

Application No: 15/1188N

Location: 6, WINCHESTER CLOSE, SHAVINGTON, CW2 5HJ

Proposal: Proposed Two Storey Extension to Side of Dwelling

Applicant: Mrs Martin

Expiry Date: 05-May-2015

**CONCLUSION:**

No objections have been raised and the extension is not considered to be incongruous within its setting nor detrimental with regard to amenity for any surrounding properties. The proposed development is of an acceptable design and is therefore in accordance to Local Plan Policies and the NPPF.

The application site is within the settlement boundary for Shavington and the scheme represents a sustainable form of development and the planning balance weighs in favour of supporting the development subject to conditions.

**SUMMARY RECOMMENDATION:**

**Approve with conditions**

**REASON FOR REPORT:**

This application has been referred to Southern Planning Committee as the applicant is a member of staff at Cheshire East Council.

**PROPOSAL:**

Planning permission is sought for a two storey side extension (including a single storey rear extension) at 6, Winchester Close. The two storey extension would be approximately 6 metres (m) in height to ridge, a maximum of 4.3 m in width and a maximum depth 8.5 m. The single storey rear extension would be 3.5 m to ridge in height, 4.3 m in width with a projection from the existing rear elevation of 1.3 m.

The extension includes a box dormer on the front elevation and is staggered behind the front elevation of the existing house by approximately 0.7 m.

## **SITE DESCRIPTION:**

The application site is a roughly triangular shaped piece of land, located to the south of Winchester Close. The site comprises a semi detached, two storey dwelling, detached garage to the rear and associated curtilage. The surrounding area is residential in character.

The site falls within the Shavington settlement boundary

## **RELEVANT HISTORY:**

None.

## **NATIONAL & LOCAL POLICY**

### **National Policy:**

The National Planning Policy Framework (2012)

### **Development Plan:**

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan

Shavington Settlement Boundary

BE.1 – Amenity

BE.2 – Design Standards

RES.11- Improvements and Alterations to Existing Dwellings

SPD – Extensions and Householder Development.

### **Cheshire East Local Plan Strategy – Submission Version (CELP)**

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

MP.1 – Presumption in Favour of Sustainable Development

SD.1 - Sustainable Development in Cheshire East

SD.2 - Sustainable Development Principles

SE.1 - Design

## **CONSULTATIONS:**

**Highways:** No comment.

**Environmental Health:** No comment.

**Shavington Parish Council:** No comment.

## **REPRESENTATIONS:**

None.

## **APPRAISAL:**

### **Principle of Development**

The proposal is for a two storey side extension (including a single storey rear extension) to a dwelling within the settlement boundary for Shavington which is acceptable in principle providing that the design is appropriate and that the development does not give rise to any detrimental impact on the amenities of adjacent properties.

### **Amenity**

In terms of neighbouring residential amenity the closest neighbouring dwellings are no. 7 and no. 4, Winchester Close. The proposed single storey extension would project from the existing rear wall by 1.3 m and would feature a large window facing south into the garden. There would be no breach of the 45 degree guideline as outlined in the Extensions and Householder Development SPD. It is not considered the single storey part of the extension would significantly harm any amenity in terms of loss of light or visual intrusion.

The proposed two storey side extension projects 4.1 m from the existing building line at the side of the property. The two storey extension would not breach the 45 degree guideline as outlined in the Extensions and Householder Development SPD. The two storey extension measures 6 m in height to ridge and has been stepped down from the host dwelling roof height by 0.5 m. It is therefore considered that the proposed two storey extension would not have any significant adverse impact on the residential amenity of the closest neighbouring property (No. 4, Winchester Close).

The existing dwelling has two windows facing No. 4, Winchester Close; a first floor window and a ground floor window. With regards to the proposed extension one new ground floor window is proposed on the side elevation facing No. 4, Winchester Close. It is not considered that the proposed new ground floor window would have a significant detrimental impact on the amenity of 4, Winchester Close.

It is not considered that the extension would significantly harm any amenity in terms of loss of light or visual intrusion.

The proposal is therefore considered to be in compliance with Policy BE.1 (Amenity) of the adopted local plan.

### **Design**

With regard to the design of the proposed dwelling Policy BE.2 (Design Standards) states that new development will be permitted where it is sympathetic to the character, appearance and form of the site and the surrounding area in terms of height, scale, form and grouping of buildings as well the visual, physical and functional relationship with the streetscene and surrounding area.

The property is a relatively modern, two-storey semi detached dwelling and the extension would be constructed of materials to match the existing dwelling. The extension would be situated at the side and rear of the property. The two storey extension has been designed to be subservient to the existing roof ridge height.

The surrounding area is predominantly residential and the proposed extension has been designed to be in keeping with the surrounding built form.

Overall it is considered that the proposed development is acceptable in terms of its size, scale and bulk and its relationship with the surrounding dwellings. The proposal is therefore considered to be in compliance with Policy BE.2 (Design Standards) of the adopted local plan.

### **Planning Balance**

Taking account of Paragraphs 49 and 14 of the NPPF there is a presumption in favour of the development provided that it represents sustainable development unless there are any adverse impacts that *significantly and demonstrably* outweigh the benefits.

The proposal is in within the Settlement Boundary for Shavington and an established residential area and is in accordance with development plan policy therefore there is a presumption in favour of development.

### **RECOMMENDATION**

**Approve subject to the following conditions:**

- 1. Standard three year time limit**
- 2. Plans**
- 3. Materials as per application**

**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 her 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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