

Application No: 11/1550N

Location: 37, CREWE ROAD, HASLINGTON, CHESHIRE, CW1 5QR

Proposal: Remodelling of Front of Property to Restore the Nature of Original Single Property and Veranda on Back of Property

Applicant: Mr S Campbell

Expiry Date: 16-Jul-2011

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Procedural Matters;
- Principle of Development;
- Design;
- Amenity;
- Highway Safety;
- Impact on Trees; and
- Other Matters

REFFERAL

This application was to be dealt with under the Council's delegation scheme. However, Councillor Marren has requested that it be referred to Committee for the following reason 'concerns relating to restricted highway visibility following construction of the wall together with its impact on the character and appearance of the streetscene. Additionally there are concerns about the effect of the proposed veranda on the amenity and privacy of the neighbouring property'.

DESCRIPTION OF SITE AND CONTEXT

The application relates to a two storey detached property. The front of the property has contrasting timber frame masonry elements, but this is not apparent at the rear of the property. The applicant's property is well set back from the road by approximately 15m. At the rear of the property is a large rear garden, which is enclosed by a 1.8m high waney lap timber fence and a number of immature/mature shrubs of varying heights. The applicant's property is located wholly within the Haslington settlement boundary.

DETAILS OF PROPOSAL

This is a full application (part retrospective) for the erection of boundary wall including railings at the front of the property, which is approximately 2.2m high (at the highest point) and at the rear of the property for the erection of a veranda and screen at 37 Crewe Road, Haslington.

RELEVANT HISTORY

P06/0222 – Single Storey Side and Rear Extension, First Floor Side Extension and First Floor rear Extension – Refused – 30th June 2006. APP/K0615/A/07/2033041/WF – Allowed – 17th May 2007

P05/1455 – Single Storey Side Garage and Single Storey Rear Extension – Withdrawn – 6th January 2006

P00/1061 – Conservatory – Approved – 31st January 2001

POLICIES

National policy

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

PPS1: Delivering Sustainable Development

Local Plan 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)
RES.11	(Improvements and Alterations to Existing Dwellings)
NE.5	(Nature Conservation and Habitats)

CONSIDERATIONS (External to Planning)

Highways: No objections

VIEWS OF THE PARISH / TOWN COUNCIL

The Parish Council have concerns relating to the access and visibility following construction of the wall together with its impact on the street scene, and the effect of the proposed veranda on the amenity of neighbouring property.

OTHER REPRESENTATIONS

Letters and Emails (various dates) from the occupier of no. 33 Crewe Road, Haslington raising the following issues:

- The wall height has been increased from approx 1.18m to 1.43m. The pillar height has been increased from 1.50m to 2.20m;
- There is a small section of party wall. At the time of the building work I objected to this being modified, as a result our neighbour built an inner wall on his land which along with the pillars is causing a restricted view;
- I understand there are regulations regarding wall & pillar height on boundaries adjacent to main roads. I also believe this project contravenes these regulations;
- Since the wall was built last year we have had 2 near miss accidents with school children from Haslington Primary School. The name and address of the people involved can be supplied if required.
- Owing to the fall in the road from Haslington towards Crewe our neighbour has tried to maintain a consistent wall height along the front of his property which we understand. However the build started at the Haslington side of the property and the initial height was too high. The end result is that the wall and pillars adjacent to our property are 1.50m & 2.20m respectively. In our opinion they are too high and disproportionate to surrounding building, walls, fences & hedges.
- Due to cost constraints our neighbour informed me that the wall sections would be constructed of breeze block and not Cheshire brick. He would then cement render and paint. The majority of the wall is now painted. After a short period the wall has become very dirty and unsightly and not in keeping with the surrounding area.

Letters received from Mr. Barry Davenport (Agent) acting on behalf of the occupiers of no. 33 Crewe Road, Haslington raising the following issues:

- The submitted plans are not accurate or to scale;
- According to the submitted plans some of the land is not owned by the applicant and as such the ownership details are incorrect;
- The materials used to construct the boundary wall are out of keeping with the locality and will have a detrimental impact on the character and appearance of the streetscene;
- The access points fails to comply with visibility requirements and the height of the proposed boundary walls will all have a detrimental impact on highway safety;
- The proposed veranda will appear overbearing and result in a loss of privacy for the occupiers of no. 33 Crewe Road.

APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement

A Design and Access statement has been submitted to accompany the application. This is available on the application file and provides an understanding of the proposal and why it is required.

OFFICER APPRAISAL

Procedural Matters

At the time of the case officers site visit work had already commenced on the erection of the new boundary wall. However, as confirmed in PPG 18: Enforcing Planning Control, it is not an

offence to carry out development without first obtaining planning permission required for it. Furthermore, Section 73A of the 1990 Town and Country Planning Act specifically provides that a grant of planning permission can be given for a development that has already taken place.

Principle of Development

The dwellinghouse is located within the Haslington Settlement Zone Line. 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 BE.1 (Amenity), BE.2 (Design Standards) and BE.3 (Access and Parking)

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 accordance with advice stated within PPS 1.

Design

As previously stated this is a retrospective application for the erection of a new boundary wall. The boundary wall (including the pillars) had been erected but the railings located in between the pillars had not been installed. According to the submitted plans and application forms the boundary walls are constructed out of facing brick and block work and are partially rendered. The boundary wall ranges from 1.3m high to 2.2m at the highest point. The case officer noted that the properties which front onto Crewe Road have various types of boundary treatment of varying heights and as such it is considered that the proposal does not cause any demonstrable harm to the character and appearance of the streetscene. However, in order to help soften the development, the case officer considers it prudent to attach a landscaping condition. Additionally, a condition will be attached to the decision notice relating to the colour of railings. The applicant is utilising the existing access points. Overall, it is considered that the proposal complies with policy BE.2 (Design Standards).

The applicant is proposing on erecting a veranda at the rear of their property. According to the submitted plans the proposed veranda will measure approximately 11m long by 2.5m wide and is 2.2m high off the ground. The proposed veranda will span the majority of the rear elevation of the applicants property and is located approximately 1m ranging down to 500mm off the common boundary with no. 33 Crewe Road. The existing boundary treatment which separates the two properties comprises 1.8m high waney lap timber fence and also incorporate a number of shrubs (of varying heights). According to the submitted plans the applicant is proposing on installing a wicker screen at the side of the proposed veranda in order to prevent any over looking into the front garden of no. 33 Crewe Road. The case officer considers it prudent to attach a condition requesting details of the proposed wicker screen, if

planning permission is to be approved. The proposed veranda will be constructed out of timber and will be painted white to match the host property. Overall, it is considered that the proposal will not form an alien or intrusive feature within the streetscene which is contrary to advice advocated within PPS1 and policy BE.2 (Design Standards) of the Local Plan.

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.

Overall, it is considered given the scale and nature of the proposed boundary treatment, separation distances and juxtaposition of the properties will help to alleviate any negative externalities caused by the proposed development and the proposal accords with policy BE.1 (Amenity).

It is considered that the proposed veranda will have a negligible impact on the residential amenities of the occupiers of no. 33 Crewe Road. The front elevation of this property (no. 33) is set back approximately 2.5m from the rear elevation of the applicants property. It is noted that due to the height of the proposal will permit occupiers of no. 37 to view directly into the front garden of no. 33 and it is also noted that views will be permissible into the kitchen window of this property. However, the proposed wicker screen as conditioned will prevent any loss of privacy. The proposal is set approximately 500mm (at the narrowest point) off the boundary and it considered given the nature and scale of the proposal will not have an overbearing effect. Furthermore, the front garden can be viewed directly from Crewe Road. Therefore, it is considered that the proposal will not have a significant detrimental effect on the residential amenities of the occupiers of this property and the proposal accords with policy BE.1 (Amenity)

It is considered that the proposal will have a negligible effect on other properties in the area

Highway Safety

The objector has objected to the proposal on the grounds of highway safety. However, it is not considered that the proposal would pose a significant threat to highway safety. There are a number of similar accesses in close proximity to the application site and there is sufficient space within the applicants curtilage for vehicles to access/egress in a forward gear. Furthermore, it is considered that pedestrians would be likely to hear/see a car in the driveway of the applicants property and they would know that vehicles access/egress the property at this point due to the presence of a dropped kerb. Furthermore, due to the design of the boundary treatment incorporating railing between the brick pillars people will be able to see a vehicle leaving the applicants property. Overall, it is considered that pedestrians approaching along the footway would be able to see the existence of a driveway, either hear the engine of a car and/or see the car before it encroached onto the pavement, it is fair assume that they would exercise appropriate caution when passing. Similarly, drivers manoeuvring out of the driveway will generally be familiar with the arrangement, even in reverse gear, can also be reasonably expected to exercise due caution, by edging out slowly

and looking both ways for other road users as necessary. It is not considered that the proposal presents a safety hazard to passing pedestrians or vehicles and would not conflict with Policy BE.3 (Access and Parking) of the Local Plan. Furthermore, colleagues in Highways have been consulted and raised no objection to the proposal.

Impact on Trees

Located at the front of the application site is a large mature tree which is protected by a TPO. The applicant has confirmed that the existing footings have been used to construct the new boundary wall and as such it is not considered that the proposal will have had a detrimental impact on the tree. The landscape officer has been consulted and raised no objection to the proposal.

Other Matters

The objectors state that some of the land is not owned by the applicant. However, the applicant confirms that he does own all the land and has completed Certificate A. Matters relating to land ownership disputes are not a material planning reason for refusing an application

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 will not cause any demonstrable harm to highway safety. Therefore the proposal complies with Policies RES. 11 (Improvements and Alterations of Existing Dwelling), BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Access and Parking) and NE.5 (Nature Conservation and Habitats) 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 Time Limit**
- 2. Plans**
- 3. Landscaping Submitted**
- 4. Landscaping Implemented**
- 5. Colour of Railings**
- 6. Details of Veranda Screen**

