

Application No: 14/0400N

Location: 1, Vine Cottages, WREXHAM ROAD, BURLAND, NANTWICH, CW5 8LR

Proposal: Conversion of garage and rear addition to garage to form special needs unit.

Applicant: Mr S Granville

Expiry Date: 17-Mar-2014

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Principle of development;
- Residential Annex;
- Design;
- Amenity; and
- Highways

REFERRAL

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

'This application is creating a house in open countryside - this is not infill'.

1. SITE DESCRIPTION AND DETAILS OF PROPOSAL

This is a full application for the conversion of an existing detached garage and the erection of single storey extension on the rear of the garage. The applicants property is located within an extensive curtilage that is bounded by mature native hedgerows. The application site is located wholly within the open countryside.

2. PREVIOUS RELEVANT DECISIONS

P04/0249 - Detached Garage and 1.8m Boundary Wall – Approved – 17th April 2004

P04/1291 - Two Storey Rear Extensions – Refused – 13th December 2004

P02/0343 - Conservatory and Garage Conversion – Approved – 23rd May 2002

7/03634 - Conversion of 2 cottages into 4 flats – 30th March 1978

7/04263 – Improvements including joint septic tank – 27th July 1978

7/19108 - O/A for engineering workshop for repair of agricultural and other vehicles –
Withdrawn – 29th November 1996

3. PLANNING 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 Crewe and Nantwich Replacement Local Plan 2011:

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)
NE.2 (Open Countryside)

Other Material Considerations

SPD - Extensions and Householder Development

Cheshire East Local Plan Strategy - Submission Version

SE1 - Design
SE2 – Efficient Use of Land
SE3 – Biodiversity and Geodiversity
SE4 – The Landscape
SE6 – Green Infrastructure
SE7 – The Historic Environment

The above Policies are consistent with the Crewe and Nantwich Replacement Local Plan 2011.

4. OBSERVATIONS OF CONSULTEES

Environmental Health: No objections subject to a condition relating to hours of construction

Contaminated Land: No objection subject to the standard informative

The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2012 and the current Building Control Regulations with regards to contaminated land. If any unforeseen

contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

5. VIEWS OF THE PARISH / TOWN COUNCIL:

No comments received

6. OTHER REPRESENTATIONS:

No comments received

7. APPLICANT'S SUPPORTING INFORMATION:

Letter from the Applicants Agent

8. OFFICER APPRAISAL

Principle of Development

The principle of householder development within the open countryside is considered acceptable provided that the proposed extension appears subordinate to the original dwellinghouse and the original dwelling remains the dominant element. The proposal must also accord with Local Plan policies BE.1 (Amenity), BE.2 (Design Standards) and RES.11 (Improvements and Alterations to existing Dwellings).

Residential Annex

The proposal is the conversion of a detached garage located at the side of the applicant's property into a residential annex for the applicants disabled son. In addition to the conversion of the garage the applicant is seeking permission for an attached single storey rear extension. The applicant has stated that the annex will be ancillary to the main residential property and will rely on the existing host property for some of its services. As the proposal is an ancillary form of accommodation, it in itself does not require planning permission and is permitted development. The local Councillor is concerned that the annex could be split off from the main residence and form a completely independent dwelling. However, this would require a separate application. In any event, a condition will be attached to the decision notice stipulating that the annex remains ancillary to the main residence and is not separated as an independent dwelling.

Design

The proposed development is the conversion of the existing pitched roofed detached garage into a residential annexe with an attached single storey rear extension. The external alterations to the garage are limited they involve the partial bricking up of the garage door on the front elevation. The cut out of an existing window in which a set of French doors will be

inserted and partial bricking up of the existing window on this elevation and one rooflight on this roof plane.

The proposed single storey extension will be erected at the rear of the garage and will measure approximately 3m long by 5.3m wide and is 2.2m high to the eaves and 4.6m high to the apex of the pitched roof. According to the submitted plans the proposed extension will be constructed out of facing brick under a concrete tile roof to match the host property, and in the event that planning permission is approved, this will be secured by condition. According to the submitted plans the ridge of the extension is set down from the ridge of the host building.

The Extensions and Householder Development SPD para.3.23 states that,

‘The building should be modest in size and height and must appear subordinate or ancillary to the main dwelling. The roof design and pitch should match the main dwelling. Window size and shape and other design features such as contrasting brick courses should be replicates wherever possible.’

Overall it is considered that the proportions and design of the extension ensures it remains a subordinate element retaining the existing visual hierarchy and which does not compete with the host structure.

According to the submitted plans there will be a small picture window on the rear elevation of the extension, which will be slightly off set and a bulls eye window centrally located directly above. Whilst on the side elevation will be another small window. It is considered that the proposed apertures will not appear as alien or obtrusive features and are in keeping with the character and appearance of the host property.

Internally the proposal will comprise of lounge, kitchen, shower room, bedroom and study.

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.

It is not considered that the proposal will not have any significant detrimental impact on the residential amenities of the neighbouring properties Willow and Orchard Cottages are located on the opposite side of the road. According to GIS there is a distance in excess of 50m separating these properties from the application. Therefore, it is considered given the separation distances, intervening road and boundary treatment will all help to mitigate any negative externalities.

The proposal will have a marginal impact on the residential amenities of the adjoining property no.2 Vine Cottages. It is noted that the majority of the proposal will be screened by the applicants property and as such the development is in accord with policy BE.1 (Amenity).

It is not considered that the proposal will have any discernible impact on the amenities of other residential properties in the locality.

Highways

Whilst it is acknowledged that the proposal would result in the loss of the garage on site. It is considered that sufficient parking space would be retained within the applicants residential for more than two vehicles to be parked clear of the public highway. Furthermore, there is adequate space for the vehicles to manoeuvre so that they can access/egress the site in a forward gear. According to the submitted plans no alterations are proposed to the access arrangements. As such it is considered that there is insufficient justification to warrant a refusal on Highway safety grounds and sustain it at any subsequent Appeal. Consequently, the proposal is considered to comply with policy BE.3 within the Local Plan.

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 would have a minimal impact upon the streetscene. Furthermore, the proposal will not cause any demonstrable harm to highway safety 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 the National Planning Policy Framework.

Approve subject to the following conditions:

- 1. Standard**
- 2. Plans**
- 3. Materials to match the existing garage**
- 4. Occupation to remain ancillary to the main dwelling**

(c) Crown copyright and database rights 2014. Ordnance Survey
100049045, 100049046.

