

Application No: 11/1030N
Location: 6, Oak Villas, Nantwich Road, Wrenbury, CW5 8EL
Proposal: Outline Application for New Dwelling
Applicant: Mr P Probin
Expiry Date: 12-Jul-2011

SUMMARY RECOMMENDATION

Approve with Conditions

MAIN ISSUES

- Principle of Development
- Impact on Streetscene/Open Countryside
- Impact on Amenity of adjacent properties
- Impact on highway safety

1. REASON FOR REFERRAL

This application was to be determined under the Councils scheme of delegation. However the application has been called in by Cllr Davies on the grounds that “the proposed dwelling is too big for the plot and over-dominant on adjacent bungalow. Concern over highway safety as no footpath and straight onto a busy road. The existing access already causes problems and the creation of an additional access would cause further problems re congestion”.

2. DESCRIPTION OF SITE AND CONTEXT

The application site forms garden land to the side of an existing two storey semi-detached property in the settlement boundary for Wrenbury. The application site is between No.6 Oak Villas which is a two storey property and a detached bungalow known as The Nook, the properties on the opposite side of Nantwich Road are also detached bungalows. To the rear is agricultural land. There is a detached timber garage and a fuel store within the application site. Access to the site is from Nantwich Road to the south. The southern boundary is defined by a low hedgerow. There is a large tree towards the rear of the plot, there is also some coniferous vegetation adjacent to the detached garage.

3. DETAILS OF PROPOSAL

This is an outline planning application for the construction of a detached dwelling within the garden land of No.6 Oak Villas. All matters have been reserved. However details of the proposed siting, scale and access arrangements have been submitted to support the proposals. The proposed

dwelling on the indicative layout is shown to have a footprint of 70sqm. The property is sited so that it is in line with the adjacent bungalow (The Nook), 12m from the public highway. The dwelling on the indicative layout would be sited 1m from the side boundaries. The Design and Access Statement identifies that the dwelling would replicate the footprint, size, mass, scale and materials of The Nook, but with accommodation within the roof space. It is proposed to widen the existing access to create a drive for each dwelling.

4. RELEVANT HISTORY

No Planning History

5. POLICIES

The development plan includes the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

The relevant development plan policies are:

Local Plan Policy

BE.1 Amenity
BE.2 Design Standards
BE.3 Access and Parking
BE.4 Drainage, Utilities and Resources
BE.5 Infrastructure
BE.6 Development on Potentially Contaminated Land
NE.17 Pollution Control
RES.4 Housing in Villages with Settlement Boundaries

National Policy

PPS1: Delivering Sustainable Development
PPS3: Housing

Other Material Considerations

Local Development Framework Development on Backland and Gardens Supplementary Planning Document (2008)

6. CONSULTATIONS (External to Planning)

Environmental Health: No objection subject to details of external lighting to be submitted, construction hours and details of Contaminated Land remediation to be submitted if any unforeseen contamination is found.

United Utilities: No objection, site should be drained on a separate system with on foul drainage connected to foul sewer.

Strategic Highways Manager: The applicant will need to provide visibility splays for the new access. The highways authority would prefer a shared access to serve the existing and the proposed with the facilities for two vehicles at each property to enter and exit in a forward gear. Subject to visibility splays being agreed, there are no highways objections.

7. VIEWS OF THE PARISH COUNCIL

Objection on grounds of:

- Site is too narrow to accommodate development
- Parking for No.6 would be severely restricted
- New access created close to junction with Nantwich Road and Station Road where there are parked vehicles already. Parking problem is exacerbated during school and nursery opening/closing times
- Access to the bungalows on the opposite side of the road is already compromised and the increase in turning movements would cause further safety problems
- There would be overdomination problems for No. 6 from a 2 storey house and even a bungalow may cause problems for the rear windows of No 6 which has already been extended to the rear.
- The immediate open space behind No. 6 would receive very little light
- The Nook does not sit well in the street scene between the two storey development on either side and the introduction of another bungalow would do little to enhance the street scene

8. OTHER REPRESENTATIONS

Three letters of objection received from The Nook, 5 Oak Villas, and Clovelly, the salient points being:

- Too close to boundary fence (1m)
- Existing parking on road, high volume of cars and travelling at speed
- A further access would make highways situation worse
- Overlooking from accommodation in roof space
- Dormer windows to proposed dwelling would spoil appearance of The Nook
- Loss of light
- Loss of privacy
- Cramming development would be detrimental to area
- No visibility
- Reversing onto highway would create dangerous situation
- No footpaths – occupiers would have to walk on busy road
- Minimal amenity space – tree would overshadow amenity space and rear windows
- Tree is an important feature in area
- Capabilities of infrastructure to support another dwelling should be explored

9. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement submitted, the salient points being:

- Traditional single storey bungalow with accommodation in roof space
- Land forms side garden of No.6
- Size of proposed plot would be comparable to neighbour

- Set back in plot by 12m
- 1m from side boundary
- Frontage would align with The Nook
- There are no windows serving habitable rooms in the side elevation of The Nook and the only windows to No.6 are secondary
- Siting prevents detrimental impact on the amenity of The Nook and maintains integrity of the streetscene.
- Any first floor windows would be constrained to the front and rear elevations
- Entrance can be altered with relative ease
- Widen existing drive and access to create a drive for each dwelling. This would be in keeping with existing arrangements and would be the same width as the driveway openings opposite
- Proposals would essentially mirror the footprint, size, mass, scale and materials of The Nook
- Effect of the development is set into the streetscene and would appear as a small scale development of two dwellings flanked by two storey development on right and left. Would not appear as infill
- Would have a similar ridge height to The Nook and would be significantly lower than No.6
- Local vernacular and character would be maintained
- Mature tree to rear would be retained and would be approximately 7m from its canopy
- Removal of evergreen shrubs would not be detrimental to character of area
- Garden for No.6 will be reduced however 160sqm of garden space would be retained for both dwellings in excess of amount stipulated in SPD

10. OFFICER APPRAISAL

Principle of Development

The proposed development is for the construction of a single dwelling within the Settlement Boundary for Bunbury. Policy RES.4 (Housing in Villages with Settlement Boundaries) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 states that within the settlement boundary for Wrenbury development for housing of a scale commensurate with the character of the village will be permitted. It is considered that the development of a single dwelling would be of a scale commensurate with the village and is therefore acceptable in principle. The main issues therefore are whether the proposed development is of an appropriate design (BE.2), would not result in demonstrable harm on the amenities of neighbouring properties (BE.1), and whether the site can be satisfactorily accessed (BE.3).

Design and Impact on Character and Appearance of the Streetscene

The application is in outline with all matters reserved, therefore precise details of the scale of development, its siting and appearance are not for consideration. Notwithstanding this, an indicative layout has been submitted to demonstrate that the proposed development could be accommodated on the site. The application site has a plot width of 9m with the proposed dwelling having a width of 7m. The adjacent property has a plot width of between 11m and 10m with the dwelling width of 7m. The proposed dwelling, as shown on the indicative plan would be of similar dimensions to the adjacent bungalow. The proposed dwelling would be sited 1m to either shared boundary which could represent a cramped form of development. Notwithstanding this, the layout

is indicative and therefore could be subject to change, a development which would be sited slightly further from one or both of these boundaries would sit more comfortably and could be secured at reserved matters stage. This would ensure that there would be appropriate visual separation between dwellings which is required by the SPD for Garden Development.

As previously mentioned the application plot would be 9m in width which would not appear to dissimilar to that of The Nook. The resultant plot size of No.6 Oak Villas would be approximately 6.4m in width, the plot widths of No.1-5 Oak Villas vary between 5.8 and 8.1m in width. The proposed remaining plot for No.6 would therefore respect the context of adjacent properties.

The dwelling would be set back from the roadside boundary by 12m and, although being set back by 7.5m from No.6 Oak Villas, would follow the building line of The Nook and the properties to the east. The siting of the dwelling within the plot is therefore considered to be appropriate in terms of impact on the character and appearance of the streetscene.

It is also indicated that the proposed dwelling would be single storey (with accommodation within the roofspace). The dwelling is sited between a two storey semi detached property and a detached bungalow of modest scale. It is considered that a dwelling of a similar scale to the existing bungalow (The Nook) would not result in a form of development which would be significantly out of character with the area or cause demonstrable harm to the streetscene. The scale of the dwelling could be restricted by condition. A dwelling which was two storey would likely result in harm to the amenities of neighbouring properties.

It is considered therefore that the proposed indicative siting of a bungalow would respect the characteristics of the immediate surroundings whilst avoiding undue harm to the streetscene. .

Impact on the Amenity of adjacent properties

The proposed dwelling would be sited adjacent to The Nook, the indicative layout shows that the proposal would be 2.4m from the flank elevation of this property. With the exception of a side door there are no openings to habitable rooms within the side elevation of this property. The dwelling would project slight to the rear of the rear building line of that property but there would be no breach of any 45 degree standard. As the proposed single storey bungalow would be sited immediately to the side of that property, which has no principal windows in its flank elevation, there would be no significant loss of daylight, loss of privacy or overbearing impact on that dwelling.

The proposed dwelling would be sited 7.5m back from the front building line of No.6 Oak Villas. There is a ground floor lounge window within the rear elevation of the dwelling, however there is a south facing window serving the same room which would receive much more light, there would therefore be no loss of daylight to that room. This rear window would also face over the rear amenity space of No.6 and with appropriate boundary treatment would not result in any significant loss of privacy to the proposed dwelling. Within the single storey outrigger of No.6 is the kitchen. The kitchen has a side facing window which would face towards the proposed boundary between the properties at a distance of 3.4m, there is however a further window within the rear elevation faces over the private amenity space. Given the level of openings in the kitchen, the single storey scale of the proposed development and with appropriate boundary treatment it is considered that there would be no detrimental impact on the amenities of No.6 through loss of daylight or loss of privacy.

The dwelling is shown to be sited 1m from the new boundary between existing and proposed. There are single storey extensions and outbuildings to the rear of No.6 and between these and the proposed dwelling would be part of the private amenity space. The proposed dwelling would be single storey in scale but has the potential to cause an overbearing impact. The majority of the useable private amenity space of No.6 is further to the rear and would not be affected by the proposal. Furthermore, as mentioned previously this application is in outline with all matters reserved and the layout would be subject to change, and to get a less cramped form of development it is considered that the proposed dwelling could be moved slightly from this shared boundary, by an additional 1m to lessen the impact. It is therefore considered that the proposed development would not result in a significantly detrimental impact on the amenity of No.6 through overbearing to justify a refusal.

The resultant private amenity space for both properties would be very similar to those properties surrounding the site and would exceed the minimum threshold of 50sqm identified within the SPD. There is however a mature tree within the rear garden for the proposed dwelling which would overshadow a large area of the private amenity space for the proposed garden. The submitted drawings indicate that the rear of the proposed dwelling would be 6.539m from the spread of the tree which although not desirable would not be sufficient to justify a refusal. There may be future pressure for the removal of the tree on amenity grounds. Whilst the tree is visible from public vantage points immediately to the front of the site it is not a prominent feature from wider view public view points.

With regard to potential overlooking and privacy issues it is considered that this can be designed out at the reserved matters stage with proposal avoiding principal windows to the side of the property, and with any first floor openings facing towards the front or rear.

Impact on Highway Safety

The indicative proposals show that the site will be accessed from Nantwich Road via a shared point of access with No.6 but with two separate driveways. The frontage of the proposed dwelling would be at least 8.5m in width at a depth of 12m. It is considered that there would be sufficient space within the front curtilage of the proposed dwelling for turning, manoeuvring and the parking of at least two off street parking spaces. Therefore it is considered that vehicles could enter and exit the site in a forward gear. Notwithstanding this, consideration needs to be given to the resultant parking arrangements for the existing dwelling No.6 Oak Villas. The Highways Authority have stated that a shared access would be more appropriate. This could be achieved within the available frontage. The Strategic Highways Manager has also requested that details of visibility splays be provided, but raises no objection to the proposed development in principle. This planning application is in outline only with means of access reserved. It is considered from the indicative scheme that a suitable means of access for both dwellings could be secured. Whilst the objections raised from the Parish Council and neighbours relating to on street parking and proximity to junctions are noted, no objection has been raised by the Strategic Highways Manager on these matters.

11. CONCLUSIONS

The proposed development is of an acceptable design which would not result in significant harm to the character and appearance of the streetscene. Furthermore, it is considered that there would be no significantly detrimental harm to the amenities of neighbouring properties, highway safety or any other matter. The proposed development, as conditioned, is therefore considered to be in compliance with Policies BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Accessing and Parking), BE.4 (Drainage, Utilities and Resources), BE.5 (Infrastructure) and RES.2 (Unallocated Housing Sites) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the Local Development Framework Development on Backland and Gardens Supplementary Planning Document (2208).

12. RECOMMENDATIONS

APPROVE subject to the following conditions:

- 1) Commencement of Development**
- 2) Submission of Reserved Matters**
- 3) Time Limit for Submission of Reserved Matters**
- 4) Materials to be submitted and agreed**
- 5) Surfacing Materials to be submitted and agreed**
- 6) Landscaping scheme to be submitted and agreed**
- 7) Landscape Implementation**
- 8) Drainage Scheme to be submitted**
- 9) Details of Boundary Treatment**
- 10) Reserved Matters Design to show no windows to habitable rooms in side elevations**
- 11) Bin Storage to be provided**
- 12) Hours of Construction - 08:00 to 18:00 Mon to Fri, 09:00 to 14:00 Sat, not at all on Sunday or BH**
- 13) Removal of all PD**
- 14) Any windows in roof space to be within front or rear elevations**
- 15) Bungalow only**
- 16) Dwelling to be sited no closer than 12m to front boundary**
- 17) Access to be a shared access for No.6 and proposed dwelling**
- 18) Details of access to be submitted**
- 19) Dwelling shall be sited at least 1.5m from boundary with No.6 Oak Villas**

