

Application No: 15/0855N

Location: 66, CREWE ROAD, SHAVINGTON CUM GREYSTY, CREWE, CW2 5DW

Proposal: Rear single and two storey extension

Applicant: Mr & Mrs Hall

Expiry Date: 22-Apr-2015

CONCLUSION

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.

SUMMARY RECOMMENDATION

Approve subject to conditions

REASON FOR REFERRAL

Called in by Cllr Brickhill on the following grounds:

'I call in this application 15/0855N to committee at the request of Cllr Macintyre on behalf of the parish council. The extension is far too big for the site, it is unneighbourly and oppressive, also it denies natural daylight to no 68. No 66 Crewe Rd has already been extended once without objections but this second extension is just too much'

DETAILS OF PROPOSAL

This application seeks householder planning permission for the demolition of an existing conservatory and two storey rear lean to extension and erection of single and two storey rear extensions to be finished with brick with white uPVC windows under a tiled roof to match existing.

The proposed two-storey extension would project approximately 4.9 metres, measure 5.1 metres in width and would have a dual-pitched roof approximately be 6.5 metres in height to the ridge and 5.1 metres to the eaves.

The two proposed single-storey extensions would project from the side and rear of the above proposed two-storey extension. The side extension would project approximately 3.2 metres, measure approximately 4.9 metres in width, and would have a lean to tiled roof approximately 3.8 metres at its highest point and 2.5 metres to the eaves. The rear extension would project approximately 1 metres, measure 3.3 metres in width and would have a lean to tiled roof approximately 3.5 metres at its highest point and 2.4 metres to the eaves.

SITE DESCRIPTION

The application unit is a two-storey, detached dwelling situated on Crewe Road, within the Shavington Village Settlement Zone Line.

The property has a brick finish, a dual-pitched tiled roof and white uPVC fenestration.

The property benefits from a rear conservatory and extensions, and a detached pitched roofed single-storey garage.

The site is not located within a Conservation Area and is not a Listed Building.

RELEVANT HISTORY

P06/0117 - Two Storey Rear Extension, Conservatory and Replacement Garage – Approved 27 March 2006.

NATIONAL & LOCAL POLICIES

National policy

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development.

Of particular relevance to this application are paragraphs; 17 (Core planning principles) and 56-68 (Good design).

Development Plan

The Development Plan for this area is the Crewe and Nantwich Local Plan 2011.
The relevant Saved Policies are:

- BE.1 (Amenity)
- BE.2 (Design)
- BE.3 (Access and Parking)
- RES.11 (Improvements and Alterations to Existing Dwellings)

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

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

Supplementary Planning Documents:

Supplementary Planning Document (SPD) – Extensions and Householder Development

CONSULTATIONS

None received at the time of writing.

VIEWS OF THE PARISH COUNCIL:

Application called in to committee for the following reasons:

- *“The extension is far too big for the site, it is unneighbourly and oppressive, also it denies natural daylight to 68.”*
- *“66 Crewe Rd has already been extended once without objections but this second extension is just too much”*

OTHER REPRESENTATIONS

Neighbour notification letters were sent to adjoining occupants and a site notice posted.

Neighbour comments have been received raising objection to the proposal on the grounds of adverse impacts on amenity or the grounds of a loss of privacy and natural daylight.

(A full record of received comments can be found on the Cheshire East Borough Council web site)

APPRAISAL

The key issues are:

- The principle of the development
- The impact upon neighbouring amenity
- The impact of the design

SUSTAINABILITY

The National Planning Policy Framework definition of sustainable development is:

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things

stagnate. Sustainable development is about change for the better, and not only in our built environment”

The NPPF determines that sustainable development includes three dimensions:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being;

These roles should not be undertaken in isolation, because they are mutually dependent.

Environmental Role

Design

Policy BE.2 of the Local Plan advises that proposals for new development will be permitted provided that they achieve a high standard of design, respect the character and form of the surroundings, and would not adversely affect the streetscene by reason of scale, height, proportions or materials used.

The height, scale and form and rear location of the extensions would ensure that they would appear subservient to the original dwelling and would not be easily viewed from the street.

At its tallest point, the two-storey extension would be approximately 0.8 metres lower than the tallest part of the existing dwelling and single story elements would naturally appear subservient.

It is advised that the proposed extensions would be constructed from exposed brick walls, a pitched tiled roof and uPVC fenestration. Subject to the materials of this extension being conditioned to match the existing dwelling, it is considered that the proposed choice of materials would be acceptable.

As a result of the above, it is considered that the proposed extensions would not have a detrimental impact upon the character of the dwelling, surrounding area or street scene and would adhere with Policy BE.2 of the Local Plan and advice advocated within the SPD – ‘Extensions and Householder Development, and it is considered that the proposed development would be environmentally sustainable.

Economic Role

It is accepted that the construction of an extension would bring the usual but limited economic benefit to the closest shops in nearby Shavington and Crewe for the duration of the construction, and would potentially provide local employment opportunities in construction and the wider economic benefits to the construction industry supply chain.

As such, it is considered that the proposed development would be economically sustainable.

Social Role

Policy BE.1 (Amenity) of the Local Plan advises that development shall only be acceptable where it would not prejudice the amenity of future occupiers or the occupiers of adjacent properties by reason of overshadowing, overlooking or visual intrusion.

The location of the proposed extensions would mean that neighbouring properties no. 68 and no. 64 Crewe Road have the potential to be impacted.

The side elevation of no. 64 Crewe Road is located approximately 8 metres from the SW elevation of the proposed two storey extension and porch, which would have a window serving the kitchen on ground floor, and bathroom on first floor and a mid / two storey window serving the stairs and landing.

Due to the positioning of the host properties detached garage and neighbouring properties garage together with the absence of any principle windows on the side elevation of no. 64 Crewe Road it is considered that any residential amenity impacts would be effectively mitigated, and therefore considered acceptable.

With regards neighbouring property no. 68 Crewe Road, the NE elevation of the proposal is set back approximately 1.5 from the boundary, bound by close board fencing and a detached garage. The nearest windows of no. 68 with the potential to be affected by the proposals would be rear and side facing dining room windows and a side facing galley kitchen window.

With regards overlooking and privacy, the proposal includes two new windows serving the dining room and utility. Of which the proposed dining room window would be located across from the side elevation, dining room, window of no. 68 Crewe Road. It is however considered that due to existing boundary treatment, the small size of the proposed dining room window and subject a condition requiring both side elevation windows to be obscure glazed, that any impacts relating to privacy can be effectively mitigated.

Due to the proximity of the proposals in relation to no. 68 Crewe Road there is the potential for impacts on the residential amenity from visual intrusion and loss of light. Of particular note is the rear window serving the dining room of no. 68 Crewe road, which would be located approximately 3 meters from the NE side elevation of the single storey element replacing an existing conservatory.

It is considered that the replacement of the conservatory with the single storey element of the proposal with a similar eaves height and profile would not significantly reduce available light or

create any additional visual intrusion than existing. With regards potential amenity impacts from the two storey element of the proposal, it is considered that the 3 metre set back from the ground floor elevation and compliance with the 45 degree guideline set within the SPD - 'Extensions and Householder Development' would suggest that any impacts to the dining room window would not be considered significant.

As a result of the above reasons, it is considered that the development adheres with Policy BE.1 (Amenity) of the Local Plan and advice advocated within the SPD – 'Extensions and Householder Development' as such it is considered that the development would be socially sustainable.

Planning Balance

The site lies within the Shavington Settlement Zone Line where there is a general presumption in favour of development. As such, the principle of single and two storey rear extensions is considered acceptable subject to compliance with other relevant development plan policies which in this case, relate to design and residential amenity.

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

From an economic sustainability perspective, the scheme will assist in the local building business.

From an environmental and social perspective the proposal would be of an acceptable design that would have a minimal impact upon the amenities. As such, the proposal would adhere to Policies BE.1 (Amenity), BE.2 (Design Standards) and RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011. The proposal would also accord with the NPPF.

As such, it is considered that the development would be sustainable and is therefore recommended for approval.

RECOMMENDATION

APPROVE subject to conditions;

- 1. Time (3 years)**
- 2. Plans**
- 3. Materials to match**
- 4. Obscure Glazing ground floor windows facing No 68**
- 5. Obscure Glazing stairway and bathroom window facing No 64**

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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