

Application No: 12/4907C

Location: 15, BACK LANE, BRERETON, CW11 1RP

Proposal: Ground Floor Front Porch, Ground Floor Rear Porch, Replacement Roof to Existing Sun Room, Existing Shower Room at Ground Floor Level, Internal Alterations: Remove Non Load Bearing Wall Between Kitchen and Dining Room and Replacement Garage (Attached to Existing Garage at 13 Back Lane by Agreement)

Applicant: Mr N Curtis

Expiry Date: 13-Feb-2013

SUMMARY RECOMMENDATION:

APPROVE subject to conditions

Main issues:

- The principle of development
- The impact upon the character and appearance of the application property
- The impact upon neighbouring residential amenity
- The impact upon protected species

REASON FOR REFERRAL

This application has been referred to Southern Planning Committee because the applicant is a Cheshire East employee who works closely with the Development Management Service.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises of a semi-detached, two storey dwelling located on the southern side of Back Lane, Brereton Green, within the Open Countryside.

The dwelling consists of an open brick finish, a hipped, tiled roof and white uPVC fenestration. The property also benefits from a single, linked garage.

DETAILS OF PROPOSAL

Planning permission is sought for;

- A porch
- A single-storey rear extension
- A replacement roof to a single-storey rear outrigger
- A replacement garage

The proposed porch would measure approximately 2.4 metres in depth, 1.6 metres in width and would have a hipped roof approximately 3.6 metres in height at its tallest point.

The proposed single-storey rear extension would measure approximately 1.8 metres in depth, 4 metres in width and would have a mono-pitched roof approximately 2.7 metres in height at its tallest point.

The proposed replacement roof would measure approximately 2.3 metres in depth, 6.8 metres in width and would have a mono-pitched roof approximately 1 metre in height and 3.5 metres above ground floor level.

The replacement garage would measure approximately 7.2 metres in depth, 3 metres in width and would have a dual-pitched roof approximately 3.5 metres in height.

RELEVANT HISTORY

None

POLICIES

National policy

National Planning Policy Framework (NPPF)

Local Plan policy

PS8 – Open Countryside

GR1 – New development

GR2 – Design

GR6 – Amenity and Health

H16 – Extensions to Dwellings in the Open Countryside and Green Belt

NR2 – Wildlife and Nature Conservation – Statutory Sites

CONSULTATIONS (External to Planning)

N/A

VIEWS OF THE PARISH COUNCIL:

Brereton Parish Council – No comments received at time of report

OTHER REPRESENTATIONS:

No comments received at time of report

APPLICANT'S SUPPORTING INFORMATION:

Design and Access Statement

OFFICER APPRAISAL

Principle of Development

The applicant's property is located within the Open Countryside as determined by the Congleton Borough Local Plan First Review 2005. As such, the determination of the application is dependent on its compliance with Policy PS8 (Open Countryside) and general policies; H16 (Extensions to Dwellings in the Open Countryside and Green Belt), GR1 (New Development), GR2 (Design), GR6 (Amenity and Health) and NR2 (Wildlife and Nature Conservation – Statutory Sites) of the Local Plan.

The NPPF details the core planning principles of the government. These policies are considered to be consistent with the relevant local plan policies that apply in this case.

Policy H16 of the Local Plan advises that within the Open Countryside the original dwelling must remain as the dominant element with the extension subordinate it. To help ascertain this dominance, the policy subtext advises that *'A large extension may, if approved, lead to a loss of identity of the original dwelling and could be tantamount to the erection of a new dwelling in the countryside which would not normally be permitted. In the context of this policy a 'modest' extension would normally comprise in the region of a 30% increase in the volume.'*

The calculation of the overall increase in volume on the original dwelling indicates that the development (including demolitions) would be significantly below this guide. The garage would be a like-for-like replacement, as would the new roof, and the only new development would be a small single-storey rear addition and the porch.

Therefore the proposed extension is deemed to adhere with Policy H16 of the Local Plan and is therefore acceptable in principle.

Design

The proposed extensions, replacement garage and roof would appear all subordinate to the existing dwelling due to their single-storey nature in comparison to the two-storey dwelling. It is advised that the extensions and new roof would be constructed from London brick, Marley tiles, white uPVC fenestration which would ensure that they would respect the associated dwelling.

The garage would also be constructed from materials to match the existing house which will result in a design improvement given that the existing garage is of block work and metal sheet roof design.

As a result of the proposal's subordinate nature, the use of sympathetic materials and because only the porch and garage would be visible from the streetscene, it is considered that the design of the proposal's are acceptable and would adhere with Policy GR2 of the Local Plan.

Amenity

The two closest neighbours to the proposal would be the adjacent properties of No.13 Back Lane to the east and No.17 Back Lane to the west.

The closest development to No.13 Back Lane would be the proposed new porch, which would be approximately 7.3 metres to the west of the side elevation of No.13 and the proposed single-storey rear extension which would be approximately 7.5 metres to the northwest of the neighbours same elevation.

On the relevant side elevation of No.13 there are 4 ground floor windows that could be impacted. However, 3 of these 4 neighbouring windows are obscurely glazed so would not be impacted. The window opposite the proposed porch is obscurely glazed so this development would not have a detrimental impact upon this neighbour's amenity in terms of loss of privacy, loss of light or visual intrusion.

The proposed single-storey side extension would lie parallel but be offset with this neighbour's kitchen window approximately 8.5 metres away. Given this offset relationship and the single-storey nature of the development, it is not considered that the proposal would have a detrimental impact upon neighbouring amenity in terms of loss of privacy, loss of light or visual intrusion. Furthermore, this neighbouring window is a secondary window and the extension would be partially screened from this window by the neighbours garage.

The proposed replacement garage would be almost entirely screened from this neighbours dwelling by the neighbours garage as is the current situation.

The proposed replacement roof to the rear of the dwelling would be approximately 0.1 metres away from No.17 Back Lane, as is the current situation. The proposed single-

storey rear extension would be approximately 3.3 metres away. On the side elevation of No.17 there are no openings and the extension would not extend significantly beyond this neighbour's rear elevation. As such, it is not considered that this neighbour would be impacted by a loss of privacy, loss of light or visual intrusion by the proposed development closest to their property.

There would be no amenity issues created to any other side.

As a result of the above reasons, it is considered that the development would adhere with Policy GR6 of the Local Plan.

Protected Species

As the proposed development would result in the demolition of an existing garage, the council's Nature Conservation Officer was consulted. The Conservation Officer subsequently advised that *'I advise that no protected species surveys are required to inform the determination of this application.'* As such, the proposed development is considered to adhere with Policy NR2 of the Local Plan.

Other Matters

There would be no highways issues created by the development.

CONCLUSIONS

It is considered that the proposal is of an acceptable design that would have a minimal impact upon the Open Countryside, neighbouring amenity or protected species. As a result, the development would adhere to Policies PS8 (Open Countryside), GR1 (New Development), GR2 (Design), GR6 (Amenity and Health) and NR2 (Wildlife and Nature Conservation – Statutory Sites) of the Congleton Borough Local Plan First Review 2005. The proposal also accords with the NPPF.

RECOMMENDATIONS

APPROVE subject to the following conditions

- 1. Standard (3 years)**
- 2. Plans**
- 3. Materials as per application**

(c) Crown copyright and database rights 2013. Ordnance Survey
100049045, 100049046.

