

Application No: 14/2839N

Location: 1-52 Abbey Place, 27-29 Sherbourne Road, Crewe, Cheshire, CW1 4LA

Proposal: Residential Estate Improvement Works of 55 Houses, Including the Remodelling of Existing Properties (55 Houses) and Other Environmental Works.

Applicant: Mr Nick Powell, Wulvern Housing

Expiry Date: 08-Sep-2014

MAIN ISSUES

- Principle of Development
- Amenity
- Design
- Flood Prevention
- Footpaths
- Highways
- Trees
- Other Issues

SUMMARY RECOMMENDATION

Approve with conditions

REFERRAL

The application is referred to the Southern Planning Committee as the application relates to a residential development of between 0.5ha and 4ha.

1. SITE DESCRIPTION

This application relates to the third phase of five for improvement works to the Sherborne Road Housing Estate which is located within the Crewe Settlement Boundary. The application site covers parts of Sherborne Road and Abbey Place. The area is characterised by 1970's two-storey terraced dwellings, cul-de-sacs, parking areas, grassed areas and footpaths. Many of the dwellings appear to be positioned tightly together with flat roofed porches to the front elevation and the dwellings often lack windows to the front elevation at ground floor level overlooking the public areas. To the north of the site are residential properties fronting Stamp Avenue and to the east are properties fronting Middlewich Street. The site contains a number of trees the details of which have been assessed in an Arboricultural

Impact Assessment. This application covers a total of 55 dwellings within the site. Of these 41 are owned by Wulvern Housing and 14 are owner occupied.

2. DETAILS OF PROPOSAL

This application relates to phase 3 of a wider scheme by the applicant's Wulvern housing. Phase 1 has been completed following the approval of planning application P08/0275. Phase 2 has been completed following the approval of application 11/4530N. Phase 3 is directly to the north of phase 1 and includes properties on Abbey Place and Sherborne Road.

The proposed development is for alterations to 55 dwellings on the application site with the following external alterations to front elevations of the dwelling types;

Dwelling type A – Sloping roof to porch, porch to be rendered, new front door and additional window to the front of the porch

Dwelling type B – Sloping roof to porch, new window to replace door (storage room converted to downstairs WC), porch to be rendered and a render panel to the front elevation

Dwelling type D - Sloping roof to porch, porch to be rendered and new front door.

Dwelling type G (Bungalows) – Timber cladding panel to the front elevation..

The development would also include new landscaping, boundary treatment including the provision of small front gardens to some properties, the creation of car-parking spaces and the closing off or gating of some of the alleyways.

3. PREVIOUS RELEVANT DECISIONS

12/4679N - Non-Material Amendments to Application 11/4530N in relation to road link, car parking and tree removal – Approved 13th December 2012

12/3061N - Non-Material Minor Amendment to Approval 11/4530N - Changes to Site Plans – Approved 24th September 2012

11/4530N - Residential Estate Improvement Works of 106 Houses, Including the Demolition (12 Houses), New Build (4 Houses), Remodelling of Existing Properties (90 Houses), New Access Roads, Traffic Calming and Other Environmental Works – Approved 16th February 2012

P09/0042 - Remodelling of 5 Existing Properties at 5 & 15 Cranborne Road, 7 Sherborne Road, 5 & 29 Abbey Place – Approved 11th March 2009

P09/0003 - Residential Development and Improvement including Demolition (30 Houses), New Build (30 Houses), Remodelling of Existing (70 Houses), New Access Roads, Traffic Calming and Other Environmental Works – Approved 6th March 2009

P08/0275 - Residential Estate Improvement Works Including Demolition (13 Houses) New Build (9 Houses) Remodelling of Existing Properties (53 Houses)

4. PLANNING POLICIES

Local Plan Policy

RES.2 (Unallocated Housing Sites)
RES.11 (Improvements and Alterations to Existing Dwellings)
BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
BE.5 (Infrastructure)
NE.5 (Nature Conservation and Habitats)
NE.20 (Flood Prevention)

Cheshire East Local Plan Strategy – Submission Version

Policy SD 1 Sustainable Development in Cheshire East
Policy SD 2 Sustainable Development Principles
Policy SE 1 Design

National Policy

National Planning Policy Framework

5. OBSERVATIONS OF CONSULTEES

United Utilities: No comments received at the time of writing this report.

Highways Authority: The Strategic highways Manager has no comment or objection to make regarding the above development proposal.

Environment Agency: Refer to Environment Agency Standing Advice.

6. TOWN COUNCIL

No comments received at the time of writing this report.

7. OTHER REPRESENTATIONS

One letter of objection has been received from the occupants of 6 Stamp Avenue raising the following points;

- The trees/ hedgerow and ditch are within the ownership of the properties which front Stamp Avenue and not Wulvern Housing

8. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement (Produced by Triangle Architects)
Arboricultural Impact Assessment (Produced by TEP)

Flood Risk Assessment (Produced by Triangle Architects)

These documents are available to view on the Council's website.

9. OFFICER APPRAISAL

Principle of Development

The remodelling of the existing properties is acceptable in principle and needs to be considered against Policy RES.11 (Improvements and Alterations to Existing Dwellings), the requirements of policies BE.1 – BE.5 and the Council's Supplementary Planning Document on Extensions and Householder Development.

Amenity

The existing estate is characterised by short separation distances between elevations and small rear garden areas.

The alteration to the external appearance of the dwellings is considered to have minimal impact upon neighbouring residential amenity through loss of privacy. The scheme is considered to raise numerous benefits in terms of the increased natural surveillance of the public realm.

Design

The proposed alterations to the existing dwellings will help to increase surveillance and would also improve the appearance of the existing dwellings on the estate.

It is proposed that small front garden areas will be created and will be defined by low metal railings and gates to create a defensible space, whilst the new gardens which will be created will mainly be paved with some planting which will be chosen by the residents of the dwellings. The rear gardens are proposed to have tall boundary treatments, against highway boundaries this is proposed to be brick pillars with a low wall and fencing panels between.

Overall it is considered that the design and layout of the proposed development is an improvement on the current situation.

Flood Prevention

The application site is over 1 hectare and located within Flood Zone 1 and should ordinarily be accompanied by a Flood Risk Assessment.

Given the minor scale of the development it is unlikely to have any significant on flood risk/surface water drainage matters. It should also be noted that the Environment Agency raised no objection to earlier applications on Phase 3 as part of 11/4530N and P09/0003.

Footpaths

In terms of the closure of some of the alleyways within the application site it is considered that these are acceptable and would not dramatically affect pedestrian circulation on the site. The alley gating scheme will affect alleyways between 3 and 4 Abbey Place, 9 and 10 Abbey Place, 15 and 16-18 Abbey Place, 30 and 31 Abbey Place, to the rear of 27, 28, 29 Sherborne Road and 50, 51, 52 Abbey Place.

Highways

In terms of the highway implications there would be no increase in the number of dwellings on the site which would result in no change in the number of vehicular movements from the site. In terms of parking provision this will be no change in the numbers on the site and parking has been designed to integrate into the design and moves away from the existing large, unbroken and underused car parking areas. This view is supported by the Strategic Highways Manager who has raised no objection to this proposal.

Trees

The application is supported by an Arboricultural Implication Assessment which identifies 17 trees and one group of trees within the Phase 3 application site. Of these; six individual trees and one group will require removal to facilitate the development. Of these two are individual Birch trees (Grade A and B category) and one group of three roadside Norway Maple (Grade B). The remaining 4 trees identified for removal are Grade C or R (U) category specimens.

In terms of the overall impact of the proposed removals upon the wider amenity of the area, the proposed removals are considered to be of relatively low magnitude with impacts restricted to the immediate locality.

The rooting environment of one tree, a Grade C category Norway Maple will be impacted by a proposed parking bay, although given that the tree is not significant its importance in terms of its long term retention is not considered to warrant particular attention.

There are no principle objections from an arboricultural perspective to this proposal.

Other issues

The proposals involve a number of alterations to properties under private ownership. It is a private matter between Wulvern Housing and these private owners as to whether these works ever take place and the issues of ownership will not be considered as part of this application as the required ownership certificates have been signed and served as part of this application.

This development would not affect the existing boundary with No 6 Stamp Avenue and the trees to this part of the site would be retained.

10. CONCLUSIONS

The proposed development would bring numerous benefits to the estate, including improved layout and design, increased surveillance, increased parking provision, provision of public open space, traffic calming measures, improved landscaping and the closure of a number of unsecure alleyways which lack surveillance.

11. RECOMMENDATIONS

APPROVE Conditions

- 1. Standard time limit 3 years**
- 2. Materials as per the application forms**
- 3. Boundary treatments to be in accordance with the submitted plans**
- 4. Landscape to be submitted and approved in writing**
- 5. Landscape to be completed in accordance with the approved details**
- 6. Tree protection in accordance with BS5837:2012**
- 7. Development to proceed in accordance with the approved plans**

In order to give proper effect to the Board`s/Committee`s intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

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