and formation of new entrance to serve both properties.

4. RELEVANT HISTORY

P06/0276 Outline Application for One Dwelling refused 04/05/2006

5. POLICIES

The development plan is the Borough of Crewe and Nantwich Replacement Local Plan 2011.

The relevant development plan policies are:

Local Plan Policy

RES.2 (Unallocated Housing Sites),
RES.3 (Density),
BE.1 (Amenity),
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities & Resources)
BE.2 (Design Standards)
NE.5 (Nature Conservation and Habitats)

Other Material Considerations

PPS3 Housing
PPS1 Delivering Sustainable Development
PPS1 Climate Change Supplement
PPS22 Renewable Energy
SPD Development on Backland and Gardens

6. CONSULTATIONS (External to Planning)

Strategic Highways Manager: None received at time of writing report

Environmental Health: None received at time of writing report

Landscape Architect: None received at time of writing report

7. VIEWS OF THE PARISH COUNCIL

None received at time of writing report

8. OTHER REPRESENTATIONS

None received at time of writing report

9. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement; summary

- No. 58 Wellington Road is a Georgian property which was subdivided
- Historically there were a range of outbuildings
- Design observe planning criteria
- Boundary wall proposed for privacy
- Renewable energy measures have been considered
- Regular bus service and all general facilities in close proximity

Tree Report; summary

- Proposed development has followed guidance contained in BS5837: 2005
- Protection of trees will be in accordance with BS5837: 2005 and as detailed on the tree protection plan and the arboricultural method statement
- Inspection of the tree protective fencing by the project arboricultural consultant will ensure that all works comply with the provisions of this report

10. OFFICER APPRAISAL

Principle of Residential Development

On 9th June 2010 the Coalition Government amended PPS3. Garden land is now classed as Greenfield rather than brownfield land. Nevertheless the application site is situated within the settlement zone line of Nantwich as defined on the adopted Local Plan where there is a general presumption in favour of new development as indicated by policy RES.2 of that Plan.

Under the previous application in 2006 planning permission was refused on two grounds; one of which was because the proposals represented backland development which did not fit into the prevailing character of the area and the pattern of development and was therefore unacceptable.

The proposal under this application is a form of backland development; other cases of this are evident along Wellington Road. It should also be noted that the SPD: Development on Backland and Gardens was published after this application was determined and this is a material consideration.

The SPD acknowledges in para 1.7 that backland development can make an important contribution to meeting housing targets and reducing the pressure to develop Greenfield sites.

The principle of residential development on the site is therefore accepted provided that the proposals accord with all other relevant policies within the Local Plan.

Design Standards

The context of the site comprises the built up frontage of Wellington Road. This comprises a mix of traditional housing styles the majority of which are either modest or substantial two storey properties set within large curtilages and set back from the road frontage. There is an established building line and the properties tend to be traditional in appearance. The existing dwellings on the site are cottage style and have sash windows, chimneys and are of Cheshire red brick and tile construction.

As noted above, there are examples of backland development within the locality.

In terms of detailing, the property has a clear entrance point and includes unifying features currently found within the locality including the sash windows, chimney and porch detail. That said, backland development should generally be subordinate in height or no taller than those of the frontage development (para 3.12). The footprint compared to the overall size of the site does not reflect the development densities within the locality and would result in a form of development that would look cramped and awkward particularly given the modest proportions of the existing dwellings. It is considered that as the dwelling would be visible from the road frontage and would subsume the entire plot it would appear incongruous and would have an adverse impact upon the character and appearance of the area.

Amenity

The SPD acknowledges that backland development typically involves constrained sites and this can result in amenity issues. That said the property would be orientated to avoid overlooking to principal windows in the rear elevations of properties along Wellington Road and the site backs onto an area of woodland. The proposed boundary treatment would avoid overlooking at ground floor level which can be conditioned along with obscure glazing to the bathroom and en-suite windows.

In terms of overshadowing and overdomination, the rear garden area for the property would be overshadowed by the dwelling which adversely affects its amenity value. Moreover whilst the amenity space to be provided would be over the 50 sq. m suggested by the SPD it appears unusually small for a dwelling of this scale. The amenity space retained for the existing dwelling(s) is considered appropriate for the size of property.

Nature Conservation

There are 11 trees and 2 groups of trees to the rear and a hedge along boundary with no. 60 at present. 9 trees are shown to be removed and tree protection measures are proposed to the remaining trees and hedging.

Whilst the existing trees are of limited amenity value, the proposals leave limited space for replacement planting and given that trees and greenery is a feature of the area the development would have a hardened edge which would juxtapose the existing context. This is an indication that the proposals represent an overdevelopment of the site. In the event of approval, tree mitigation measures could be conditioned accordingly.

Drainage

The dwelling would be connected to the existing mains sewer and surface water would be disposed of via soakaways. Given that the proposals would increase the amount of hard surfacing at the site it is considered reasonable to condition sustainable urban drainage measures.

Highway Safety

The proposals provide two off street car parking spaces per dwelling which accords with the car parking standards within Appendix 8.1 of the Local Plan.

Turning to visibility, as Wellington Road is a long, straight road with wide pavements visibility at the existing entrance point is good. The visibility at the proposed entrance point would be the same and the proposals do not represent an increase in vehicle movements at the site as there would be no net increase in the number of dwellings at the site.

There is limited space for the manoeuvring of vehicles within the plot due to the constrained nature of the location. This is compounded when all the surface parking is in use. As Wellington Road is a busy road if vehicles at the site are unable to enter and exit the site in a forward gear this would have an adverse impact upon highway safety contrary to policy BE.3.

11. CONCLUSIONS

The proposals raise concerns for both highway safety and the impact of backland development upon the character and appearance of the area.

12. RECOMMENDATIONS

REFUSE for the following reasons:

1. The Local Planning Authority considers that the scale of the proposed dwelling represents an overdevelopment of the site which would constrain the amount of space available for amenity space and car parking and turning space which in turn would have an adverse impact upon the amenities of future occupants and highway safety contrary to policies BE.1 (Amenity) and BE.3 (Access and Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011

2. The Local Planning Authority considers that the scale of the proposed dwelling represents an overdevelopment of the site which would result in a scale and form of development out of keeping with the prevailing pattern and character of the area contrary to policy BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the SPD Development on Backland and Gardens.

Location Plan: Cheshire East Council Licence No. 100049045

