

Application No: 13/5295N

Location: Linden Court, HUNGERFORD AVENUE, CREWE, CW1 6HB

Proposal: Variation of condition 2 on approval 13/0019N - 22 No. new residential units, predominantly two storey semi-detached dwellings with 6No. 1 bedroom flats and a new access road

Applicant: Ann Lander, Wulvern Housing

Expiry Date: 17-Mar-2014

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- **Principle of Development**
- **Residential Amenity**
- **Tress and Landscape**
- **Design and Layout**
- **Highway Safety**

REASON FOR REPORT

This application has been referred to the Southern Planning Committee in accordance with the Council's Scheme of Delegation as the proposal is for the variation of a condition of a development which was approved by the Committee.

DESCRIPTION OF SITE AND CONTEXT

The application site is situated within the Settlement Boundary for Crewe, off Hungerford Avenue. The site is located within a predominantly residential area, with a large area of public open space situated directly to the south.

The former buildings have recently been demolished under prior notification reference number 12/3751N with approval granted for 22 residential properties predominantly two storey semi-detached dwellings with six one bedroom flats and a new access road under application 13/0091N.

DETAILS OF PROPOSAL

This is a retrospective application seeking approval for the variation of condition 2 (Approved Plans). The development has already been implemented.

Due to a setting out error during the construction of the originally approved scheme, blocks 15-17, 6-8 and 9-10 have been implemented a distance of 1.19 metres south from the originally approved position.

This application has been submitted to regularise the situation.

RELEVANT HISTORY

12/3751N - Demolition of 32 Units of Accommodation at Linden Court – (prior notification) – Approved, no further details required 31st October 2012
13/0019N – 22No residential units – approved with conditions 2013.

POLICIES

Cheshire East Local Plan Strategy

Members are aware that the submission version of the new local plan is now in the public domain. This will be presented to the Strategic Planning Board and full Council at the end of February. Subject to this being accepted an update will be provided in relation to this issue.

Crewe & Nantwich Borough Council Local Plan Policy

Nantwich Settlement Boundary

BE.1 – Amenity
BE.2 – Design Standards
BE.3 – Access and Parking
BE.4 – Drainage, Utilities and Resources
BE.5 – Infrastructure
BE.6 – Development on Potentially Contaminated Land
NE.5 – Nature Conservation and Habitats
NE.9 – Protected Species

National Planning Policy Framework

CONSIDERATIONS (External to Planning)

Housing

No objection

VIEWS OF THE PARISH / TOWN COUNCIL

None received at time of writing this report

OTHER REPRESENTATIONS

None received

APPLICANT'S SUPPORTING INFORMATION

None received

OFFICER APPRAISAL

Principle of Development

The application site is located within the Crewe Settlement Boundary and Policy RES.2 of the Adopted Local Plan allows for residential development on unallocated sites in Crewe.

The principle of residential development on this site has been accepted with permission 13/0019N which granted approval for 22 residential units. Therefore, this application seeks to determine if the proposed variation of the approved plans condition would lead to any additional impacts caused by the development with regards to Local Plan Policy.

Amenity

The development site is surrounded by residential properties on three sides with an area of public open space to the south.

In terms of the residential amenity of neighbouring dwellings the proposed variation of the approved plans condition will not bring the proposed development any closer to existing neighbouring dwellings along Gresty Terrace to the west.

Design

This application seeks approval for the re-siting of three of the previously approved residential blocks (A, B and C on the submitted site layout R-0022-101 rev X) by 1.19 metres to the south.

This will result in the loss of a 1.2 metres wide strip of land adjacent to the footpath to the south of block C and a change to the front/rear garden ratio to blocks A and B; however the amount of garden space within each plot will remain as approved.

The elevations of the three blocks in question will not be altered from that of the approved. Likewise the approved road and footpath layout will not be altered.

Further to this the approved internal road/footpath layout of the development will not be changed. Accordingly, it is considered that the changes as applied for are design neutral within the context of the overall scheme.

Conclusion

It is considered that the proposed variation of the approved plans condition of permission 13/0019N will not materially change the development that has been previously approved. Furthermore, the proposal complies with the relevant Local Plan policies.

REASON(S) FOR THE DECISION

It is considered that the variation of condition would not create any additional impact with regards to Local Plan Policies BE.1 (Amenity), BE.2 (Design) and NE.2 (Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan 2011, than the scheme originally approved under application 13/0019N. As a result, the proposal to amend the conditions is recommended for approval.

RECOMMENDATIONS

APPROVE subject to the following conditions

- 1. Standard time 3 years**
- 2. Revised Plans**
- 3. Hours of construction limited to 08:00 to 18:00 Monday to Friday, 09:00 – 14:00 Saturday and not at all on Sundays**
- 4. Pile driving limited to 08:30 to 17:30 Monday to Friday, 09:00 – 13:00 Saturday and not at all on Sundays**
- 5. Prior to installation details of external lighting shall be submitted to and agreed in writing by the Local Planning Authority.**
- 6. Dust Control to be implemented as submitted and approved.**
- 7. Development to be carried out in accordance with the Phase II Contaminated Land Assessment as submitted to the LPA.**
- 8. Development to be carried out in accordance with the previously approved materials details.**
- 9. The development shall be carried out in accordance with the approved details of the landscaping scheme**
- 10. The proposed development shall be carried out in accordance with the previously approved information regarding the protection of trees during construction**
Submission of updated arboricultural method statement to include details of key contacts, and an auditable schedule of arboricultural supervision which includes the construction of the proposed retaining structures
- 11. The development shall be carried out in accordance with the approved details of services routes**
- 12. The development to be carried out in accordance with the approved details of the bin storage area. Implementation of Boundary Treatment.**
- 13. Dwellings to be retained as affordable housing**
- 14. Drainage details to be submitted**
- 15. Highway and car parking works to be completed prior to first occupation**
- 16. Removal of permitted development rights, extensions and outbuildings**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

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