

Application No: 15/2776C
Location: 26, ELTON ROAD, SANDBACH, CW11 3NE
Proposal: Rear extension and first floor enlargement
Applicant: Mr & Mrs C & E Shawcross
Expiry Date: 11-Aug-2015

SUMMARY

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.

RECOMMENDATION

Approve subject to conditions

REASON FOR REFERRAL

This application is referred to Southern Planning Committee at the request of Cllr Wait for the following reasons:

'Loss of privacy, sunlight and daylight, visual intrusion. GR6 of the Congleton Borough Local Plan 2005'

Prior to committee on the 5 August 2015 Cllr Wait has visited the site and has made further comment withdrawing the call in on grounds that residential amenity would not be significantly impacted. Following the approval of the original call in the application is to be determination by committee.

The application was deferred at Southern Planning Committee on the 5 August 2015 due to inaccuracies in the site plans and a request for a committee site visit to be undertaken. The applicant has now provided updated plans showing a revised block layout of neighbouring property no. 28 Elton Road.

DETAILS OF PROPOSAL

This application seeks householder planning permission for the erection of two storey rear extension and first floor enlargement / raising of existing building to be finished with cream render with white uPVC windows under a tiled roof.

The proposal would raise the existing dwelling by 0.8 – 2 metres to form a second storey with a maximum ridge height of 7.8m and maximum eaves height of 4.6 metres. In addition to the first floor extensions the proposal incorporates both front and rear two-storey extensions to the original floor plan and a front porch. The rear extension would project approximately 3.3 metres, measure 7.6 metres in width and would be tied in with the first floor extension. The front extension would project approximately 1.7 metres, measure 3.3 metres in width and would be tied in with the first floor extension with front facing dormer window.

SITE DESCRIPTION

The application unit is a single-storey, detached dwelling, situated on Elton Road, within the Sandbach Settlement Zone Line.

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

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

RELEVANT HISTORY

None Relevant

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 Congleton Borough Local Plan 2005.

The relevant Saved Policies are:

PS4 Towns
GR6 (Amenity)
GR1 (New Development)
GR2 (Design)
GR9 (Access and Parking)

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)

CONSULTATIONS

Brine board: No objection subject to the inclusion of informative

VIEWS OF THE TOWN COUNCIL:

Sandbach Town Council: No Objection

Councillor Wait: Following site visit no longer holds an objection to the proposal.

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 the following reasons:

- Loss of residential amenity
- Loss of privacy
- Loss of natural daylight.
- Design
- Inaccuracies in plans and statement

Neighbour comment has also been received in support of the proposals on the grounds that there would be adequate spacing of the property and the finish would be acceptable.

(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 GR2 (Design) of the Local Plan states that the proposal should be sympathetic to the character, appearance and form of the site and the surrounding area in terms of: The height, scale, form and grouping of the building, choice of materials and external design features, and the visual, physical and functional relationship of the proposal to neighbouring properties, the street scene and to the locality generally.

Whilst the overall footprint of the dwelling would not be greatly increased in area the proposed development would significantly increase the volume. Therefore the scale and height of the dwelling would change from a modest single storey bungalow to a four bed two storey dwelling with an overall height of 7.4 metres to the proposed highest part of the roof line.

The proposed extensions would create a dwelling of a scale and form not dissimilar to nearby properties. In addition it is considered that the design and form of the proposals with lower height facing gables to the front elevation which would sit approximately 1.3 metres below the main ridge line and a lower eaves height of 3.2 metres, would help reduce the impact of the scale and massing of the proposed extensions when viewed from the street scene.

It is advised within the planning statement that the proposed extensions would be finished with cream render walls, a pitched tiled roof and uPVC fenestration. There is a variety of building forms and finishes within the vicinity including the use of render finish, it is considered that the proposed choice of materials and external design features would not appear in discord to the locality, it is therefore considered that the proposed choice of materials would be acceptable.

As a result of the above, it is considered that the proposed extensions would be sympathetic to the form of the site and surrounding area and would adhere with Policy GR2 of the Local Plan, and that the proposed development would be considered to 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 Sandbach 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 GR6 (Amenity and Health) of the Local Plan advises that the proposal should not have a detrimental impact upon neighbouring amenity by way of loss of privacy, loss of light or visual intrusion.

The Location of the proposed extensions would mean that both neighbouring properties no. 24 and no. 28 Elton Road have the potential to be impacted.

Representations have been received raising concerns over loss of privacy and daylight to neighbouring properties and inaccuracies in the plan with relation to the rear elevation of no. 28 Elton Road.

Neighbouring property no. 24 Elton Road is significantly set forward from the front elevation of no. 26 Elton Road and nearest side elevation is located approximately 7.5 metres from the NW elevation of no. 24 Elton Road, and is separated in part by a detached garage to the rear. The proposal would include two first floor side elevation windows facing no. 24 Elton Road, it is considered that should approval be granted any overlooking impacts from these windows would be mitigated by the attachment of a condition for obscure glazing to be used on all first storey side elevation windows. With regards the potential loss of light and outlook it is considered that the orientation of no. 24 Elton Road and separation distances would mitigate any significant loss of residential amenity.

Neighbouring property no. 28 Elton Road has a side elevation approximately 4.3 metres from the eastern side elevation of no. 26 Elton Road, and is separated by 1.8 metre close board fence. Concern has been raised regarding the loss of outlook and light and that the plans do not accurately show the rear elevation of no. 28 Elton Road. Following the deferral of the decision at Planning Committee held on the 5 August 2015, revised plans have been submitted by the applicant showing the relationship of the proposals with the rear elevation of no. 28 Elton Road.

From the revised plans and following the previously held site visit the case officer remains satisfied that the proposed rear extension would not project so far as to cause significant loss (not cut within 45 degrees of the south facing window) of light and outlook to neighbouring property no. 28 Elton Road. With regards side facing windows of no. 28 Elton Road it is noted that they only serve non principle rooms and therefore would not be considered to be adversely impacted.

Concern has been received relating to loss of privacy from overlooking into rear gardens by the inclusion of two Juliette balconies on the first floor rear elevation. It is considered that as the proposed openings would cause no more significant impact than normal full height windows and therefore is considered acceptable.

As a result of the above reasons, it is considered that the development adheres with Policy GR6 (Amenity and Health) of the Local Plan as such it is considered that the development would be socially sustainable.

Planning Balance

The site lies within the Sandbach 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 GR6 (Amenity), GR1 (Design Standards) of the Congleton Borough local Plan 2005. 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 as per application**
4. **Obscure Glazing – First Floor windows to the side elevation facing No 24 Elton Road**

Informatives:

1. **NPPF**
2. **Brine Board recommendations**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager (Regulation), 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.

