

Application No: 12/2897N

Location: 23, MAIN ROAD, SHAVINGTON, CW2 5DY

Proposal: Two Storey Side and Rear Extensions with Elevational Changes to Front and Raising Roof on Existing Garage to Rear (Resubmission)

Applicant: LLD Ltd

Expiry Date: 21-Sep-2012

**SUMMARY RECOMMENDATION:** Approve subject to conditions

**MAIN ISSUES:**

- Principle of Development;
- Policy;
- Design;
- Amenity;
- Highways; and
- Other Matters

**REFERRAL**

This application was to be dealt with under the Council's delegation scheme. However, Councillor Brickhill has requested that it be referred to Committee for the following reason: –

*'I agree with the Shavington Parish Council that planning committee members might like to consider the effect of this application (to extend the existing house) on the neighbours. They may think as we do that it is a massive overdominating overdevelopment of the site'.*

*'The garage should be a separate application as it is a separate building. In its existing form it is an eyesore and raising its roof will only make it more of an eyesore. If however it was rebuilt of brick in keeping with the surrounding buildings it might be more acceptable'.*

**DESCRIPTION OF SITE AND CONTEXT**

This application relates to a two storey red brick detached property, with a gabled roof, finished with a concrete tiles. Located at the front of the property is an area of hardstanding, which the applicant can use to park vehicles. Whilst at the side of the property, adjacent to no. 21 Main Road, is a shared driveway. The applicants property is set in an extensive plot, which is rectangular in form. The area is predominately residential in character and is located wholly within the Shavington settlement boundary.

**DETAILS OF PROPOSAL**

This is a full application for two storey side and rear extensions with elevational alterations to the front of the property and raising roof on the existing garage at 23 Main Road, Shavington.

## **RELEVANT HISTORY**

12/1993N – Two Storey Side Extension(s) with Elevational Changes to Front and Raising Roof on Existing Garage to Rear – Withdrawn – 18<sup>th</sup> July 2012

## **POLICIES**

### **National Policy**

National Planning Policy Framework

### **Local Policy**

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**

The Parish Council object to the proposed development on the following grounds

- Over development of the site; and
- Over massing of the house.

## **OTHER REPRESENTATIONS**

1 letter of objection has been received regarding the proposed development. The salient points raised in the letter of objection are:

- Although the new plans have given some consideration to the issue of the right to light to our property, there still remains the issue that the extension to the side of the property will deprive us of the light we have been used to and have expected for the last 53 years;

- The planned extension is in very close proximity to our own property and the building of this extension so near to us will make it oppressive, overpowering and will be excessively imposing upon us;
- The outlook from our dining room and kitchen will be a solid brick walls alongside the whole of the side of our property and garden; and
- By digging down for the footings (foundations) to build the side extension so close to us would probably cause damage to the wall that runs the length of the property.

## **APPLICANT'S SUPPORTING INFORMATION**

No supporting information submitted with the application

## **OFFICER APPRAISAL**

### **Principle of Development**

The site lies within the settlement boundary of Shavington where there is a presumption in favour of extensions to existing dwellings subject to compliance with policies RES.11 (Improvements and Alterations to Existing Dwellings).

### *Policy Context*

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 the National Planning Policy Framework 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 specifically states Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. (Para 64). 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 NPPF.

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

### **Design**

#### *Side Extension*

The proposed side extension will be erected on the boundary adjacent to no. 25 Main Road. The proposed extension will be erected on an area of hard standing and will be constructed

out of facing brick under a concrete tile roof to match the host property and this will be secured by condition, in the event that planning permission is approved.

According to the submitted plans the proposed extension will measure approximately 1.3m wide and 13.8m deep by 5.1m high to the eaves increasing to 7.2m high to the apex of the pitched roof. The front elevation of the two storey outrigger is set back 800mm from the front elevation of the host property at first floor level. The proposed extension will incorporate a gable element, to match the host property, but the ridge of this extension will be perpendicular to the ridge of the host property. Furthermore, it is noted that the ridge of the extension is flush with the ridge of the host property. It is considered that the set back at first floor level makes the extension appear subservient and helps to reduce its overall bulk and massing.

According to the submitted plans there will be a personnel door on the front elevation of the proposed two storey outrigger, which will replace the front door on the host property and located directly above this is a window. There are no apertures on the gable of the extension facing no. 25. On the rear is a set of French doors, a small window at ground floor level and a slightly larger window at first floor window.

Overall, the elevational treatment is considered to be in keeping with the character and appearance of the existing dwelling and it will not detract from the overall streetscene.

#### *Rear Extension*

The proposed extension will be erected above and alongside the existing single storey extension, which is located at the rear of the applicants property. The 2 storey element will measure approximately 3.6m long by 3.5m deep and is 5.1m high to the eaves and 6.6m high to the apex of the pitched roof. (as measured from ground level). According to the submitted plans the eaves will be continued at a similar height to the host building, whilst the ridge is set down by approximately 800mm. The proposed extension will incorporate a Juliet style balcony on the rear elevation of the host property and no other apertures are proposed. It is noted that the extension adds bulk on to the rear of the property, but the majority will be screened by no. 21 Main Road and as a result the impact of the proposed works on the character and appearance of the area will be minimal.

#### *Other Alterations*

Other alterations will include the removal of the chimney on the rear elevation, which whilst regrettable does on impact upon the character of the host property. Another alteration is the inclusion of the bay window on the front of the property. Many of the other properties in the locality have bay windows and as such the proposal will not appear incongruous in the streetscene. Furthermore, the front elevation of the property is flat and the inclusion of the bay window breaks up the stolid appearance of this elevation.

#### *Garage*

The existing garage is located to the rear of the applicants property and is in a very poor state of repair. The garage incorporates a flat roof and is constructed out of blockwork. The applicant is proposing to increase the eaves height by approximately 1m and the ridge of the garage will be 4.9m high (as measured from ground level). The proposal will comprise a

garage and store room at ground floor level and bedroom, kitchen/diner lounge at first floor level. The garage, due to its increase in height and close proximity to the boundary with no. 21, will appear quite oppressive when viewed from this property. Therefore, the case officer has requested amended plans to show that there will be no increase in eaves height and the garage will just incorporate a pitched roof. The amended plans show that the garage will incorporate a pitched roof measuring 4m high to the apex of the pitched roof. It is considered that the garage will appear subservient and is more in keeping with other garage in the locality.

### *Summary*

Overall, it is considered that there are a number of similar extensions within the locality and across the Borough, it is considered that the proposal will not form an alien or intrusive feature within the streetscene, which is contrary to advice advocated within policy BE.2 (Design Standards) and the NPPF.

### **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 21 and 25 Main Road.

It is considered that the proposal will have a negligible impact on the residential amenities of the neighbouring property at number 21 Main Road. The side extension will be screened by the existing dwelling. It is acknowledged that the proposed rear extension is located in close proximity to the common boundary and the extension will project out a further 2.6m. There will also be a slight increase in the height of the existing extension. It is noted that the garage to be extended is also sited immediately alongside this boundary. However, the applicants property is located north of this property and as such the proposal will not result in any demonstrable impact on the occupiers of this property due to a reduction in light. Furthermore, there are no additional windows proposed which would result in any undue overlooking to this side. As such it is considered that the proposal is in accordance with policy BE.1 (Amenity).

The proposed extension will have a marginal impact on the residential amenities of the occupiers of no. 25 Main Road, which is located to the north of the application site. This property fronts onto Main Road and the main ridge runs east to west and is perpendicular to Main Road. There are no side windows in this dwelling and therefore no impact would occur from the side extension. The nearest windows which would be affected by the rear extension are principal windows in the rear elevation serving a dining room and bedroom. According to the submitted plans the proposal will breach the 45 degree code at first floor level by approximately 600mm. It is not considered that this is a significant breach to warrant the refusal of the application. Additionally, given that the scale and height of the proposed steps

down to single storey adjacent to no. 25, it will not appear overly oppressive resulting in a poor outlook when viewed from that property. Furthermore, it is considered given the design, scale, orientation and juxtaposition of the properties, will not have a significant detrimental impact on residential amenity.

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

### **Highways**

The access arrangements will remain unaltered and there is sufficient space for 2no. vehicles to parked clear of the public highway. It is considered that there is insufficient justification to warrant a refusal on highway safety grounds and sustain it at future appeal and as such the proposal complies with policy BE.3 (Access and Parking).

### **Other Matters**

The objector is concerned that the footings for the extension may undermine their property and cause damage to it. Whilst the concerns of the objectors are noted, damage which is caused as a result of the proposal will be a private matter between the two parties and is not a sufficient reason to warrant a refusal of the 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 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**



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