

Application No: 20/5581N

Location: 437, CREWE ROAD, WINTERLEY, CW11 4RF

Proposal: Demolition of existing buildings and construction of 2 no. new residential dwellings.

Applicant: Mr Richard Williamson

Expiry Date: 30-Jul-2021

SUMMARY:

The site is within open countryside and the proposal would be contrary to Policy PG6 of the CELPS. It is, however an untidy, previously developed site and it is considered that, allowing the construction of two bungalows would significantly improve the character and appearance of the area, which is an important material consideration that is considered to justify approval of the application as a departure to Policy PG6. It is also noted that there is support for the redevelopment of previously developed land within policies SD1 and SE2 of the CELPS and the NPPF.

The development would have a neutral impact upon design, living conditions, trees, landscape, highways, ecology, air quality and contaminated land.

The proposal is therefore recommended for approval.

RECOMMENDATION:

Approve subject to conditions.

REASON FOR REFERRAL

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

*Application is outside the settlement boundary
Overlooking and amenity issues for adjoining properties.
Overcrowding of site.*

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a building and builders yard to the west of Crewe Road, Winterley. The site is partially within the settlement boundary of Winterley and partly within Open Countryside.

DETAILS OF PROPOSAL

Full planning permission is sought for the demolition of the existing buildings and construction of 2 no. new residential dwellings in the form of detached bungalows.

RELEVANT HISTORY

P01/1134 Approval for renewal of application number P98/0252 – Approved 8th January 2002

P98/0252 Outline approval one dwelling – Approved 25th June 1998

POLICIES

Cheshire East Local Plan Strategy (CELPS)

PG 6 Open Countryside

PG 7 Spatial Distribution of development

SD 1 Sustainable Development

SD 2 Sustainable Development Principles

SE1 Design

SE 2 Efficient Use of Land

Borough of Crewe and Nantwich Replacement Local Plan 2011 (CNRLP)

NE.5 Nature Conservation and Habitats

NE.9 Protected Species

BE.1 Amenity

BE.4 Drainage, Utilities and Resources

RES.2 Unallocated Housing Sites

RES.5 Housing in the Open Countryside

Haslington Neighbourhood Plan

The Haslington Neighbourhood Plan has only reached Regulation 7 stage and therefore carries no weight

Other Considerations

National Planning Policy Framework

Cheshire East Design Guide

CONSULTATIONS (External to Planning)

Highways: No objection.

Environmental Health: No objection subject to conditions/informatics relating to noise and disturbance, air quality and contaminated land.

United Utilities: No objection subject to drainage conditions.

Haslington Parish Council: No comments received at the time of report writing.

OTHER REPRESENTATIONS

Four representations have been received at the time of report writing One objection on the grounds of development in the Open Countryside, one making general comments about the retention of the buildings for use as garaging and two in support of the proposals.

OFFICER APPRAISAL

Principle of Development

The site lies partly in the Open Countryside and partly within the Settlement Boundary. One of the proposed dwellings would be located within the Settlement Boundary and one would be located within the open countryside. The site is previously developed land.

The dwelling which would be sited within the Settlement Boundary is acceptable in principle.

The dwelling to the rear of the site would be sited within the Open Countryside and would not comply with any of the exceptions listed in Policy PG6 of the CELPS. Having said that Policy SD1 (point 15) of the CELPS states that development should make efficient use of land and make use of previously developed land where possible. Policy SE2 then states that the Council will encourage the redevelopment/re-use of previously developed land and buildings

In addition to the above the NPPF (paragraph 84) states that '*the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist*'. The site is well related to the settlement boundary of Winterley and complies with this part of the NPPF.

It is also considered that the development of the site for two dwellings would significantly improve the appearance of the site. This is an important material consideration in the determination of the application as the site currently contributes nothing to the intrinsic character of the open countryside and in fact detracts from it. Paragraph 12 of the NPPF does state that '*Local planning authorities may take decisions that depart from an up-to-date development, but only if material considerations in a particular case indicate that the plan should not be followed.*'

Design

The proposal is for two bungalows on the site, one adjacent to the boundary with the rear of No.435 Crewe Road and one to the west of that. Both would be of a relatively simple design and be constructed of brick and tile and would have a ridge height of 4.5m.

The patterns of development in the area is generally dwellings fronting onto Crewe Road. However, there are examples of dwellings sited to the rear at Woodcote Place and Frederick Howarth Drive. The siting of two dwellings to the rear of 435 Crewe Road is considered to be acceptable.

Crewe Road is characterised by existing residential development which fronts onto the road. There is no strong vernacular in this area and the housing varies in height from single to two-storey with varied roof forms (hipped and pitched) and varied materials (brick and render).

The Ward Councillor has raised the issue of overcrowding of the site. It should be noted that both properties would be bungalows and would have in excess of the 50sqm of useable private amenity space. It is also of a similar density to the neighbouring Woodcote Place and as such it is considered that the proposal would not represent an over-development of the site.

It is considered that the simple, low level design of the buildings is acceptable on this site as it would be in keeping with the character and appearance of the local area, where there is a mix of house types.

The proposal is therefore considered to be in compliance with Policies SD2 and SE1 of the CELPS.

Trees

There are trees to the west of the site, not subject to a tree preservation order and outside of the site edged red. The site is currently laid to hardstanding and the nearest bungalow to the trees would be 7m away. As such, it is not considered that the proposed development would have any adverse impact on the trees.

The proposal is therefore considered to be in accordance with Policy SE5 of the CELPS.

Highways

There is an existing footway on both sides of Crewe Road accessible from the site, which allows for safe pedestrian access to the nearby bus stops and other destinations within the local area.

As a builders yard the applicant has stated that on a typical day there would be around a half dozen van movements, as well as daily deliveries of materials, and on occasion a skip arrival and departure.

The access width is just under 4m and is wide enough for only one vehicle to travel along at a time. Given the vehicle movements associated with the existing use and the small scale of the proposal the access is considered acceptable. In addition, if required, the presence of a marked out and continuous parking bay along Crewe Road outside of the access allows manoeuvring space for a car to wait while another exits.

The access is wide enough to allow a car to pass a pedestrian and there is sufficient parking and turning area within the site.

As originally submitted, the proposal only showed 1 parking space per dwelling and the parking standards require 2 spaces. This has now been rectified as there is enough space within the site for the parking of 4 vehicles.

A condition should be imposed requiring submission of details of cycle storage provision prior to first occupation of the dwellings.

The proposal is therefore considered to be acceptable and no objection has been raised by the Head of Strategic Infrastructure.

The proposal is therefore considered to be acceptable and in accordance with Policy BE.3 CNRLP and the Parking Standards set out in Appendix C of the CELPS.

Amenity

In terms of the surrounding residential properties the layout of the site means that all the requisite separation distances can be achieved.

Plot 1 would have a private amenity space of 67sqm (the garden and patio area) and plot 2 would have a private amenity space of 164sqm. Having regard to the amenity of future occupiers of the dwellings, they would have adequate private residential amenity space.

Conditions relating to air quality (EVC charging points), land contamination and piling should be imposed should the application be approved.

It is considered that a condition should also be imposed, requiring the boundary treatments to the rear boundary with No.435 Crewe Road, to be in place prior to any other construction taking place on the site.

In terms of the impact on 143 Crewe Road, the bungalow adjacent to the boundary would be 10.5m away from the rear elevation. However, given that the proposed building would be a bungalow and there would be screening between the two properties, it is not considered that there would be any adverse impact in terms of privacy light or outlook.

In terms of the impact on 3 Woodcote Place, the front kitchen window of the proposed bungalow would face the blank side elevation of this property, which would not be ideal. However, the ground floor kitchen, dining room and lounge would be open plan, with extensive glazing to the rear. As such it is considered that conditions for the future occupiers of the bungalow would be acceptable.

The proposal is therefore considered to be in compliance with Policy BE.3 of the C&NLP.

Ecology

A Bat Survey has been submitted and no bat roosts were identified that would be impacted by the proposals. Therefore, the development will not have any adverse impact on bats.

An assessment by a qualified ecologist considers it unlikely that Great Crested Newts are present on the site. As such it is considered that the proposed development would not have an adverse impact on this species.

A condition should be included relating to breeding birds.

Local Plan Policy SE 3(5) requires all developments to aim to positively contribute to the conservation of biodiversity. This planning application provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with this policy. It is therefore recommended that if planning permission is granted a condition should be attached which requires the submission of an ecological enhancement strategy.

Affordable Housing

There is no policy requirement to provide affordable housing provision on the site.

CONCLUSIONS

The site is within open countryside and the proposal would be contrary to Policy PG6 of the CELPS. It is, however an untidy, previously developed site and it is considered that, allowing the construction of two bungalows would significantly improve the character and appearance of the area, which is an important material consideration that is considered to justify approval of the application as a departure to Policy PG6. It is also noted that there is support for the redevelopment of previously developed land within policies SD1 and SE2 of the CELPS and the NPPF.

The development would have a neutral impact upon design, living conditions, trees, landscape, highways, ecology, air quality and contaminated land.

The proposal is therefore recommended for approval.

RECOMMENDATION

Approve subject to the following conditions:

1. Time limit
2. Approved plans
3. Submission of full details of materials
4. Soil imported for use in gardens to be tested and verified
5. If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority.
6. Provision of a risk assessment and if appropriate site sampling to address the risks posed by land contamination, followed by a remediation strategy if necessary
7. Provision of electric vehicle infrastructure
8. Boundary treatment to the rear boundary of No.435 Crewe Road, to be in place prior to any other construction work taking place.
9. Protection of breeding birds
10. Compliance with the mitigation methods set out in the submitted Ecological Assessment by Kingdom Ecology Ltd dated 30th June 2021
11. Submission of a strategy for the incorporation of features to enhance the biodiversity value of the development, including provisions for nesting birds, including house sparrow and roosting bats
12. Cycle Parking to be submitted and approved
13. Surfacing materials to be submitted and approved

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 Chair (or in their absence the Vice Chair) of Southern 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.

