

Application No: 14/3440N

Location: 19, SHAKESPEARE DRIVE, CREWE, CW1 5HX

Proposal: New build attached single storey dwelling (re-sub of refused planning application 14/2114N)

Applicant: Mr Ken Bailey

Expiry Date: 10-Sep-2014

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

Principle
Design and character of the area
Amenity
Highway Issues

REASON FOR REFERRAL

The application has been called-in to Southern Planning Committee by Cllr Thorley for the following reason;

"I wish to object to the above planning application on the following grounds:

1. This is town cramming.
1. BE.1 Amenity.
2. Detrimental highway issues with regard to residents of Elliot Close"

This application was deferred at the last Committee pending the views of the Brine Board being reported.

DESCRIPTION OF SITE AND CONTEXT

The application site is comprised of the side garden to No.19 Shakespeare Drive within the Crewe Settlement Boundary.

DETAILS OF PROPOSAL

The application seeks planning permission for the erection of a bungalow within the site. Access would be taken from Shakespeare Drive, whilst access to the existing dwelling would be taken from Eliot Close.

The previous application on site was refused for the following reasons;

“The proposal would by reason of scale, form and design result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the immediate vicinity of the site”

RELEVANT HISTORY

14/2114N New build detached single storey dwelling
Refused 24/6/2014.

POLICIES

Cheshire East Local Plan Strategy – Submission Version

Paragraph 216 of the National Planning Policy Framework (NPPF) states that, unless other material considerations indicate otherwise, decision-takers may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

In view of the level of consultation already afforded to the plan-making process, together with the degree of consistency with national planning guidance, it is appropriate to attach enhanced weight to the Cheshire East Local Plan Strategy - Submission Version in the decision-making process.

At its meeting on the 28th February 2014, the Council resolved to approve the *Cheshire East Local Plan Strategy – Submission Version* for publication and submission to the Secretary of State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

Cheshire East Local Plan Strategy – Submission Version

SD1 Sustainable Development in Cheshire East
SD2 Sustainable Development Principles
SE1 Design

SE2 Efficient Use of Land

Local Plan Policy

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

Other Material Considerations

National Planning Policy Framework
SPD: Development on Backland and Gardens

CONSULTATIONS (External to Planning)

Highways: No objections

Cheshire Brine Board: No objections and request a condition for raft foundations.

VIEWS OF THE PARISH / TOWN COUNCIL

Crewe Town Council: No comments received

OTHER REPRESENTATIONS

Three letters of objection have been received to date, a summary of the objections is provided below. The full documents can be viewed on file.

- Impact upon character of the area
- Unsafe access
- Noise and congestion caused by the development
- Impact on existing parking in the area
- Existing tree within the site has already been removed
- Neighbours daughter would be unable to park adjacent to her elderly parents property
- Would remove turning point from the existing street (Elliot Close)

OFFICER APPRAISAL

Principle of Development

The site lies within the settlement boundary line of Wistaston, and therefore the principle of housing is acceptable subject to other considerations such as highways, visual impact, and the amenity of nearby residents.

Local Plan policy RES.4 states that housing within the settlement boundary of Crewe is accepted, subject to being in keeping with the area, and not conflicting with policies BE.1 – BE.4.

Siting, Design & Impact upon Character of the Area

Policies BE.2 and RES.11 seek to ensure that the design of proposed extensions are in keeping with the character of the area, respecting the setting, design, scale form and materials of the existing dwelling whilst respecting the character and form of its surroundings not adversely affecting the streetscene.

Shakespeare Drive is typified by brick built semi-detached & detached bungalow properties with garages set within decent sized plots. The application site forms the side garden space of No.19 and can be viewed from Eliot Close.

The proposal seeks planning permission for a semi-detached bungalow with a footprint of 68sqm. The proposed bungalow would attach to the existing detached bungalow and would front onto Shakespeare Drive, with access provided for two vehicles to the front of the site.

The application site is in a prominent corner location of Sydney Road and Shakespeare Drive. The bungalow would be small in scale, but relatively traditional in design and the proposal mirrors the frontage design of the existing bungalow on site.

The proposal seeks to address the reasons for refusing the previous application for a detached bungalow on site.

This has been accomplished by reducing the footprint from 78 sqm (as previously refused) to 68sqm as currently proposed. By virtue of this reduction, it is considered that the proposed semi-detached bungalow would sit comfortably within the site, and would mirror the character, scale and design of the existing property, No.19.

This development would not appear cramped in relation to the site and wider street scene, therefore there would not be an adverse impact upon the wider character of the area. The street also contains a number of other semi-detached properties, therefore matching the existing character of the area.

The Council's Development on Backland and Gardens SPD states;

'understanding and respecting the character and context of the surrounding area is very important; a development which looks out of place and doesn't respect the positive characteristics of immediate surroundings will not be permitted. Although new development should have its own sense of identity this should not be at the cost of the surrounding built environment'

It is considered that the proposal achieves this requirement, thus addressing the reasons for the previous refusal on site.

The proposal is considered to comply with policy BE.2 within the Local Plan and advice within the Council's SPD.

Residential Amenity

Policy BE.1 seeks to ensure that the amenities of neighbouring properties are protected from development.

The proposed bungalow would be sited with sufficient spacing between the dwelling and neighbours in order to prevent any adverse impact upon space, light and in terms of being overbearing.

The proposal includes windows to the front and rear elevations of the bungalow, the windows would not result in any overlooking or loss of privacy to any neighbouring dwelling.

The Council's Development on Backland and Gardens SPD requires a minimum of 50m² private amenity space for new dwellings. The layout plan suggests that the proposed dwelling would have a rear garden of approximately 56sqm therefore complying with the guidance. No.19 would lose some of the rear garden space to the proposed parking and access from Eliot Close, however a front garden of approximately 50sqm would be retained, which is considered to be acceptable in this instance.

Highways

The proposed dwelling would benefit from the existing parking area serving no. 19, which is accessed off Shakespeare Drive. The existing dwelling, no. 19, would be served via a new driveway and parking area to the rear which would be accessed off the head of Eliot Close, a residential cul-de-sac.

Eliot Close is a standard width estate road and has two footways. All of the properties have off road parking for two cars. Whilst on-street parking could cause some obstruction this can be an issue on any residential road and is a matter for the Police to enforce and is not a material planning consideration. As such, a refusal could not be sustained on this matter.

The proposed parking space for no. 19 has already been formed in gravel with a new opening made. The SHM has confirmed that the opening that has been formed is not wide enough to allow two cars to enter/leave without manoeuvring both vehicles; however there is clearly enough frontage for this to be adjusted. As such, it is recommended that this could be secured by condition. The proposal is therefore found to be acceptable with regard to highways and parking

Other Matters

The objections received have also referred to impact upon trees within the site, however none of the trees are held under TPO and as such could be removed at any time without consent. Landscaping conditions can also be imposed to require replacement planting.

With regard to the Brine Board request for raft foundations, this is matter that is fully covered under building regulations. It is not the function of the Town and Country Planning Act to replicate other statutory functions and on this basis any such condition is unnecessary.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposal is considered to be of acceptable design, and would have an acceptable impact upon the character of the area. The development would not adversely affect the amenities of neighbouring dwellings, or the existing highway. The proposal would comply with relevant policies within the Crewe and Nantwich Local Plan, Supplementary Guidance and emerging Core Strategy. As such, the application is recommended for approval.

APPROVE subject to the following conditions:

- 1) Time Limit
- 2) Approved plans
- 3) Materials to be submitted
- 4) Submission of landscaping scheme
- 5) Implementation of landscaping scheme
- 6) Submission of boundary treatment

Application for Full Planning

RECOMMENDATION:

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A12LS - Landscaping to include details of boundary treatment

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