

Application No: 12/3741C

Location: 21, SHEARBROOK LANE, GOOSTREY, CW4 8PR

Proposal: First Floor Extension to Existing Property and Single Storey Side and Rear Extension

Applicant: Mr J Cartwright

Expiry Date: 23-Nov-2012

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Site History;
- Principle of Development;
- Policy;
- Design; and
- Amenity

REFERRAL

This application was to be dealt with under the Councils delegation scheme. However, Councillor Kolker has requested that it be referred to Committee for the following reason:-

‘Neighbours have complained that they will suffer loss of amenity due to the size, scale and proximity of the development’

DESCRIPTION OF SITE AND CONTEXT

The applicant's property is a detached bungalow, which is well set back from Shearbrook Lane. The property is constructed out of facing brick under a concrete tile roof. Located at the side of the applicants is an attached flat roof double garage. The applicant's dwellinghouse is located within an extensive residential cartilage, which is rectangular in shape. The applicant's dwellinghouse is flanked on either side by other large detached properties. The area is predominately residential in character and is located wholly within the village settlement boundary of Goostrey

DETAILS OF PROPOSAL

This is a full application for the first floor extension to existing property and a single storey side and rear extension at 21 Shearbrook Lane, Goostrey.

RELEVANT HISTORY

12/1798C – First Floor Extension to Existing Property and Two Storey Side Extension – Refused – 19th July 2012.

POLICIES

National Policy

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

National Planning Policy Framework

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 Congleton Local Plan First Review 2011:

GR1 New Development

GR2 Design

GR6 Amenity and Health

GR7 Amenity and Health

PS5 Villages in the Open Countryside and Inset in the Green Belt

CONSIDERATIONS (External to Planning)

Jodrell Bank: No comments

VIEWS OF THE PARISH/TOWN COUNCIL

No comments received at the time of writing this report

OTHER REPRESENTATIONS

Three letters of objection have been received regarding the proposed development. The salient points raised in the letters of objection are:

- The application is no different from the one which was previously refused and therefore the objections remain valid;
- The proposal would be overwhelming and will have a detrimental impact on our outlook;
- The proposal is not similar to the neighbouring properties;
- The proposal will have a significant detrimental impact on residential amenity;
- The proposal will appear overly oppressive;
- The proposal is too far forward for existing line of houses given the height of the proposed extension;
- The proposal is too large for the existing plot; and
- The design is not in keeping with the locality.

APPLICANT'S SUPPORTING INFORMATION

No supporting information submitted with the application

OFFICER APPRAISAL

Site History

Members may recall that a similar application (12/1798C) was submitted for a first floor extension to existing property and two storey side extension. This application was refused planning permission on the 19th July 2012 by Members of the Southern Planning Committee for the following reason:

'The proposed development by reason of its height, design and position would have an overbearing impact and cause loss of light to the occupants of 19 Shearbrook Lane which would be harmful to the residential amenities of this property. As a result the proposed development would be contrary to Policy GR6 (Amenity and Health) of the Congleton Borough Local Plan First Review 2005'

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 PS.5 (Villages in the Open Countryside and Inset in the Green Belt), GR.1 (General Criteria), GR.2 (Design), GR.6 (Amenity and Health) of the adopted Borough of Congleton Local Plan.

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 streetscene by reason of scale, height, proportions or materials used.

Development Control guidance advocated within the National Planning Policy Framework places a greater emphasis upon the Local Planning Authority to deliver good designs and not to accept proposals that fail to provide opportunities to improve the character and quality of an area. It specially 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 in accordance with advice stated within the NPPF.

Policy

The site lies within the village of Goostrey where there is a presumption in favour of development. There is no specific policy which governs the acceptability of extensions to dwellings within settlement zone lines and therefore the generic policies relating to issues such as design, amenity and highway safety will apply.

Design

The dwellinghouse is located on a residential estate comprising of other dormer bungalows which have been altered in numerous different ways. It is noted that the existing dwellinghouse is of no significant architectural merit and the proposed alterations would not significantly impact upon the dwellings character.

According to the submitted plans the applicant is proposing on increasing the ridge height of the existing bungalow. The proposed extension will measure approximately 2.5m high to the eaves (the eaves height will remain the same) and 6.7m high to the apex of the pitched roof (as measured from ground level and increase of 2.1m). The proposed extension will form a pitched roof, which is in keeping with the existing property. The pitch of the roof will be altered, but is similar in style to other properties within the immediate locality and as such will not appear overly conspicuous. The applicant has submitted a streetscene plan which shows a gradual reduction in ridge heights of no. 19 down to 23 Shearbrook Lane. This helps to retain the rhythm of the properties within the streetscene. Attached to the side of the property facing no. 23 Shearbrook Lane is a chimney, which helps to give the property a vertical emphasis.

On the front elevation of the extension at first floor level will be a large window, which is centrally located and will incorporate a soldier course directly above it. On the rear elevation of the extension will be a smaller window. It is considered that the design and proportions of the proposed apertures are in keeping with the host property and will not appear as alien or obtrusive features.

In addition to the above, the applicant is proposing on replacing the existing flat roof to the garage with a hipped roof. Previously, the applicant was proposing a first floor extension which incorporated 2no. dormer windows on the front elevation. The ridge of the proposed first floor extension was perpendicular to ridge to the ridge of the host property.

In addition, the applicant is proposing on erecting a single storey rear extension, which projects out approximately 4m by 10m wide (at the widest points) and spans the majority of the rear elevation. The extension will partially incorporate a pitched roof and a flat roof extension. The proposed extension 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.

Internally the extensions will comprise a garage, a cloakroom and an enlarged sitting room at ground floor level. Whilst, the first floor accommodation will comprise 2no. bedrooms and one will incorporate an en-suite bathroom and a dressing room.

The proposed development will incorporate 2no. pitched roof dormer windows on the side elevation facing no. 23 Shearbrook Lane. The proposed dormer windows will project approximately 2.6m by 1.8m deep. The dormers are set down from the ridge and back from the eaves and are framed by roof tiles. It is considered given the design, proportion and location of the proposed dormer extensions will not have a detrimental impact on the character and appearance of the streetscene. Furthermore, it is noted that no.23 Shearbrook Lane have similar dormer windows.

Overall, it is considered that there are a number of similar extensions within the locality and 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 GR.2 (Design) and the NPPF.

Amenity

Policy GR.6 (Amenity and Health) states that development will be permitted provided that the proposal would not have an unduly detrimental effect on amenity due to loss of privacy, loss of sunlight and daylight, visual intrusion, environmental disturbance or pollution, traffic generation, access and parking.

The impact of the development upon the amenity of nearby residential properties is a key consideration with this application and the nearest properties which may be affected are no's 19 and 23 Shearbrook Lane.

The proposed development will have no discernible impact on the residential amenities of the occupiers of no. 19 Shearbrook Lane. This property (no.19) is located to the east of the application site. The case officer noted that there were several windows in the side elevation of this property facing the applicant's dwellinghouse. Furthermore, a letter of objection from this property states that these windows serve habitable rooms. The objector is concerned that the proposal will appear as oppressive and reduce the daylight which they receive. The case officer notes that there is already an existing outrigger at this location. The proposal is seeking permission to replace the existing flat roof with a hipped roof, which helps to reduce its overall bulk and massing. The two properties are separated by a distance of approximately 4m. Overall, it is considered given the location, orientation and separation distances will all help to mitigate any negative externalities and as such the proposal complies with policy GR.6 (Amenity and Health).

It is considered that the proposal will have a negligible impact on the residential amenities of the occupiers of no. 23 Shearbrook Lane. It is noted that this property also has several habitable room windows in the side elevation of their property facing the applicant's dwellinghouse. This property no.23 is located to the west of the applicant's dwellinghouse. The case officer notes that the two dormer windows on the side elevation of the applicant's property both serve non habitable rooms including a dressing room and en-suite bathroom. Furthermore, according to the submitted plans both of these windows will be obscurely glazed. Overall, it is considered given the location, orientation and juxtaposition of the properties will help to alleviate any problems associated with the proposed development.

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

CONCLUSIONS AND REASONS(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 GR.2 (Design). The proposal therefore complies with policies GR.1 (General Criteria), GR.2 (Design), GR.6 (Amenity and Health) and PS.5 (Villages in the Open Countryside and Inst in the Green Belt) of the adopted Congleton Borough Local Plan First Review 2005 and advice advocated within the NPPF.

Approve subject to conditions

- 1. Standard Time Limit**
- 2. Plans**
- 3. Materials**
- 4. Obscure Glazing**

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