

Application No: 11/2001N
Location: 10, GLENDALE CLOSE, WISTASTON, CW2 8QE
Proposal: First Floor Extension over Existing Garage to Side of Dwelling
Applicant: Mr J Baker
Expiry Date: 22-Jul-2011

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Procedural Matters;
- Principle of Development;
- Design; and
- Amenity

REFERRAL

This application was to be determined under the Councils scheme of delegation. However, the application has been called in by Cllr Simon on the grounds of 'over domination of neighbouring property and visual intrusion on neighbouring property resulting in loss of light'.

DESCRIPTION OF SITE AND CONTEXT

The applicants property is a relatively modest two storey detached property located at the end of a cul-de-sac and is constructed out of facing brick under a concrete tile roof. Located at the side of the property is a single storey outrigger, which is well set back from the front elevation by approximately 4.5m and projects out 4.5m beyond the rear elevation. The applicants rear garden is relatively large and is enclosed by a 1.8m high close boarded timber fence. The applicant's property is flanked on three sides by other residential properties and the access road on the remaining elevation. The application site is located in a wholly residential area and is within the settlement boundary of Crewe.

DETAILS OF PROPOSAL

This is a full application for a first floor side extension at no. 10 Glendale Close, Wistaston. The proposed extension will measure approximately 3.6m wide by 3.6m deep (at the widest points) and is 5m high to the eaves and 6.1m high to the apex of the pitched roof (as measured from ground level). The front elevation of the proposed extension is set back approximately 4.5m and the rear elevation ties in with the host property.

RELEVANT HISTORY

P05/0402 – Demolition of Existing Garage and Erection of Single Storey Side and Rear Extension – Approved – 13th May 2005

POLICIES

National Policy

The application should be determined in accordance with national guidance set out in:

PPS1: Delivering Sustainable Development

Local Policy

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Crewe and Nantwich Replacement Local Plan 2011:

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage Utilities and Resources)

RES.11 (Improvements and Alterations to Existing Dwellings)

Other Material Considerations

SPD - Extensions and Householder Development

CONSIDERATIONS (External to Planning)

None Consulted

VIEWS OF THE PARISH / TOWN COUNCIL

Wistaston Parish Council raised no objections on the above planning application, however, having viewed the proposed extension from the rear first floor of 38 Langdale Road, it shows us that the existing plan we were sent is incorrect.

The property at number 10 Glendale Close does not have a detached garage as shown but already has a large ground floor extension with integral garage. This we are informed is the original garage but the recent attached extension already reaches the boundary of 38 Langdale Road.

In our view the proposed first floor development at 10 Glendale Close will over dominate 38 Langdale Road.

OTHER REPRESENTATIONS

One letter of representation received from the occupiers of no. 38 Langdale Road. The salient points raised are:

- The visual intrusion from our kitchen and bedroom windows will result in loss of light; and
- The over dominance of part of our property will cause loss of amenity in our rear garden.

APPLICANT'S SUPPORTING INFORMATION

No supporting information submitted with the application

OFFICER APPRAISAL

Procedural Matters

The objector makes reference to the location plan submitted with the application is incorrect. According to the submitted location plan the applicants garage is clearly shown detached from the host property. However, following a site visit the case officer can confirm that the original garage has been demolished and replaced with a single storey side extension, which is attached to the side of the applicants property. The case officer advised the applicants agent about the discrepancy and requested whether there was a more up to date location plan. However, the agent has confirmed that the submitted location plan is the most up to date and has been provided directly from Ordnance Survey. Whilst the case officer acknowledges there is a small discrepancy in the location plan it is not considered that neighbours have been unduly prejudiced and there is insufficient justification to warrant a refusal.

Principle of Development

The principle issues surrounding the determination of this application are whether the development would adversely impact upon the residential amenity of neighbouring properties and would respect the pattern, character and form of the surroundings, in accordance with policies RES.11 (Improvements and Alterations to Dwellings), BE.1 (Amenity), BE.2 (Design Standards) and BE.3 (Access and Car Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

The main thrust of the Local Plan policies is to achieve a high standard of design, respect the pattern, character and form of the surrounding area, not adversely affect the street scene by reason of scale, height, proportions or materials used.

Development Control guidance advocated within PPS 1 places a greater emphasis upon Local Planning Authorities to deliver good designs and not to accept proposals that fail to provide opportunities to improve the character and quality of an area. It is the opinion of the case officer that this proposal does not detract from the character of the host property and will not have a detrimental impact on the appearance of the area and is in accordance with advice stated within PPS 1.

The recently adopted SPD entitled 'Extensions and Householder Development' is another material planning consideration. This document builds upon guidance given above and advocates good quality design

Design

The proposed extension will be erected above the existing single storey extension, which is located at the side of the applicants dwellinghouse. According to the submitted plans the proposal will measure 3.6m wide by 3.6m deep and is 6.1m high to the apex of the pitched roof (as measured from ground level). The eaves of the extension are at the same level as the eaves on the host property, whilst the ridge of the extension will be set down from the ridge of the host property. It is considered to be good design practice for most extensions to appear subservient to the host property, it is considered that the proposed extension achieves this aim, given that the ridge is set down and whole of the proposed extension is set back and the width of the extension is not disproportionately large in relationship to the host property. According to the application forms the proposed extension will be constructed out of facing brick under a tile roof and this will be secured by condition, if planning permission is to be approved.

On the front elevation of the extension will be a large window with exposed cill details. The glazing bar pattern, proportions and scale of the proposed window are similar to the existing windows on the host property. Overall, it is considered given the design and proportions of the proposed fenestration will not appear as alien or obtrusive elements, which would otherwise have a detrimental impact on the character and appearance of the host property. According to the submitted plans no apertures are proposed on the side elevation of the proposed extension. Located above the proposed window is projecting gable element similar to the existing property and a string course is proposed on the front elevation, which helps to break up its massing. On the side elevation of the existing outrigger facing no. 9 Glendale Close a personnel door is proposed with projecting canopy. No other apertures are proposed and it is considered prudent to withdraw permitted developments to prohibit any new openings.

It is not considered that the proposed extension would dominate or overwhelm the existing dwelling, or be read as a particularly prominent or obtrusive feature and as such the proposal complies with policy BE.2 (Design Standards).

Amenity

Policy BE.1 (Amenity) states that development will be permitted provided that the development is compatible with surrounding land uses, does not prejudice the amenity of future or neighbouring occupiers, does not prejudice the safe movement of traffic and does not cause an increase in air, noise, water pollution which might have an adverse impact on the use of land for other purposes.

The impact of the development upon the amenity of nearby residential properties is a key consideration with this application and the nearest residential properties which may be affected by the proposal are no's 9 and 11 Glendale Close and 38 and 40 Langdale Road.

The proposed extension will have a marginal impact on the residential amenities of the occupiers of no. 9 Glendale Close, which is located to the east of the applicants property. This property (no. 9) is at a slight angle in relationship to the applicants dwellinghouse. It is considered given the design and orientation of the proposal will not result any loss of privacy or over domination and the proposal complies with Policy BE.1 (Amenity).

It is considered that the proposal would have a negligible impact on the residential amenities of number 11 Glendale Close, which is located to the west of the applicants property. According to the submitted plans it is noted that the whole of the proposed extension would be screened by the host property, which will help to mitigate any negative externalities.

Located to the south of the application are no's 38 and 40 Langdale Road and there is a distance of approximately 9m and 10.5m (respectively) separating the rear elevations of these properties from the rear elevation of the applicants property. It is noted that the applicants property is located to the north of these two properties and it is considered given the orientation and juxtaposition of the properties the proposal will not result in over shadowing or have a over bearing impact. As previously stated there are no windows proposed in the rear or side elevations of the proposal and a condition removing PD rights will be attached to the decision notice.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development would not significantly impact upon the surrounding neighbouring amenity and the design of the proposal is in keeping with the character of the host dwelling and the street scene and therefore complies with Policies RES. 11 (Improvements and Alterations of Existing Dwelling), BE.1 (Amenity) and BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and advice contained within PPS 1: Delivering Sustainable Development.

Approve subject to conditions:

- 1. Standard**
- 2. Plans**
- 3. Materials**
- 4. Remove PD Rights**

