

Application No: 14/4535C

Location: 110, BRADWALL ROAD, SANDBACH, CHESHIRE, CW11 1AW

Proposal: Single Storey Side Extension.

Applicant: Peter Hulland

Expiry Date: 25-Nov-2014

SUMMARY RECOMMENDATION:

APPROVE subject to conditions.

MAIN ISSUES:

- Principle of Development
- Design, Character & Appearance
- Residential Amenity
- Highways & Parking

REASON FOR REFERRAL

The application has been brought to the Northern Planning Committee as the applicant is an immediate family member of an officer of the Council working within Development Management.

DESCRIPTION AND SITE CONTEXT

This application relates to a detached two-storey property occupying a position on the eastern side of Bradwall Road in Sandbach. The site occupies a slightly elevated position and is located directly opposite the junction where Bradwall Road meets with Sweettooth Lane. The area is predominantly residential in character and hosts a number of architectural styles. The site falls within the Sandbach Settlement Zone Line as designated in the adopted Congleton Borough Local Plan First Review (2005).

DETAILS OF PROPOSAL

This application seeks householder planning permission for the erection of a single storey extension to the south-eastern side facing elevation of no. 110 Bradwall Road, Sandbach.

The proposed extension would measure 5.2 metres in width, 4.4 metres in depth and the roof would measure 2.5 metres to the eaves and 5 metres to the ridge of the roof.

RELEVANT HISTORY

35958/3 - Proposed conservatory extension to dwelling – Approved 16-Jul-2003

27520/3 – Extension to lounge – Approved 12-Sep-1995

POLICIES

Congleton Local Plan:

PS4 Towns
GR1 General Requirements for New Development
GR2 Design
GR6 Amenity and Health
GR9 Accessibility, Servicing and Parking Provision

Cheshire East Local Plan Strategy Submission Version:

SE1 Design

Other Material Considerations

National Planning Policy Framework 2012
Planning Practice Guidance 2014

CONSIDERATIONS (External to Planning)

None

VIEWS OF SANDBACH TOWN COUNCIL

No objection

OTHER REPRESENTATIONS

None

OFFICER APPRAISAL

Principle of Development

The application site is located within the settlement zone line for Sandbach, where according to Local Plan Policy PS4, there is a general presumption in favour of development provided that it is in keeping with the town's scale and character and does not conflict with other policies.

The proposed development would comprise of an extension to an existing dwelling within a predominantly residential area. Consequently, the principle of the development in land use

terms is acceptable. The key issues for Members to consider relate to the impact that the proposed extension would have on the character and appearance of the area and any impacts on neighbouring residential amenity.

Design, Character & Appearance

Local Plan Policies GR1 and GR2 of the Congleton Local Plan seek to ensure that the scale and design of proposed development is in keeping with the character of the existing area.

The proposed extension would comprise of a modest single storey extension to the side of the property. It would have a pitched roof with a gable end travelling in the same direction and at the same pitch as the roof of the main dwellinghouse. Owing to its modest size and scale, it would appear subordinate to the main house and would respect its proportions.

With respect to detail, the extension would be constructed using facing brickwork and plain roof tile to match those used on the existing property and as such, the design of the extension would have an acceptable impact on the character and appearance of the property.

With respect to the street scene, the extension would be visible from the road, however, it would appear as a modest addition in keeping with the general style and appearance of the main house and would not therefore harm the character or appearance of the area. As such the development is found to be in accordance with Policies GR1, GR2 and GR6.

Residential Amenity

Local Plan Policy GR6 within the Congleton Borough Local Plan 2005 seeks to ensure that residential amenity is not adversely affected by development.

The adjoining property to the south, no. 108 Bradwall Road would enjoy a separation of 5 metres with the side elevation of the proposed extension. There are no primary windows within the side elevation of this neighbouring property and the common boundary is well screened by vegetation. As such, the proposed extension would not materially harm this neighbour's residential amenity either by reason of loss of light, visual intrusion or direct overlooking.

The proposal would enjoy ample separation with other neighbouring properties and as such, the scheme is found to comply with Local Plan Policy GR6 and SPG2.

Highways and Parking

The proposal would not result in a change to the existing parking or access arrangements. These would be able to support the proposed development and as such the scheme is in compliance with Local Plan Policy GR9.

CONCLUSIONS AND REASONS FOR THE DECISION

The proposed development is acceptable in principle and would not be detrimental to the character or appearance of the surrounding area, the existing dwellinghouse, the amenity of

the neighbouring properties, or highway safety. The development is therefore considered to comply with the relevant policies in the Local Plan and a recommendation of approval is made.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chair) of Northern 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.

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. nppf

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