

Application No: 11/1559N

Location: 2, BROOKVIEW CLOSE, WISTASTON, CW2 6WB

Proposal: Side Two Storey Extension

Applicant: MR L HEATH

Expiry Date: 21-Jun-2011

Date Report Prepared: 30th June 2011

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- Impact on residential amenity
- Impact on streetscene

REASON FOR REPORT

This type of application would normally be dealt with under the Council's scheme of delegation; however it has been called into Southern Planning Committee by Cllr Dorothy Flude for the following reasons;

"The proposed extension would over dominate the property across the road, 4 Brookview Close, the proposal fails to respect the design and form of the existing houses."

This application has been deferred from the previous meeting to allow for a Committee site visit.

DESCRIPTION OF SITE AND CONTEXT

The application site is situated along the residential cul-de-sac of Brookview Close, Wistaston within the settlement boundary for Crewe.

The principle elevation of the application dwelling faces to the west and overlooks a field, as does the side elevation to the north. The southern side elevation faces the side elevation of the neighbouring 1 Brookview Close. The rear elevation of the application dwelling faces 3 neighbouring dwellings, 3, 4 and 5 Brookview Close.

DETAILS OF PROPOSAL

The proposed development is to construct a two storey side extension to the north elevation on the site of the existing conservatory. It will project from the existing side elevation by 3.5 metres, with a width of 5 metres and a roof ridge height of 7.2 metres.

It is proposed that the north elevation will have a set of patio doors to the first floor and a set to the first floor with a Juliet balcony. The front elevation will be blank, while the side elevation (east) will have 2 windows to the first floor.

RELEVANT HISTORY

P03/1182 – Conservatory - approved with conditions 2003

P98/0450 – Outline for 6 dwellings - approved with conditions 1998

POLICIES

Regional Spatial Strategy

Crewe and Nantwich Local Plan Policy

Crewe Settlement Boundary

BE.1 – Amenity

BE.2 – Design Standards

RES.11 - Improvements and Alterations to Existing Dwellings

Other Material Considerations

Supplementary Planning Document – Extensions and Householder Development

CONSULTATIONS (External to Planning)

None

VIEWS OF THE PARISH / TOWN COUNCIL

None received at time of writing report

OTHER REPRESENTATIONS

1 letter of representation has been received from the occupier of the neighbouring 4 Brookview Close which makes the following points:

- Proposal does not respect the existing dwelling resulting in over domination and overshadowing.
- The proposal is less than 13.5 metres from neighbouring principle windows, is not 'set back' from the gable fronting the cul-de-sac and does not appear sub-ordinate to the original dwelling, as per the Supplementary Planning Document adopted July 2008'.

APPLICANT'S SUPPORTING INFORMATION

None received

OFFICER APPRAISAL

Principle of Development

The proposal is for a 2 storey side extension to a dwelling within the settlement boundary for Crewe which is acceptable in principle providing that the design is appropriate and that the development does not give rise to any detrimental impact on the amenities of adjacent properties. The main points of this application are the effect upon neighbouring dwellings and the streetscene as a whole.

Design

Guidance concerning proposed side extensions is given within paragraph 3.12 of the SPD which states that:

“Side extensions should be set back from the front elevation of the existing house in order to appear subordinate and to disguise any variation on size, colour or texture of brickwork...”

The front elevation (west) of the proposed development is set back from the front elevation, furthermore the roof height of the proposed development is lower than that of the existing. The proposed 2 storey side extension is considered to be subordinate to the existing dwelling and in accordance with the above advice.

It is considered that the proposed development is of a size and scale appropriate to the host dwelling, thus respects the character, pattern and form of the surroundings.

As a result the proposed development is in accordance with Policy BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Amenity

The north and west elevations of the proposal do not face neighbouring dwellings and look out onto areas of open space, therefore will not be an effect upon residential amenity from this perspective.

The east elevation of the proposed development faces the principal windows of the neighbouring 3 and 4 Brookview Close. This east elevation has 2 windows to the proposed first floor, 1 serving a bathroom and 1 serving a robe room. Neither of these windows are considered to be principal windows, furthermore the bathroom window is to be obscure glazed. Therefore paragraph 3.33 of the Supplementary Planning Document applies and states that:

“A distance of 13.5 metres should be maintained between the flank of a two or three storey extension and a principal window in a neighbouring dwelling. In this context a flank elevation would be one, which does not contain any principal windows...”

The distance between the flank of the proposed extension and the principal windows of number 4 is 13.5 metres, and between number 3 is a distance of 14.5 metres. Therefore the proposed extension meets requirements within the SPD. It is accepted that the proposed extension will be visible from the principal windows to the front elevation of numbers 3 and 4 Brookview Close. However, given that the required separation distances are met it is considered that the proposed development will not have a detrimental impact upon the amenity of neighbouring dwellings.

As a result the proposed development is in accordance with Policy BE.1 (Amenity) and Policy RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

CONCLUSIONS

The proposed 2 storey side extension is acceptable and appropriate in terms of design and appearance and will not have a detrimental effect upon the streetscene or the host dwelling.

The distance requirements between flank elevations and neighbouring principal windows are met as per guidance given within the SPD. Overall it is considered that the proposed development will not have a significant enough effect upon neighbouring amenity to justify a refusal.

RECOMMENDATIONS

APPROVE subject to the following conditions:-

1. Standard time
2. Approved plans
3. Materials to match existing dwelling

REASON(S) FOR THE DECISION

The proposed development respects the size and character of the existing dwelling and the surrounding area and will not have a significant impact upon neighbouring amenity. The proposed development is of a suitable design appropriate to the purpose it will serve in keeping with Policy BE.2 (Design Standards). The proposal therefore complies with Policy BE.1 (Amenity), Policy BE.2 (Design Standards), and Policy RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011, as well as guidance given within the SPD.

