

Application No: 15/2879C

Location: 49, PIKEMERE ROAD, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 2SE

Proposal: Two Storey Side Extension with Internal Alterations

Applicant: Mr A Buckley

Expiry Date: 20-Aug-2015

SUMMARY:

No objections have been received and the proposed 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 Alsager and the scheme represents a sustainable form of development and the planning balance weighs in favour of supporting the development subject to conditions.

RECOMMENDATION:

Approve with conditions

REASON FOR REPORT: This application has been called in to be determined by Southern Planning Committee by Cllr Hough: *"The planning reason is the lack of information regarding the effect on the neighbouring property. No distances are given to show the distance to No 47 nor the scale of the extension to the neighbour."* **PROPOSAL:**

Householder planning permission is sought for a two storey side extension with internal alterations.

The extension would be approximately 8 metres (m) in height to ridge and 5.0 m in height to eaves, 5.8 m in width and a depth of 10.1 m.

SITE DESCRIPTION:

The application site is a roughly rectangular shaped piece of land, located to the north of Pikemere Road. The site comprises a detached, two storey dwelling, detached garage to the rear and associated curtilage. The surrounding area is residential in character.

The site falls within the Alsager settlement zone line.

RELEVANT HISTORY:

None relevant.

NATIONAL & LOCAL POLICY

National Policy:

The National Planning Policy Framework (2012)

Development Plan:

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Congleton Borough Local Plan First Review 2005:

Alsager Settlement Zone Line

PS4 - Towns

GR1 – New Development

GR2 - Design

GR6 – Amenity and Health

GR9 - Accessibility, Servicing and Parking Provision

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.

Alsager Town Council: Object as the development will cause a loss of amenity.

REPRESENTATIONS:

None received.

APPRAISAL:

Principle of Development

The proposal is for a two storey side extension to a dwelling within the settlement boundary for Alsager 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.

The proposal is considered to be in accordance with Policy PS4 (Towns) and is acceptable in principle.

Amenity

In terms of neighbouring residential amenity the closest neighbouring dwelling is No. 51, Pikemere Road (the neighbouring dwelling to the west). It is not considered that the proposal would have any significant impact on the amenity of No. 47, Pikemere Road (the neighbouring dwelling to the east of the application site) as the proposed development would be situated on the western elevation of the host dwelling and the existing built form would serve to separate No. 47 from the proposed extension.

The extension follows the ridge and eaves height of the host dwelling. It is not considered to be excessive in terms of scale and massing. There are two windows proposed on the side elevation of the proposed extension facing No. 51, both at ground floor and both serving the garage. As such the impact on amenity would be limited. It is not considered that the new windows on the front elevation would have any impact on the amenity of the opposite dwellings as there are already windows facing these dwellings and the relationship is established.

The proposed extension maintains a gap of 2.3 m to the shared boundary of No.51. This provides an acceptable spacing between buildings. The extension slopes down from 2 storey to single storey at the rear, such that the proposal will not be overly dominant to the neighbouring dwelling. When considering the proposed extension in relation to any potential overshadowing of principal windows and any potential overbearing effect on the neighbouring properties, the proposed extension complies with the unofficial 45 degree guideline that is used as a benchmark to assess the implications of such developments. Adequate space, light and privacy would be maintained between the two properties.

Whilst the objections of the Town Council are noted, it is considered that the proposed extension would not have any significant adverse impact on the residential amenity of the closest neighbouring properties. The proposal is therefore considered to be in compliance with GR6 (Amenity and Health) of the adopted local plan.

Design

The proposed two storey extension would match the height of the existing roof line and the extension has been designed to mirror the host dwelling with the introduction of a new hipped roof facing Pikemere Road, mirroring the existing hip.

It is considered that the design and proportions of the proposed apertures are in keeping with the existing property and will not appear as alien or obtrusive features.

As such it is not considered that there would be any significant negative impact on the street scene.

Overall it is considered that the proposed extension 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 Car Parking

The proposed development includes a double garage. There is enough room to park two cars at the front/side parking area of the property and, when taking into account the provision of two garage parking spaces, this provision is acceptable.

The proposal is considered in accordance with Policy GR9 (Accessibility, Servicing and Parking Provision).

Planning Balance

The proposal is in accordance with relevant policies of the development plan. In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should therefore be granted unless material consideration indicate otherwise. The objections from the Town Council in respect of amenity issues have been considered but there is not considered to be a significant and demonstrable impact that would justify a refusal of planning permission.

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 zone line for Alsager 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.



PIKEMERE SCHOOL

STREET RECORD

LAND ADJACENT TO 2

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