

Planning Reference No:	10/2281N
Application Address:	10 Cheyne Walk, Nantwich, CW5 7AT
Proposal:	Reserved Matters for Outline Application for Erection of One Dwelling (Re-submission of P07/1625)
Applicant:	Mr C Turner
Application Type:	Full Planning Permission
Grid Reference:	365282350997
Ward:	Nantwich
Earliest Determination Date:	20 July 2010
Expiry Dated:	12 August 2010
Date of Officer's Site Visit:	15 July 2010
Date Report Prepared:	15 July 2010
Constraints:	Wind Turbine Dev Consultation Area

SUMMARY RECOMMENDATION

APPROVE subject to conditions

MAIN ISSUES

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

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 922 sq. m application site comprises an existing semi-detached, 1960s bungalow located at the end of a cul de sac within an established residential suburb within Nantwich. The site is bounded by playing fields associated with Weaver Primary School to the south with the north, east and west boundaries shared with neighbouring residential properties.

The residential curtilage is overgrown with an existing greenhouse, shed and eight semi-mature fruit trees. There are two more prominent larger trees along the boundary with the playing fields, however these are unaffected by the proposal. The existing dwellinghouse has been extended to the side and rear and there is an existing garage adjacent to the dwellinghouse which will remain in situ.

3. DETAILS OF PROPOSAL

This is a full application for the erection of a new bungalow; under the outline consent, landscaping, scale and appearance were reserved for subsequent approval. As the layout has changed slightly, full planning permission is required. The outline consent is nevertheless a material consideration.

The new bungalow as approved would have been sited to the side of the existing bungalow and would have been 'L' shape. It would have measured 12m in length, 7.5m in width and would have reached a height of 6.5m to the ridge of the pitched roof. The new dwelling would share the existing point of access for the existing dwelling. The scheme as submitted measures 10.8m in length and 7.4m deep with a rectangular shaped footprint measuring 2.4m to eaves height and 5m to ridge height. The design incorporates a porch, dormers windows and a single pane rooflight.

4. RELEVANT HISTORY

P07/1625 outline for one dwelling withdrawn
P08/0690 outline for one dwelling approved 22/08/2008

5. POLICIES

Local Plan Policy

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

Other Material Considerations

Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3 (Housing)

Supplementary Planning Document Development on Backland and Gardens

6. CONSULTATIONS (External to Planning)

Strategic Highways Manager: No response received at time of writing report

7. VIEWS OF THE PARISH COUNCIL

No response received at time of writing report

8. OTHER REPRESENTATIONS

No letters received at time of writing report

9. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement produced by Bower Edleston Architects; summary

- location of the dwelling is essentially the same
- plan form simplified to allow the ridge of the dwelling to run transverse to the street frontage in a similar manner to the other existing dwellings in the vicinity.
- dormer windows introduced to southern elevation
- all principle windows at first floor level face away from adjoining properties
- materials will harmonise with existing house types

Tree Schedule

- 10 trees all in fair condition and all to be retained except one Pear tree

Arboricultural Implication Study (AIS)

10. OFFICER APPRAISAL

Principle of Residential Development

The extant planning permission is a material consideration. Despite that the RSS for the North West has recently been abolished, the final version of this document had not been adopted when the outline application on this site was approved. As such the abolition of this document has no implications on the acceptability of a dwelling on this site.

Whilst the site is now classed as Greenfield under the provisions of the amended version of PPS3 the site lies within the settlement boundary of Nantwich where there is a presumption in favour of development. In light of the above, the principle of one dwelling on the site is accepted. The acceptability of the detailed proposals must be assessed against relevant policies of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Design Standards

The prevailing character of the area comprises 1960s/ 1970s dormer bungalows. The regimented street pattern and form of the existing dwellings makes an important contribution to establishing the character of the area. The estate has a regimented street pattern dominated by semi-detached bungalows which are set back from the cul de sacs but address the road frontage and are primarily linear in form.

Para 3.6 of the SPD 'Development on Backland and Gardens' states that Plots should be sufficiently wide enough to site buildings of an appropriate frontage width and to provide the appropriate visual separation between dwellings. There is a separation distance of 2.8m to no. 10 and 7m to no. 11 which would ensure there is a visual separation between the dwellings.

Whilst there is a regimented pattern to the streetscene, as many of the properties turn the corner or are located in corner plots set back from the road frontage, it was established at the outline stage that the siting of a dwelling in this position would not contradict the pattern and form of development within the area; moreover it should be noted that no. 8 is set back from the road frontage in a similar format to that proposed.

The footprint would also match the footprints of existing dwellings sited around Cheyne Walk and therefore would not appear incongruous within the existing cul de sac formation.

Turning to detailing, the simple detailing of the bungalow would reflect the detailing on existing properties within Cheyne Walk. Whilst dormers are proposed, these would be reserved to the rear elevation and would not be visible from Cheyne Walk. Whilst these would be visible from the playing fields, it is not considered that the dormer windows would be overly dominant features of the landscape when viewed from the playing fields.

The proposed dwelling would have a height of 5m to the ridge, the same height as the surrounding properties. It is considered that the proposal would respect and conserve the character and appearance of the area. A condition is recommended requiring details of external materials to be agreed.

Amenity

The principal windows in the proposed bungalow would be reserved to the front and rear elevations. The rear elevation would overlook the playing fields to the rear and the property would lie over 21m from no. 7 Cheyne Walk opposite. The window to the upstairs bathroom would overlook the remaining rear garden area to no. 10. However this could be conditioned to be obscure glazed.

There are no primary principal windows on the side elevation of the adjoining neighbouring property that could be adversely affected by the proposal. The proposed dwelling would be sited to the east of the garden area of no. 11. Whilst this would result in overshadowing this is likely to be marginal given the scale and overall height of the proposed building and the orientation and size of the garden affected.

Both the existing and proposed dwellings would have over 50 sq. m of usable garden space which accords with the guidance within the SPD.

It is recommended that permitted development rights be removed in the interests of neighbouring amenity.

Highway Safety

The layout proposed cannot provide two off street car parking spaces per dwelling and sufficient space to manoeuvre vehicles. That said there is sufficient space to provide one off street car parking space and manoeuvring space. Given that there are no existing on street car parking restrictions, there are no known parking problems and cul de sacs promote lower vehicle speeds (in the region of 20-30 mph), it is considered the provision of one space per unit would not result in a highway safety issue if additional cars were to park on the road. A condition is recommended requiring the provision of on site parking and turning space.

In addition, the site is in a highly sustainable location easily accessible by public transport which promote alternative transport choices to the private motor vehicle and would therefore reduce demand for car parking spaces in any event. It should also be

noted that PPG13 considers that the availability or otherwise of car parking has the greatest influence over transport choices.

Turning to visibility, given the depth of the footpath and the width of the access the visibility splays at the point of access are considered acceptable given that the access would serve only 2 properties and given the volume and speed of traffic in this location.

Nature Conservation

There are 10 mature and semi-mature trees around the site comprising 2 Pines, 1 Prunus, 2 Pear, 3 Apple, 1 Lime and 1 Ash. The Lime and Ash trees are situated within the playing fields. The tree schedule indicates that these are all of fair condition and only one of these trees, a Pear tree, is proposed to be felled. This is however to enable the protection of the larger Pear tree adjacent rather than as a direct result of the proposed siting of the footprint of the proposed dwelling.

In any event, these trees are ornamental and have limited amenity value and as such are not worthy of a Tree Preservation Order. Nevertheless their retention would be desirable and therefore the tree protection measures will be conditioned along with a landscaping scheme to soften the areas of hardsurfacing.

Drainage

The site would be drained via the main sewer system; whilst there are no known drainage problems, it is considered prudent to condition the submission of a drainage scheme to ensure the proposal would not have an adverse impact upon the existing sewer system.

As the proposal would increase the amount of hard surfacing, it is considered prudent to condition sustainable urban drainage measures to ensure that the proposal would not contribute towards localised flooding.

11. CONCLUSIONS

The site lies within the settlement boundary of Nantwich where there is a presumption in favour of residential development. The siting and design of the dwelling ensures it would respect the character and appearance of the area and the proposal as conditioned would not have an adverse impact upon neighbouring amenity, highway safety, and drainage or nature conservation.

12. RECOMMENDATION

APPROVE subject to the following conditions

- 1. Standard Time Limit**
- 2. Development to be in Accordance with the Approved Plans**
- 3. Submission of Samples of Materials and Surfacing Materials**
- 4. Permitted Development Rights Removed for Extensions, Roof Alterations, Outbuildings and Renewable Energy**
- 5. Submission of Details of Drainage Scheme including Sustainable Urban Drainage Measures**

- 6. Tree Protection Measures to be Erected and in Accordance with Submitted Details**
- 7. Submission of Landscaping Scheme to include Replacement Planting**
- 8. Implementation of Landscaping Scheme**
- 9. Submission of Details of Boundary Treatment**
- 10. Submission of Amended Layout Plan and Retention of Car Parking and Turning Space**
- 11. Obscure Glazing to Ensuite Window to be Installed and Retained**

Location Plan: Cheshire East Council Licence No. 100049045

