

Planning Reference No:	10/2222N
Application Address:	5 Petersfield Way, Weston CW2 5SH
Proposal:	First Floor Extension
Applicant:	Mr & Mrs I Rogers & J Taylor
Application Type:	Householder
Grid Reference:	373952351544
Ward:	Doddington
Earliest Determination Date:	7 July 2010
Expiry Dated:	6 August 2010
Date of Officer's Site Visit:	16 July 2010
Date Report Prepared:	29 July 2010
Constraints:	Wind Turbine Development Consultation Area

SUMMARY RECOMMENDATION

APPROVE subject to conditions

MAIN ISSUES

Impact of the development on:-

- Principle of Development
- Design Standards
- Amenity

1. REASON FOR REFERRAL

This application was been deferred from the previous Southern Planning Committee meeting so that Members could visit the site.

2. DESCRIPTION OF SITE AND CONTEXT

The application site measures approximately 700 sq. m and comprises an existing two storey modern detached property located at the end of the cul de sac known as Petersfield Way located in the Wychwood Village estate which was a former housing allocation which is nearing completion.

The application site backs onto an area of open space within the estate. The site is located within a RES.1 housing designation surrounded by the designated open countryside.

3. DETAILS OF PROPOSAL

The proposals relate to a first floor extension over the existing garage.

The following is to occur:

- 2 new first floor windows in the existing gable end serving bedroom 3 and ensuite
- first floor extension over the existing garage measuring 8.2m in length, matching the depth of the existing garage and reaching a height of 6.7m to the ridge of the pitched roof.

- a dormer window at first floor level is proposed on the rear elevation and an alteration from a pitched to a hipped roof on the section of the garage which projects beyond the rear building line of the main dwelling.
- new block skin to garage internally
- dormer window to existing first floor window on right side elevation
- new canopy porch to existing entrance
- lean-to roof over porch and existing garage doors on front elevation
- two first floor dormer windows on front elevation
- first floor window in gable end with small high level opening above.
- the extension is to be constructed of facing brick and red roof tiles to match existing.

Amended plans have been received; the following changes are proposed:

- reduce length by 3m (which removes a dormer from the front elevation)
- windows at first floor further apart on rear elevation

4. RELEVANT HISTORY

P07/0145 conservatory approved 02/05/2007

5. POLICIES

The principal issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Crewe and Nantwich Replacement Local Plan 2011:

BE.1 Amenity

BE.2 Design Standards

BE.3 Access and Parking

RES.11 Improvements and Alterations to Existing Dwellings

RES.1 Allocated Housing Sites

Other Material Considerations

Planning Policy Statement 1 (Delivering Sustainable Development)

SPD: Extensions and Householder Development

6. CONSULTATIONS (External to Planning)

None Consulted

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

None received

10. OFFICER APPRAISAL

Principle of Development

The site lies within an existing housing commitment site allocated under policy RES.1 the details of which are included within Appendix 7.1 of the Local Plan. The plot contains an existing dwelling, and whilst the site does not lie within a settlement boundary, the principle of residential development on the site has nonetheless already been accepted.

Policy RES.11 governs the acceptability of extensions to existing dwellings and states that it should respect the existing dwelling and not raise any amenity or highway safety issues.

The policy also requires that extensions remain 'subordinate' i.e. no more than double the size of the original. However the policy makes it clear that this criterion only applies to properties within designated Areas of Special County Value, Green Belt, Open Countryside and Conservation Areas. As such this criterion is not applicable to these proposals.

Design Standards

Whilst policy RES.11 only requires extensions to properties within designated Areas of Special County Value, Green Belt, Open Countryside and Conservation Areas to remain subordinate, the guidance contained within the SPD: Extensions and Householder Development suggests that extensions should be designed to be subordinate to the existing dwelling to ensure extensions respect the setting, design, scale, and form of the original dwelling. (para 3.4)

Scale

The proposed extension is a first floor extension over the existing garage and entrance and in terms of its height, it would be recessed by 1.5m below the ridge height of the original dwelling. It should also be noted that the front and rear building lines would also be recessed which requires the provision of lean-to roof sections to the existing ground floor elements.

The recessed elements of the proposed extension ensure it would remain visually subordinate to the original dwelling and as such the extension would be of a size and scale appropriate to this property.

Design, Detailing and Materials

The existing property is a large two storey modern dwelling constructed of facing brick with red plain roof tiles.

In terms of materials, the applicant has stated that the proposed extension would be constructed of matching materials which is considered acceptable and desirable given that the choice of materials plays an important part in establishing the character of this property. Moreover it also is important in creating unity with surrounding dwellings which are of a similar design and scale and use identical materials in their construction.

The scale, proportions and alignment of the proposed windows both to the extension and to the existing dwelling would respect the existing window features on the property; the

casement style, size, proportions, cill and lintel detailing and the provision of dormers over the first floor openings would all match the existing windows.

The void to solid ratio and alignment of windows would also respect the existing dwelling. The proposed extension would provide for lean-to roofs and a canopy porch which are not currently features of the property. However this is a large, modern dwelling which is not sensitive to such additions. These contrasting roof forms are easily absorbed within the fabric of the building without detriment to its character or appearance both individually and as part of the streetscene.

Amenity

Both policy RES.11 and BE.1 state that extensions should not result in a loss of amenity to neighbouring properties through overlooking, overshadowing, noise, odour or in any other way.

Overlooking

The proposed window in the gable end of the first floor extension would overlook an area of public open space and the windows on the front elevation would face the existing cul de sac head and the residential property opposite which is over 21m away. Turning to the rear elevation, the new window serving bedroom 3 would overlook the garage to no. 15 Pastures Drive and therefore this would not result in a significant level of overlooking to the rear amenity space for this property. The two other windows in the rear elevation which would face no. 15 Pastures Drive would serve ensuite windows and these will be conditioned to be obscure glazed in the interests of neighbouring amenity.

Overshadowing

The SPD states that the 45 degree code will be used as a guideline to help determine whether an extension would overshadow principal windows of neighbouring properties.

The first floor extension would not significantly breach the 45 degree code for the bedroom window of no. 15 Pastures Drive. That said, this is only horizontally and not vertically; the implications of this are that the window would only be affected when the sun is low in the sky. As the proposed extension would be located to the east this would affect morning light to the window; given that the window affected is north facing, this window only receives predominantly morning light. As such, the impact of the extension upon the light received by this window would be minimal rather than significant now that the length of the extension has been reduced.

An existing second kitchen/dining room window at no. 15 Pastures Drive is situated 3.5m away from no. 5 Petersfield Way and is therefore already overshadowed. The proposals would not make this materially worse. The study window of no. 15 is 5m away from no. 5 Petersfield Way. This is not a principal window. The eaves height of the proposed extension would be 4.5m. As such it is considered that the extension would not have a significant adverse impact on the amount of day light within the study.

Overbearing

In addition to loss of light, the SPD also makes specific reference to extensions being overbearing (para 3.42). The proposals would result in an expanse of brickwork 5.5m long

and 4.5m high within 2m of the boundary with no. 15 Pastures Drive. Whilst this property has a single storey projection adjacent to this boundary, which does not have the same visual impact of a two storey extension of this length, the reduced length of the proposed extension and given that it would be recessed its visual impact would be limited.

Other Matters

The extension would not result in additional noise or odour and would not have an adverse impact upon bin storage or available amenity space.

Other Matters

The proposed first floor extension would not have an adverse impact upon highway safety as the garage would remain available for the storage of motor vehicles and the proposals would not increase vehicle movements at the site or adversely affect visibility or manoeuvrability within the site.

Drainage details are not shown on the plans although as the site is not located within an area where there are known drainage issues it is not considered necessary to condition the submission of details in the event of an approval notice being issued.

11. CONCLUSIONS

The proposals as amended represent an acceptable form of development. The proposed extension is of a scale and design which would respect the character and appearance of the existing dwelling, the extension would not have a significant adverse impact upon neighbouring amenity and would not raise any concerns for highway safety or drainage. As such the proposals accord with policies BE.1 Amenity, BE.2 Design Standards, BE.3 Access and Parking, RES.11 Improvements and Alterations to Existing Dwellings and RES.1 Allocated Housing Sites of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

12. RECOMMENDATIONS

APPROVE subject to conditions

- 1. Standard Time Limit**
- 2. Materials to Match Existing Dwelling**
- 3. Development in Accordance with Approved Plans**
- 4. Ensuite Windows to be Obscure Glazed**

Location Plan: Cheshire East Council Licence No. 100049045

