

Application No: 13/3525C

Location: 39, White Park Close, Middlewich, Middlewich, Cheshire, CW10 9GB

Proposal: Proposed first floor extension over existing single storey section of dwelling

Applicant: Mr S McGrory

Expiry Date: 11-Oct-2013

SUMMARY RECOMMENDATION – Approve with conditions

MAIN ISSUES

- Impact on the host dwelling**
- Impact on neighbouring houses
- Impact on street scene

REASON FOR REFERRAL

The application is being referred to Northern Planning Committee due to the applicant being a Member of the Council.

DESCRIPTION OF SITE AND CONTEXT

The site comprises a modern detached house with garden to rear located on a private access way and cul-de-sac. The front hard standing can comfortably accommodate two vehicles. The house has a sand brick/render finish with a plain brown tiled pitched roof.

DETAILS OF PROPOSAL

It is proposed to construct a first floor side extension around and above the existing converted garage/single storey extension. The two storey side extension would be slightly set back from the existing building line to coincide with the front canopy of the existing single storey extension. It would appear subservient in height to the existing main part of the house. The overall proposal would provide two additional bedrooms.

RELEVANT HISTORY

35977/3 – Garage conversion for kitchen, utility & study – Approved 21st July 2003

POLICIES

National Planning Policy

National Planning Policy Framework

Local Plan Policy

GR1 (New Development)

GR2 (Design)

GR6 (Amenity and Health)

GR9 (Accessibility, Servicing and Parking Provision)

Other Material Considerations - None

CONSIDERATIONS (External to Planning) – None

VIEWS OF THE PARISH / TOWN COUNCIL- None received at time of report writing.

OTHER REPRESENTATIONS – None received at time of report writing.

APPLICANT'S SUPPORTING INFORMATION – None

OFFICER APPRAISAL

Principle of Development

The application site is located within the Middlewich Settlement Zones and therefore domestic extensions are acceptable providing they accord with policies GR1, GR2, GR6 and GR9 in the Congleton Local Plan and advice contained within the NPPF. Although the site is within the overall Middlewich area of archaeological potential it is not a matter of concern as the development is proposed at first floor.

Design

It is considered that the proposal would be in character with the existing house and of an acceptable and attractive design. It would efficiently use a limited amount of space to provide additional accommodation without being over dominant of the plot or the existing house. The juxtaposition of the neighbouring house combined with the design of the proposed side extension would avoid the terracing effect, detrimental impact on the street scene, and the over encroachment on the neighbouring house

It would, therefore, not have an adverse impact on the existing dwellinghouse or the area in accordance with Local Plan policies GR1 and GR2.

Amenity

The impact on neighbouring houses by way of visual or residential amenity is negligible due to the efficient use of space and the recessed position of the neighbouring house. This, in turn, dilutes the visual intrusion and potential for overlooking to avoid detrimental effect and complies with Local Plan policy GR6.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the proposed development is of size and position which is in-keeping with the host dwelling, and the surrounding area. It would not have an overly detrimental impact on the adjacent house and it is therefore considered to be acceptable and in accordance with the relevant policies of the Local Plan and the NPPF.

Conditions

- 1. Standard Time**
- 2. Materials to match existing dwelling**
- 3. Approved plans**

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