

Application No: 17/2066C

Location: 123, CREWE ROAD, SANDBACH, CW11 4PA

Proposal: Two storey extension to right side of house and rear of property. Extension to be built over existing single storey side, and existing single storey rear extension.

Applicant: Mrs Shona Booth

Expiry Date: 14-Jun-2017

SUMMARY:

The application site lies entirely within the Sandbach Settlement Zone Line as determined by the Congleton Borough Local Plan First Review 2005.

Within such locations, there is a presumption in favour of development provided that it is in keeping with the town's scale and character and does not conflict with the other policies of the Local Plan.

The proposed development is appropriate to the character of its locality in terms of the principle and the overall design.

In this case it is considered the proposed development will have a significant detrimental impact upon the neighbouring amenity of No. 121, Sandbach Road. The proposal therefore is contrary to Policy GR1 (New Development), Policy GR2 (Design) and Policy GR6 (Amenity and Health) of the adopted Congleton Borough Local Plan First Review 2005.

RECOMMENDATION

REFUSE

REASON FOR REFERRAL

The application was called to be determined at Southern Planning Committee by Cllr. Corcoran for the following reasons:

“Several applications have been refused on technical grounds. Sean Hannaby suggested to the applicant that they should ask their ward councillor to call in the application if they wanted it heard by a committee. All the neighbours have agreed to the current application and therefore I think this one should be approved. If officers are minded to approve the application I will withdraw my appeal.”

SITE DESCRIPTION

This application relates to a two storey, detached dwelling constructed out of red facing brick and a blue tile roof. The property is located on the western side of Crewe Road, Sandbach. The dwelling benefits from a single storey side/rear extension.

The area is predominately residential in character and the property is located wholly within the Sandbach Settlement Zone Line.

PROPOSAL

Planning Permission (Householder) is sought for the erection of a two storey extension to right side of house and rear of property and an extension to be built over existing single storey side and existing single storey rear extension.

RELEVANT HISTORY

17/0658C - Certificate of Lawful Proposed Use for a single-storey side extension. This will involve partial demolition of existing garage and the creation of new garage space and new utility room – refused 4th April 2017

17/0404C - Two storey extension to rear of property – refused 21st March 2017

16/2351C – two storey extension to the right side of the property with a small ground floor utility connecting the garage to the main house – refused 9th September 2016

2934/3 – Extension to kitchen incorporating utility room and WC – approved 13th February 1976

LOCAL & NATIONAL POLICY

Development Plan:

Sandbach Neighbourhood Plan (Regulation 20)

Policy H2 – Design and Layout

Adopted Congleton Borough Local Plan First Review 2005

Sandbach Settlement Zone Line

PS4 - Towns

GR1 – New Development

GR2 - Design

GR6 – Amenity and Health

GR9 - Accessibility, Servicing and Parking Provision

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

Cheshire East Local Plan Strategy (Submission Version)

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

MP1 - Presumption in favour of sustainable development
PG1 - Overall Development Strategy
SE1 – Design

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development. Of particular relevance are paragraphs:

14 - Presumption in favour of sustainable development
56-68 - Requiring good design

CONSULTATIONS:

None received.

VIEWS OF THE TOWN COUNCIL:

Sandbach Town Council – No objection however members would like the Planning Officer to consider the impact on Neighbour's side windows

REPRESENTATIONS:

17 letters of support have been received.

APPRAISAL

The key issues to be considered in the determination of this application are set out below.

Principle of Development

The dwelling is located within the Sandbach Settlement Zone Line where, in line with Policy PS4, extensions to residential properties are acceptable in principle provided that they are in keeping with the scale of the host dwelling and character of the area and does not conflict with the other policies of the Local Plan.

Design

The importance of securing high quality design is specified within the NPPF and paragraph 61 states that:

“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

The design of the proposed extension is considered to be in keeping with the character of the host dwelling and area and is considered to be acceptable. The scale and massing of the proposed extension is considered acceptable and the impact on the streetscene (which is residential in character) would not be significant. When viewed from the front of the dwelling the proposed extension has not been set down from the height of the existing roof line. The rear portion of the two storey extension has been designed to be subservient in terms of the roof ridge height. It is considered good design practice for an extension to be subservient to the host dwelling and the proposed development does achieve this to some extent however it is noted that when viewed from the front the proposal is not subservient in terms of the height. It is noted that there are

similar style extensions in the vicinity of the application site and it is not considered that this would constitute a valid reason for refusal. The extension is considered acceptable in design terms and is in keeping with the character of the area.

The proposed openings are considered to be in keeping with the host dwelling and area and are acceptable in design terms.

The proposal is therefore considered to be in compliance with Policies GR1 (New Development) and GR2 (Design) of the adopted Local Plan and Policy H2 (Design and Layout) of the Sandbach Neighbourhood Plan.

Parking and Access

The proposal involves an increase in residential accommodation by 2 bedrooms. The integral garage space is to be retained and there is room for at least 2 cars to park at the front of the dwelling and the application site is considered to be in a sustainable location.

It is considered that there is enough parking provision and that the proposal is in accordance with Policy GR9 (Accessibility, Servicing and Parking Provision).

Amenity

Policy GR6 (Amenity and Health) states that development will be permitted provided that the proposal would not have an unduly detrimental effect on amenity due to loss of privacy, loss of sunlight and daylight, visual intrusion, environmental disturbance or pollution, traffic generation, access and parking.

When considering the impact on the amenity of the neighbouring dwellings it is not considered that the proposed extension would have a significant negative impact on the amenity of No. 125, the neighbouring dwelling to the south. The extension would project from the side/rear of the existing dwelling and above the existing single storey rear appendage. Due to the siting of the extension the relationship with No. 125 would remain largely unchanged and it is considered that the impact on the amenity afforded to the occupiers would not be significant.

However, it is considered that the extension would have an unacceptable impact on the residential amenity of the occupiers of No. 121, Crewe Road (the neighbouring dwelling to the north). There is a window located in the side facing elevation of No. 121 at first floor level and this is the only window serving one of the bedrooms (a main window). The extension would project from the existing rear elevation by 5.2 m and the existing side elevation by 2.8 m.

A minimum distance of 13.8 m is required between main windows and the side elevation of an adjacent dwelling with the Adopted Congleton SPD. It is noted that the existing separation distance from the side facing bedroom window to the existing side elevation of the application dwelling falls short of these recommended standards, however, the proposal would further exacerbate a poor interface relationship. The existing separation distance between the side elevation of No. 123 and the two storey part of No. 121 is 8.8 m (it is noted that the submitted existing block plan shows this distance to be 10.1 m however when measured off the plan the figure is 8.8 m. This raises concerns over the accuracy of the submitted plans).

The proposed separation distance between the two storey side elevations would be 6.0 m. As such it is considered that the proposed two storey extension would have a significant impact on the amenity afforded to the occupier of the bedroom over and above the existing situation and would be overbearing when viewed from this window.

It is therefore considered that the development would result in an over bearing impact when considering the amenity afforded to the neighbouring dwelling (No. 121) and as such the proposal is contrary to with Policy GR6 (Amenity and Health) and the SPG.

Planning Balance

Whilst the support for the Applicants is noted, the proposed development will have a significant detrimental impact upon the neighbouring amenity of No. 121, Sandbach Road. The proposal therefore is contrary to Policy GR1 (New Development), Policy GR2 (Design) and Policy GR6 (Amenity and Health) of the adopted Congleton Borough Local Plan First Review 2005.

RECOMMENDATION

REFUSE

It is considered that the proposal by reason of its height, bulk and massing would be detrimental to the residential amenity of No. 121, Crewe Road. The proposal is therefore contrary to adopted Congleton Borough Local Plan 2005 Policies GR1 (New Development), GR2 (Design) and GR6 (Amenity and Health) and guidance contained within the Supplementary Planning Guidance Note 2 and the NPPF.

