

Application No: 14/4247N

Location: 139 A, Wistaston Road, Willaston, Nantwich, Cheshire, CW5 6QS

Proposal: Erection of detached bungalow

Applicant: J.R.Tonks Limited

Expiry Date: 03-Nov-2014

### **SUMMARY RECOMMENDATION**

**APPROVE** subject to conditions

#### **MAIN ISSUES**

- The principle of the development
- Impact on adjoining residential amenities
- The acceptability of the design
- Impact up highway safety/parking
- The impact upon trees and landscape

### **REASON FOR REFERRAL**

This application has been 'called-in' to Southern Planning Committee by Cllr M. Simon for the following reasons;

*'...On the site plans the orientation of the proposed new build shows the side elevation facing the gardens of 340 Crewe Road, Wistaston. As there are two windows on the side wall this will result in loss of privacy for 340 Crewe Road, Wistaston and it will be overbearing. The proposed design for this bungalow is not in keeping with the style of housing immediately surrounding it which is predominantly Victorian/ Edwardian Villas'*

### **DESCRIPTION OF SITE AND CONTEXT**

The application site comprises of the side and rear garden of No.139A Wistaston Road, Willaston, within the Crewe Settlement Boundary.

### **DETAILS OF PROPOSAL**

Full planning permission is sought for the erection of a detached bungalow.

The proposed bungalow would be constructed on land to the rear of 139A Wistaston Road, Willaston.

It would measure approximately 11.4 metres in depth, 18 metres in width and 5.5 metres in height.

## **RELEVANT HISTORY**

None

## **POLICIES**

### **Local Plan Policy**

RES.2 - Unallocated Housing Sites  
RES.3 - Housing Densities  
BE.1 - Amenity  
BE.2 - Design Standards  
BE.3 - Access and Parking  
BE.4 - Drainage, Utilities and Resources  
BE.5 - Infrastructure  
NE.9 - Protected Species

### **National policy**

National Planning Policy Framework (NPPF)

### **Other Material Considerations**

Supplementary Planning Document on Development on Backland and Gardens

### **Cheshire East Local Plan Strategy – Submission Version**

PG1 – Overall Development Strategy  
PG2 – Settlement Hierarchy  
SD1 - Sustainable Development in Cheshire East  
SD2 - Sustainable Development Principles  
SE1 – Design  
SE2 – Efficient Use of Land  
SE4 – The Landscape  
SE5 – Trees, Hedgerows and Woodland

## **CONSULTATIONS (External to Planning)**

**Strategic Highways Manager** – No objections

**Environmental Health** – No objections, subject to a number of conditions including; the prior submission of a piling method statement, a restriction of the hours of piling, the prior submission of a dust mitigation scheme and the prior submission of external lighting. Informatives relating to hours of construction and contaminated land are also proposed.

**United Utilities** – No objections, subject to a number of informatives relating to connections to public sewers, the provision of a water metre and the use of permeable hard surfacing materials.

#### **VIEWS OF THE PARISH COUNCIL:**

**Willaston Parish Council** – No objections

#### **OTHER REPRESENTATIONS**

**340 Crewe Road** – Raise objections to the proposal on the following grounds;

- Amenity – Loss of privacy, overlooking, loss of light, air pollution
- Design – Bungalow not in character with local area
- The application should be determined on its own merits

A loss of view has also been raised as a concern however; this is not a material consideration.

#### **APPLICANT'S SUPPORTING INFORMATION**

Planning Statement

#### **OFFICER APPRAISAL**

##### **Principle of Development**

Policy RES.2 of the Local Plan advises that new housing within settlement boundaries will be permitted in accordance with Policies BE.1 to BE.5 of the Local Plan. As such, the principle of erecting a dwelling in this location is acceptable subject to other local plan policies.

The NPPF largely supports the Local Plan policies that apply in this instance.

##### **Residential Amenity**

Policy BE.1 of the Local Plan advises that new development should not be permitted if it is deemed to have a detrimental impact upon neighbouring amenity in terms of overlooking, visual intrusion or noise and disturbance. Furthermore, the level of private amenity space provided is a material consideration as detailed within the Supplementary Planning Document on Development on Backland and Gardens.

The proposed bungalow would be sited approximately 32 metres from the rear elevation of No.338 Crewe Road to the northwest and approximately 24 metres from the rear elevation of the applicant's property, No.139A Wistaston Road.

Given these large separation distances, which exceed the recommended minimum separation distances detailed within the Development on Backland and Gardens Supplementary Planning Document (SPD), it is not considered that the proposal would create any amenity issues with regards to loss of privacy, light or visual intrusion.

In terms of the amenities of the future occupiers of the proposed dwelling, the amount of garden space proposed would comfortably adhere with the minimum recommended standard of 50 metres squared and detailed within the Development on Backland and Gardens SPD.

With regards to environmental disturbance, the Council's Environmental Protection Officer has advised that they have no objections subject to a number of conditions including; the prior submission of a piling method statement, a restriction of the hours of piling, the prior submission of a dust mitigation scheme and the prior submission of external lighting. Informatives relating to hours of construction and contaminated land are also proposed.

As a result, subject to the above conditions, it is considered that the proposed development would adhere with Policy BE.1 of the Local Plan.

### **Design Standards**

Policy BE.2 of the Local Plan advises that new development will only be permitted so long as; it would achieve a high standard of design, would respect the pattern, character and form of the surroundings and would not adversely affect the streetscene in terms of scale, height, proportions and materials used.

The proposed dwelling would be sited within the rear garden of No.139A Wistaston Road. It would be accessed by the creation of a new driveway that would extend westward from Wistaston Road, along the southern side of the applicant's property. The dwelling would be inset by approximately 52 metres from the highway.

The submitted plan shows that the dwelling would be constructed at an angle to reflect the build angle of the dwellings on Crewe Road to the north and west, rather than the Wistaston Road. As such, the front of the dwelling would be angled towards the rear elevations of the properties on Wistaston Road but lie directly parallel to those on Crewe Road. The angle of the dwelling would also respect the angle of the garden plot where the development is proposed. It is considered that the layout of the proposed development would be acceptable.

The form and height of the proposal would be a detached bungalow, approximately 5.5 metres in height. Although the closest of the neighbouring properties on Wistaston Road comprise of a mixture of two-storey detached and two-storey semi-detached properties, there are a number of detached bungalows within the area also.

As such, it is not considered that the form and height of the dwelling as a detached bungalow would detract from the local character, which is mixed.

The footprint of the bungalow would be approximately 205 metres squared. The surrounding properties would comprise of No.139A Wistaston Road (79.3 metres squared), No.137 Wistaston Road (105.8 metres squared) and 338 Crewe Road (141.1 metres squared). As such, the proposed footprint would be considerably larger than those in the immediate vicinity.

However, in March 1997 planning permission was granted for a detached bungalow to the rear of No.127 Wistaston Road. This bungalow has a footprint of approximately 200 square metres. As such, in its wider context, the footprint of the proposed bungalow would respect the local character and is therefore deemed to be acceptable.

The dwelling would have a rectangular footprint and would comprise of a centralised gabled porch. An integral double garage is proposed in this elevation and the dwelling would comprise of a dual-pitched roof.

It is considered that the design features proposed on this dwelling would be acceptable.

It is advised within the application form that the bungalow would have mixture of brick and render walls. It is detailed on the proposed plans that the render would be Ivory in colour Weber.Pral M. No details regarding the roofing tiles or windows have been provided.

As such, should the application be approved, it is recommended that the materials be conditioned for prior approval.

Subject to this condition, it is considered that the proposed design of the scheme is acceptable. As such, it is considered that the proposed design would adhere with Policy BE.2 of the Local Plan.

## **Access**

The development proposes the extension of the existing access point to the applicant's dwelling.

The Strategic Highways Manager has advised that; *'In terms of off street parking spaces the proposed parking provision for both 139A and the proposed bungalow is consistent with Cheshire East Parking Standards and there is sufficient space for all vehicles to enter and exit the site in a forward gear.'*

As such, the development is considered to be acceptable and would adhere with Policy BE.3 of the Local Plan.

## **Trees / Landscape**

### Trees

There are no trees that are covered by a TPO on site. However, in accordance with the 2012 British Standards, the application is supported by a tree survey, root protection plan and arboricultural impact assessment.

The submitted information advises that there are 8 individual trees, 3 groupings and hedges that were surveyed.

It is advised that 6 of these fell into retention Category B (Moderate value), 5 fell into Category C (Low value) and 1 tree has been removed since the survey.

The report recommends that pruning be done to 4 Norway Spruce and Scots Pine trees, the erection of protective fencing, the installation of temporary ground protection for works within root protection areas.

In response to the submitted information, the Council's Tree Officer has advised that he has no objections to the development, subject to the addition of a number of conditions which include; tree protection, tree pruning and felling specification; that development shall be implemented in accordance with the submitted arboricultural method statement; the prior submission of a levels survey and the prior submission of a drainage plan.

As such, subject to the addition of the above recommended conditions, it is considered that the proposal would adhere with Policy NE.5 of the Local Plan.

### Landscape

No landscaping information has been submitted by the applicant. As such, should the application be approved, it is proposed that a landscaping plan and boundary treatment plan be conditioned for prior approval.

## **CONCLUSIONS**

The proposed development would be of an acceptable design that would not have a detrimental impact upon neighbouring amenity, highway safety, trees or landscape. Therefore the proposed development would adhere with the policies BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Access and Parking), BE.4 (Drainage, Utilities and Resources), BE.5 (Infrastructure), RES.2 (Unallocated Housing Sites), RES.3 (Housing Densities) and NE.5 (Nature Conservation) of the Borough of Crewe and Nantwich Replacement Local Plan 2011. The proposal would also adhere with the NPPF.

## **RECOMMENDATION:**

**APPROVE** subject to conditions

1. Time (Standard)
2. Plans
3. Materials to be submitted – Facing and roofing
4. Materials to be submitted - Surfacing
5. Hours of piling
6. Piling method Statement
7. Prior submission of a dust mitigation scheme
8. Prior submission of external lighting
9. Tree Retention
10. Tree Protection
11. Tree Pruning/Felling specification
12. Arboricultural Method Statement (Implementation)
13. Levels survey (trees)
14. Drainage (trees)
15. Landscaping (Details)
16. Landscaping (Implementation)
17. Boundary treatment

## **Informative**

1. NPPF
2. Hours of construction
3. United Utilities

In order to give proper effect to the 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.



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