

Application No: 15/1128C

Location: 25, CHAPEL LANE, RODE HEATH, STOKE ON TRENT, CHESHIRE, ST7 3SD

Proposal: Proposed two storey rear extension.

Applicant: Gary & Morag Stanley

Expiry Date: 08-May-2015

REASON FOR REPORT:

This application has been called in to be determined by Northern Planning Committee by Cllr Bailey as representations have been made stating that the proposal is overbearing to neighbouring properties, is obtrusive and represents over development that is not in keeping with the historic cottage.

SUMMARY:

One letter of objection has been submitted and is summarised below. However, 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 Rode Heath Settlement Zone Line 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

PROPOSAL:

Planning permission is sought for a part two storey, part single storey rear extension.

The extension would be approximately 7.1 m (metres) to ridge in height and 4.4 m to eaves at its maximum. The proposed extension would replace the existing single storey lean to and would fit between the existing, neighbouring two storey rear appendages. The extension would have a projection of 4.2 m from the existing rear elevation of the host dwelling.

SITE DESCRIPTION:

The application site is a roughly rectangular shaped piece of land located to the west of Chapel Lane. The site comprises a terraced, two storey dwelling and associated curtilage. The surrounding area is residential in character.

The site falls within the Rode Heath Settlement Zone Line.

RELEVANT HISTORY:

None relevant.

NATIONAL & LOCAL POLICY

National Policy:

The National Planning Policy Framework (2012)

Development Plan:

The Development Plan for this area is the Congleton Borough Local Plan First Review. The relevant policies are listed below:

PS5 – Villages in the Open Countryside and Inset in the Green Belt

GR1 – New Development

GR2 – Design

GR6 – Amenity and Health

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 comments received at the time of report preparation.

Environmental Health: No comments received at the time of report preparation.

TOWN/PARISH COUNCIL:

Odd Rode Parish Council: No comments received at the time of report preparation.

REPRESENTATIONS:

One letter of objection was received from a neighbour and is summarised below:

- Issues of overlooking
- Loss of privacy
- Design is over dominant
- Not in keeping with the host dwelling

APPRAISAL:

Principle of Development

Policy PS.5 (Villages in the Open Countryside and Inset in the Green Belt) of the Congleton Borough Local Plan First Review 2005 states that “*within the settlement lines of villages,*

development on land which is not otherwise allocated for a particular use will be permitted where it is appropriate to the local character in terms of use, intensity, scale and appearance and does not conflict with other policies of the Local Plan”.

The proposal is for a two and single storey rear extension 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 or the surrounding area.

Amenity

One of the main issues relating to this application is the impact that the extension would have on the amenity of the neighbouring properties, no. 23 and no. 27, Chapel Lane. The extension has been designed so as to project 1.3 m further from the existing rear building line but no further than the existing building line of the two neighbouring dwellings. Due to the distances involved (approximately 23 metres to the nearest dwelling at the rear) it is not considered that the extension would have any significant negative impact on the amenity of the properties to the rear.

The relationship with no. 23 and no. 27 will remain largely unchanged from the existing building relationship, albeit the single storey rear projection will become two storey in part. The extension would effectively infill the existing rear building line with the neighbouring properties. Both no. 23 and no. 27 benefit from having a two storey rear extension and it is not considered that the proposed extension at no. 25 would have a substantial impact on the amenity of the neighbouring dwellings. The installation of the Juliet balcony is not considered to have any significant negative impact on the amenity of the neighbouring property.

When considering the proposed extensions in relation to any potential overshadowing of principal windows and any potential overbearing effect on the neighbouring properties, the proposed extension complies with the 45 degree guideline that is used as a benchmark to assess the implications of such developments.

The proposed velux roof lights on the rear single storey part of the extension are considered to be of an acceptable design and, due to the location, will have a minimal impact on the amenity of any of the surrounding properties.

It is not considered that there would be any significant impact on the residential amenities of any other property in the area. The development would therefore be in compliance with Policy GR6 (Amenity and Health) of the adopted local plan.

Design

The proposed extension has been designed with a gable facing north west to match the neighbouring extensions. The design and materials of the proposed extension would match the existing dwelling and surrounding built form. The extension roof height has been stepped down from the existing ridge height and is subordinate to the existing dwelling. The proposed new openings are in keeping with the existing window details.

The proposed extension would sit comfortably behind the existing dwelling. The rear extension would not be visible from Chapel Lane and as such it is not considered that there would be any impact on the street scene.

The proposed velux style roof lights are considered to be acceptable in design terms.

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 Policies GR1 (New Development) and GR2 (Design) of the adopted Local Plan.

Access and Parking

The proposed extension would not mean any increase in bedrooms therefore there will be no impact on access or parking.

The proposed development is in accordance with the Cheshire East Local Plan Submission Version parking standards and it is not considered that the extension will have a detrimental impact on highway safety.

Planning Balance

Taking account of Paragraph 14 of the NPPF there is a presumption in favour of sustainable development that accords with the development plan.

The proposal is within the Rode Heath Settlement Zone Line, an established residential area and is in accordance with development plan policy. Therefore there is a presumption in favour of development. Accordingly the application is recommended for approval.

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 Planning & Enforcement Manager, in consultation with the Chair (or in her 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.

Application for Householder

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 Informative

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