

Application No: 20/5629C

Location: 3, PEEL DRIVE, ASTBURY, CW12 4RF

Proposal: Proposed patio doors to front elevation

Applicant: Mrs Liz Wardlaw

Expiry Date: 12-Mar-2021

SUMMARY

The design of the proposal would not materially harm the character or appearance of the dwelling or the Astbury Conservation Area. The proposed development is of an acceptable design and the impact upon residential amenity is considered to be acceptable. The proposed development complies with the relevant policies of the Development Plan.

RECOMMENDATION

APPROVE subject to conditions

REASON FOR REFERRAL

This application is referred to Northern Planning Committee as the applicant is a Member of the Council.

DESCRIPTION OF THE SITE AND CONTEXT

The application site relates to a semi-detached property located within the Astbury Infill Boundary Line and the Astbury Conservation Area as designated in the Congleton Borough Local Plan.

DETAILS OF PROPOSAL

Planning permission is sought for patio doors to the front elevation.

RELEVANT HISTORY

13/4977C – Single storey front extension to form porch and cloakroom – Approved 20th January 2014

15058/3 – Kitchen Extension – Approved 01st June 1983

POLICIES

Local Plan Policy

Cheshire East Local Plan Strategy (CELPS)

MP 1 – Presumption in Favour of Sustainable Development

SD 1 – Sustainable Development in Cheshire East

SD 2 – Sustainable Development Principals

SE 1 – Design

SE 7 – The Historic Environment

PG 3 – Green Belt

Congleton Borough Local Plan (CBLP)

PS6 – Villages in the Open Countryside and Green Belt

PS7 – Green Belt

GR 6 & GR 7 – Amenity and Health

GR 9 – Accessibility, Servicing and Parking Provision

BH9 - Conservation Areas

Supplementary Planning Guidance

SPG2 – Provision of Private Open Space in Residential Developments

Astbury and Moreton Neighbourhood Plan (AMNP)

The Astbury and Moreton Neighbourhood Plan referendum was held on the 17th August 2017 and should be given full weight.

P9 – Scale, Design and Amenity

P14 – Extensions and Alterations to existing buildings in the open countryside

P27 – Extensions and Alterations to Existing Buildings

National Policy

National Planning Policy Framework (NPPF)

CONSULTATIONS (External to Planning)

Astbury Parish Council – No objection.

REPRESENTATIONS

None received

OFFICER APPRAISAL

Principal of Development

The site is located within the infill boundary line. Limited development is permitted where it is appropriate to the local character in terms of use, intensity, scale and appearance as set out in policy PS6 of the CBLP. Policy PG3 of the CELPS states development should not be inappropriate or result in a disproportionate addition to the dwelling. The principle of the proposal is therefore acceptable provided that it also accords with CELPS Policies SD1, SD2, SE1 and PG3, Congleton Local Plan Policies GR6, GR9, PS6, PS7 and BH9 and the AMNP Policies P9 and P27. These policies seek to ensure, amongst other things, that proposals are not detrimental to the local amenity and are appropriate in design and highway terms.

The proposed development would not create any additional floor space and is not inappropriate development within the Green Belt. There is no harm to the openness of the Green Belt from this development.

Design/ Built Heritage

Policy SE7 of the CELPS seeks to protect heritage assets, whilst policy SD1 states that wherever possible development should 'provide a locally distinct, high quality, sustainable, well designed and durable environment'. Policy SD2 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
- External design features
- Massing of the development (the balance between built form and green/public spaces)
- Green infrastructure
- Relationship to neighbouring properties, street scene and the wider neighbourhood

Policy P27 of the AMNP states that proposed extensions and/or alterations to buildings should reflect the size and scale of the existing and adjacent dwellings and will be required to be constructed of complementary materials. Policy P9 explains that all new development must be of a high quality of design which:

- Complements and enhances the size, height, scale, mass, materials, layout, access and density of existing adjoining development
- Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over dominance or general disturbance
- Provides an appropriate level of landscaping which complements and enhances the rural character of the local area
- Provides on-site car parking that meets the needs of the prospective occupiers
- Avoids or minimizes light pollution

The proposed patio doors are largely screened from wider public view because of the level change and boundary treatment in relation to the street. It is considered that the proposal

would not have a harmful impact on the character and appearance of the streetscene. The proposal does not increase the size of the dwelling and is an acceptable addition in terms of design. The proposed materials would match the existing dwelling and are therefore considered acceptable.

The site is located within the Astbury Conservation Area and the development proposes a minor alteration to the front elevation of this property. Given the age of the dwelling and the limited impact upon the street-scene, it is considered that the development would have a neutral impact upon the character and appearance of the Conservation Area.

The proposed development complies with Policies SE1, SD1, SD2, and SE7 of the CELPS, PS7 of the CBLP, policies P27 and P9 of the AMNP and guidance contained within the NPPF.

Amenity

The proposed patio doors are to replace a window on the front elevation. The impact that the proposal would have on the residential amenity of the neighbouring properties is deemed to be not over and above that of the current arrangement and is acceptable in terms of light, privacy and overbearing. The outlook from the doors would be almost identical to the current arrangement and is deemed acceptable.

Due to the large separation distance, boundary treatment and level change, the neighbours opposite would only be able to see a small portion of the patio doors. Therefore, the impact on residential amenities towards these neighbours is considered to be acceptable.

Due to the siting, scale and positioning of the proposal, it would not be visible from the neighbouring properties either side and to the rear of the applicant's plot and is therefore deemed acceptable.

The development complies with Policy GR6 of the CBLP and P9 of the AMNP.

Highways

There is no proposed increase in the size of the dwelling and no additional bedrooms are being created. There would be no impact on parking provision or changes to the existing access at the property.

CONCLUSIONS

The design of the proposal would not materially harm the character or appearance of the dwelling or the Astbury Conservation Area. The proposed development is of an acceptable design and the impact upon residential amenity is considered to be acceptable. The proposed development complies with the relevant policies of the Development Plan.

RECOMMENDATIONS

APPROVE subject to the following conditions

1. Standard time

2. Approved plans
3. Materials to match

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

