

<b>Planning Reference No:</b>	10/0997N
<b>Application Address:</b>	Land Off Whites Lane, Weston, Crewe
<b>Proposal:</b>	Proposed New Dwelling
<b>Applicant:</b>	Mr & Mrs Witter
<b>Application Type:</b>	Full Planning
<b>Grid Reference:</b>	373100 352578
<b>Ward:</b>	Doddington
<b>Earliest Determination Date:</b>	21 <sup>st</sup> April 2010
<b>Expiry Dated:</b>	10 <sup>th</sup> May 2010
<b>Date of Officer's Site Visit:</b>	29 <sup>th</sup> April 2010
<b>Date Report Prepared:</b>	5 May 2010
<b>Constraints:</b>	Wind Turbine Development Consultation Area

**SUMMARY RECOMMENDATION:** Approve subject to conditions

**MAIN ISSUES:**

- Principle of Development;
- History;
- Design;
- Private Amenity Space/Density;
- Impact on Residential Amenity;
- Personal Circumstances;
- Access and Parking;
- Contamination; and
- Drainage.

## 1. REASON FOR REFERRAL

This application was to be dealt with under the Council's delegation scheme. However, Councillors Brickhill and Walker have requested it be referred to Committee on the grounds that the proposal is located outside the settlement boundary, loss of amenity to the occupiers of adjacent properties, the proposal is out of keeping with other properties in the locality and whether the amount of traffic generated by the proposal is acceptable.

## 2. DESCRIPTION OF SITE AND CONTEXT

The application site comprises a triangular shaped plot measuring approximately 915m<sup>2</sup> and is located wholly within the settlement boundary of the village. The application site is an open field and is located adjacent to a large detached bungalow which is known as 'Elbury'. The boundary treatment separating Elbury from the application site is marked by a patchy hedgerow, which is interspaced with mature conifer trees approximately 5m in height. The application site rises up from the point of access to Whites Lane by approximately 2.3m to higher ground level at a level similar to the adjacent properties which have been constructed. Located immediately to the north and west is open farmland.

The surrounding properties have been constructed over approximately the last 30 to 100 years and provide a real eclectic mix of architectural styles, forms and differing scales of dwellings. Located to the south of the application site are five large detached bungalows

which are set within large plots and well set back from Whites Lane. These relatively modern properties have extensive footprints and form a ribbon style development and their orientation and juxtaposition are very similar, apart from Elbury which is set much further back into its plot. The next properties are located approximately 120m away to the north (as the crow flies) and are a pair of semi detached 2 storey dwellinghouses. Both of these properties are brick constructed under a slate roof and have been extended in the past to make substantial properties.

### **3. DETAILS OF PROPOSAL**

This is a full application for the erection of a large detached dwellinghouse at land adjacent to Elbury, Whites Lane, Weston. The proposed dwellinghouse will incorporate a basement and will be of similar ridge height and footprint to other properties in the immediate locality. The building will be constructed on a triangular parcel of land which is located wholly within the settlement boundary.

### **4. RELEVANT HISTORY**

No relevant Site History

### **5. POLICIES**

#### **Regional Spatial Strategy**

DP1 – Spatial Principles

DP2 – Promote Sustainable Communities

DP4 – Make the Best Use of Existing Resources and Infrastructure

L4 – Regional Housing Provision

#### **Local Plan Policy - Crewe & Nantwich Replacement Local Plan 2011**

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage, Utilities and Resources)

BE.5 (Infrastructure)

RES.2 (Unallocated Housing Sites)

RES.3 (Housing Densities)

RES.4 (Housing in Villages with Settlement Boundaries)

TRAN.9 (Car Parking Standards)

#### **Other Material Considerations:**

PPS1 - Delivering Sustainable Development

PPS3 – Housing

PPG13 – Transport

PS25 – Development and Flood Risk

C & NBC Supplementary Planning Document – Development on Backland & Gardens

## 6. CONSULTATIONS

**Highways:** No comments received at the time of writing this report

**Planning Policy:** Objects although the site is within the Local Plan settlement boundary, there appears to be design issues concerning the setting of the existing dwelling to the rear. This appears to be a case of 'frontland development'.

**Environmental Health:** No objections subject to a number of conditions, which relate to contaminated land survey, noise assessment, noise during construction and pile driving.

**United Utilities:** No comments received at the time of writing this report

## 7. VIEWS OF THE PARISH / TOWN COUNCIL:

The Parish Council has considered the application and has the following comments to make:

- The front entrance to the proposed new dwelling is extremely close to the front elevation of Elbury, the front door, lounge and kitchen (both habitable rooms) of which faces directly onto the front entrance of the proposal – approximately 5m away;
- The numbers of parking spaces associated with the proposal is shown as 8. This is considered excessive for a normal dwelling on a relatively tight site and the orientation of the dwelling is such that a considerable number of these spaces would be extremely close to the front of Elbury, creating additional amenity problems and intrusion of privacy – e.g. glare from headlights;
- It is noted that screen planting is shown between the proposal and Elbury, but no indication of species or sizes has been specified;
- It is considered that the proposal will result in a hemmed in feeling for the occupiers of Elbury and will have a detrimental impact on the residential amenities of the occupiers of this property; and
- The dwellings on this section of Whites Lane are all bungalows. The proposal is in effect three storey, albeit set into the ground somewhat to reduce its impact. The Parish Council is concerned that the new dwelling as proposed could create an over dominant feature in the streetscene.

## 8. OTHER REPRESENTATIONS:

Letters of objection have been received from the occupiers of 11 West Avenue, 49 Cemetery Road, 51 Cemetery Road, 55 Cemetery Road, 67 Cemetery Road, Elbury, Grindelwald, Montrose, Shire Oaks, Whites Lane and one with no postal address raising the following issues:

- The proposed development is a very large 3 storey property and is totally incongruous and will be out of keeping with the existing streetscene;
- The plans are inaccurate and misleading;
- The proposal includes eight car parking spaces which will be located directly in front our property and will have a detrimental impact on our residential amenity;
- The amount of traffic the site will generate is not appropriate to a normal residential property and is more like a business use;
- Noise and light pollution will have a detrimental impact on residential amenity;
- As the applicants are farmers, can we expect farm machinery to be parked at the site;

- The various elevations have numerous windows and doors which directly overlook our property and will result in a loss of amenity;
- The applicant does not have the right of access;
- If approved the only access into the field will be much further down the lane. This would lead to far greater agricultural vehicle movements on an already busy and dangerous road;
- The proposal will increase flooding in the area;
- The water infrastructure in the area will not be able to cope with the additional property;
- The proposal is being constructed in the open countryside/green gap;
- The building is in front of the existing building line;
- The dwelling will appear in isolation and if permitted would result in further dwellings in this field;
- In this part of the Weston village, there is a total open aspect and it would intrude into this open aspect;
- The building should be located adjacent to the actual farm;
- The proposal would set a dangerous precedent;
- No indication is given for the location of a septic tank;
- The proposal will devalue properties in the locality

**Letter of representation from Ruth McKeown, Design and Developments (planning consultants) acting on behalf Mr. and Mrs. Unwin from Elbury raises the following points:**

- Is very concerned that the Design and Access Statement submitted with the application has not been made publicly available;
- The plans are difficult to interpret and it would appear that the access and frontage to the site is clearly outside the Settlement Boundary;
- Elbury is a single storey property and not one and half storey as stated on the plan;
- Flash Cottage and Marton are not visible from the site and therefore the street scene is not accurate but has been manipulated to draw these properties into the context;
- The proposed property would be in front of and at an angle to Elbury as opposed to alongside and hence the street scene is not an accurate reflection of the development proposed;
- None of the properties referred to are estate workers properties;
- The settlement boundary is not drawn correctly;
- The finished floor levels are not provided and hence the street scene cannot be appropriately tested;
- The proposal is not in keeping with the local vernacular;
- The proposal will have a detrimental impact on the character and appearance of the open countryside;
- The proposal will have a detrimental impact on the residential amenities of Elbury.
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## **9. APPLICANT'S SUPPORTING INFORMATION:**

### **Design and Access Statement**

- The family home is a rented property and they are full Agricultural Holdings Act tenants of a farm owned by the Duchy. They have outgrown their present accommodation and need specialised facilities;
- The applicants state that they require purpose designed facilities with additional space to utilise lifting equipment, hoists and motorised chairs. The new dwelling will provide

circulation space and storage for wheelchairs and allow transfer and access for the applicants daughter that is mentally and physically disabled;

- A separate bedroom is required for the carers which will allow for support during difficult periods;

- The lift within the house will allow circulation down to the lower ground floor level which is at the same level as the existing access point to the highway in Whites Lane;

- Whites Lane is a country lane on the outskirts of the village of Weston. The plot of land for the proposed dwelling lies within the settlement boundary of the village. The adjoining farmland is designated as open countryside and Green Gap. The land is wholly under the ownership of the applicant;

- Along Whites Lane the last dwelling on the right is a traditional two storey 'Delves Broughton' cottage. Immediately opposite on the left hand side of the road are five large detached bungalows that appear to have accommodation within the roof space. The subject plot of land is adjacent to Elbury which is set further back from Whites Lane than the adjacent dwellings.

- The next properties are located approximately 120m away (as the crow flies) are the two storey, semi detached dwellings, known as 'Flash Cottage' and 'Marlon';

- Due to the requirements of the applicant's daughter the proposal will produce a level of accommodation which will enable ease of care, which inevitably produces a larger plan area, similar to the adjacent bungalows. However, the design of the new dwelling has produced a footprint smaller than the adjoining bungalows;

- To achieve the smaller footprint for the building, advantage has been taken of the existing topography of the site. A large lower ground floor plan and part basement are provided;

- The new dwelling appears as single storey from Whites Lane to reduce the bulk and massing of the proposal. The two storey section is located to the rear of the building;

- The side elevation facing the open fields offers a simple uncomplicated appearance;

- The lower ground floor and part basement will be partly concealed by the ramped approach to the ground floor. Further planting to the boundary and reinforcing the existing hedgerow will place the proposal into its setting;

- The eaves height is consistent with the adjacent properties;

- The total usable floor area of the house is 353sq. m split over three floors. The accommodation is split as follows:

Family Use Only 173.52sq. m

Shared Circulation 82.18sq. m

Daughters Specialised Accommodation 66.15sq. m

Carers Bedroom and Bathroom 31.32sq. m

The orientation of the property follows the settlement boundary line for the village of Weston. It positions the proposed dwelling in line with the majority of the adjacent dwellings. The appearance of the proposed dwelling is traditional to respect the design of the adjacent buildings.

### **Letter from Colin Bowen, Bower Edleston (agent), dated 20<sup>th</sup> April 2010**

- I have verified the applicants' ownership by obtaining a copy of HM Land Registry Title Deed Plan No. CH109053 which clearly indicates that all of the land is under the Applicants control;

- The plan suggests that the position of settlement boundary appears to follow the line of what was at one time a much smaller paddock within the overall field boundaries. This

demonstrates that adequate space exists to provide a new access as shown on the application drawings.

## **10. OFFICER APPRAISAL**

### **Principle of Development**

The application site lies within the village of Weston as defined by the Local Plan, and therefore the principle of residential development on this site is acceptable. Policy RES.4 (Housing in Villages with Settlement Boundaries) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 states that, the development of unallocated or 'windfall' housing sites can make an important contribution to the total housing provision in the Borough, especially where previously-developed, derelict, vacant or under-used sites are utilised. Development on small sites and infill sites can also enhance the range of housing opportunities. However, the policy recognises that a balance must be struck, between taking the opportunity to provide houses on unallocated land and the need to protect the quality of the environment.

This approach is advocated by National Planning Policy (PPS 3: Housing) which states that most additional housing development should be concentrated in urban areas and that the Planning Authority should facilitate the efficient use of brownfield land to minimise the amount of greenfield land being taken for new development. The site has not been previously developed and as such is regarded as Greenfield. However, it is considered that the proposal is only for a single plot and is wholly within the settlement boundary and as such is in accord with policy RES.4. Furthermore, the plot has an irregular shape making it difficult to farm and the proposal will make best use of the land. In any event, the information given in PPS 3 is only guidance and each application must be determined on its own individual merits. In light of this, and considering the proximity of this site, local services and factors cited above, the broad principle of residential development in this location is considered acceptable.

Furthermore, the principle of residential development on this site must be balanced against other considerations including the impact of the development on the character and visual amenity of the area, highway safety issues and any other material planning considerations.

### **History**

Members may recall that the applicant previously submitted an application (P08/0583) for an agricultural workers dwelling, which was to be located fronting Cemetery Road within the open countryside and green gap. The application was refused for the following reasons:

*'There is no functional need for the agricultural workers dwelling as there are already two dwellings at Carters Green Farm. The proposed dwelling is not essential for the efficient working of the enterprise by reason of its isolated siting 960m from Carters Green Farm (as the crow flies) and as such is contrary to guidance given in PPS7. Furthermore, it has not been demonstrated that one of the three farm workers cannot be accommodated within a nearby settlement and the proposal is therefore contrary to Annex A of PPS 7 and Policies NE.2 (Open Countryside), RES.5 (Housing in the Open Countryside) and RES.6 (Agricultural and Forestry Occupancy Conditions) of the Borough of Crewe and Nantwich Replacement Local Plan 2011'.*

*'In the opinion of the Local Planning Authority it is considered that the proposed dwelling by reason of its isolated position in the open countryside and the green gap would be visually detached from the surrounding built form. In this position it would be detrimental to the character and appearance of the open countryside and would result in the erosion of the physical gap between the built up areas. The proposed development is therefore contrary to Policies NE.2 (Open Countryside), NE.4 (Green Gaps), BE.2 (Design Standards) and RES.5 (Housing in the Open Countryside) of the Crewe and Nantwich Replacement Local Plan 2011'.*

*'In the opinion of the Local Planning Authority the proposed dwellinghouse is exceptionally large with a floor area of 203sq metres. A property of this size would be more expensive to construct and would prejudice the effectiveness of the agricultural workers occupancy condition, creating a dwelling which would not be affordable to the local agricultural workforce. The proposal is therefore contrary to Policy RES.5 (Housing in the Open Countryside) of the Crewe and Nantwich Replacement Local Plan 2011 and the provisions of Annex A of Planning Policy Statement 7'.*

The applicants own the land which the current application is located on and following the refusal of the previous application, commenced negotiations in relation to this submission.

## **Design**

The design of the proposal has been subject to extensive pre-application negotiations. The area is characterised by a mixed character and appearance and contains buildings of different styles and ages.

The proposal is set back by a distance of approximately 14m from Whites Lane and will be sited on land adjacent to Elbury. The application site is currently part of an open field. Therefore, the development of the site will be seen in the context of the properties along Whites Lane. The proposal will be located in a prominent position standing forward of Elbury and the other bungalows on this stretch of Whites Lane and as such the proposal will be clearly visible at both short and long ranges.

Looking at the full length of Whites Lane there is no strong building line in the area, and a number of other properties are located much closer to the highway than the proposal, for example, Flash Cottage and Marlon, whereas, others are set further back into their plot, i.e. Elbury and Montrose. The applicants property will be located to the north of a group of relatively modern large detached bungalows which are linear in appearance and front onto Whites Lane. The proposal will stand forward of Elbury (which is set much further back into its plot than the other bungalows on this stretch of Whites Lane) and will be at a slight angle. As Elbury does not align with the other dwellings in the group it is considered that the proposal will not disrupt the urban grain and will act as end stop. Overall, it is considered that the siting of the property further forward than Elbury will not appear overly obtrusive, given that there is no strong prevailing building line in the general area.

The scale of development in the general area is a mixture of detached bungalows and two storey semi detached and detached properties. The dwelling will be read against its immediate neighbour Elbury which is a large detached bungalow. Whilst Elbury is stated in the representations to be single storey, the ridge height on the southern side of Elbury is raised above the level of more recent extensions on the northern side. The level of ridge height of the proposed dwelling would be similar to Elbury and the other bungalows along

this stretch of Whites Lane. The applicants agent confirms in his Design and Access Statement that the 'most forward section of the proposed dwelling is single storey with the eaves and gutter line at the same height as the adjacent properties. The front ridge height is at the same level as the lower ridge height of the adjacent property'. Furthermore, the applicant has submitted a streetscene plan which shows the ridge of the highest section of the building being similar in height to its neighbour. A number of representations have been received stating that the proposal will be three storeys high. However, the building utilises the natural fall and level of the site and a condition relating to floor levels will be attached to the decision notice, if planning permission is to be approved. According to the Design and Access Statement the basement level of accommodation is set at the level of Whites Lane. Therefore, it will produce a flat, level entry into this part of the building. Part of the existing ground will be retained to form a ramped approach to the ground floor level, similar to the adjacent properties.

The footprint of the proposed dwellinghouse is roughly rectangular in form and is similar in area to other properties in the locality. The proposal will measure approximately 16m deep by 11m wide and is 9m high to the highest part of the roof and will be located approximately 6m off the boundary with Elbury. As the building includes a basement, the ancillary extra space required and majority of the car parking to be placed at basement level. The lower ground floor and basement will be partly concealed by the ramped approach to the ground floor. The ramped accessed approach will be divided by a landscape buffer. It is considered that further planting to the new and existing boundaries will help to mitigate any negative externalities and assimilate the proposal.

The main entrance to the property will be accessed at ground floor level, which will be utilised by the applicant. The health care visitors/carers will utilise the basement entrance, in order to reduce any impact upon the adjacent properties. Representations have been received stating that glare from headlights from all the traffic entering the site will have a detrimental impact on the residential amenity of the occupiers of Elbury. The carers will only access the basement level and park their vehicles well away from the neighbouring property Elbury. The applicant and his family will park adjacent to the boundary with Elbury. According to the original plans, three car parking spaces were shown adjacent to Elbury. Amended plans which reduce the number of spaces to two, and allow better landscaping and boundary treatment to prevent glare from headlights have been received.

The building fronting onto Whites Lane will be single storey rising to 2 storey and will include a basement. It is considered that using the single storey element fronting Whites Lane helps to break the massing of the building up. The proposal includes hipped roofs, gable elements and dormer windows, which all helps to break up the otherwise stolid appearance of the building. According to the application forms the building will be constructed out of facing brick under a slate roof and a condition relating to materials will be attached to the decision notice. The property incorporates a chimney on the rear elevation which helps to give the property a vertical emphasis and draws the eye. The windows retain the visual hierarchy with larger windows located at ground floor level and smaller above them. It is considered that the fenestration is relatively simple. The proposal will not appear out of keeping with the local vernacular and will not appear as a discordant and incongruous feature which is out of keeping with the locality. Furthermore, the scale, bulk and massing is in keeping with the character for the area.

Internally the basement level will comprise of carers bedroom, bathroom, car port, boot room, shower room, plant room and utility room. The ground floor will comprise of store rooms, w.c., kitchen, pantry, lift, drawing room, living room, laundry room, bedroom and



wet room. Whilst the first floor accommodation will comprise office, 3 no. bedrooms one with en-suite and bathroom.

It is considered that it would be necessary to remove permitted development rights for the dwelling. Under existing PD rights the dwelling could be extended by 4m to the rear meaning that the dwelling could be left with insufficient private amenity space.

Overall, it is considered that the proposal will not disrupt the rhythm of the streetscene and will not be seen as being an obtrusive or alien design, which would otherwise detract from its surroundings.

### **Private Amenity Space/Density**

According to the submitted plans the dwellinghouse will have a proportion of private amenity space located to the rear. The Supplementary Planning Document 'Development on Backland and Gardens' states at paragraph 3.35 'dwellinghouses should have adequate open space provided; as a general indication/guideline this should be no less than 50m<sup>2</sup> per dwelling. The 50m<sup>2</sup> garden area excludes any parking provision which may have been made for the dwelling. The amount of garden area provided should be proportional with the size of the dwelling proposed. There should be sufficient open space provided to enable general activities such as drying of washing, storage of dustbins, play space for small children and sitting outside to take place in a private area'.

It is considered that the proposed layout does not represent an over-intensive development of the site in relation to the prevailing pattern and scale of the residential development and due to the amount of provision of external amenity space for the potential occupiers of the site. The amount of private amenity is in excess of 50m<sup>2</sup> and is commensurate with other properties in the immediate locality. It is noted that the site is prominent within the streetscene due to its location at the end of the row bungalows and being immediately adjacent to open fields, the proposal has a similar roof area to other properties in the locality. It is considered prudent to attach conditions relating to boundary treatment and landscaping, in order to help assimilate the proposal into the local environment.

### **Impact on Residential Amenity**

The physical effect of the development upon the amenity of adjacent properties and the future occupiers of the proposed dwelling by reason of overshadowing, overlooking, visual intrusion, odour or in any other way is a key consideration.

This primarily includes the detached dwellinghouse located to the south of the application site, known as 'Elbury'. This property is most intimately related to the application site as it shares a common boundary. To the north of the application site are a pair of semi detached dwellinghouses which are known as 'Flash Cottage' and 'Marton'.

It is considered given the location and the orientation of the proposed dwellinghouse in relation to Elbury there will be no direct overlooking of any private amenity space from the windows in the proposed dwelling and the impact on the residential amenities of the occupiers of this property (Elbury) will be minimal.

According to the submitted plans, on the side elevation of the proposed building facing Elbury at ground floor level are several windows some of which serve habitable rooms, but

the boundary treatment and landscaping (which will be conditioned) will help to mitigate any negative externalities. At first floor level there will be a dormer window which serves a bathroom and a smaller window which serves a bedroom. The case officer was concerned about potential over looking from this window and the agent has submitted an amended plan showing the window sill height to be 1800mm above floor level, which reduce any potential overlooking issues.

The proposed building will be located to the front of Elbury and as such there will be no overlooking of any private amenity space. The proposal will be located to the north of Elbury and given its location in relationship to other properties in the area will not result in any overshadowing.

Located to the north of the application site are a pair of semi detached cottages, given the distance separating these properties is in excess of 100m, no significant amenity issues are raised. As such the proposal is in accordance with Policy BE.1 (Amenity).

### **Personal Circumstances**

The agent has stated that the proposed dwelling is required to meet the future needs of the applicant's daughter who is severely mentally and physically disabled. The agent goes on to state that the applicant's daughter requires constant 24 hour care. This includes a single carer helping the applicant's daughter with her day to day needs. In addition, the NHS provides additional 'Complex Care' which is provided by two carers in 5 hour shifts. Furthermore, two managers can visit the property up to 4 times a week to bring stock and medical supplies and deal with the administration paperwork. In addition to all of the above, a supervisor will call on an ad hoc basis to make spot checks.

It is considered that the purpose designed facilities will provide additional space to utilise lifting equipment, hoists and motorised chairs. The agent contends that the building of this size is necessary to meet all the care needs. The accommodation will also incorporate a lift which will give access to the various floors and egress at the same level as the existing access point to the highway. It is considered that the proposal would enable the applicants to provide continued care for their daughter whilst addressing her medical needs and retaining close links to familiar surroundings. However, personal circumstances are not a material reason for allowing the proposal, as the development would exist long after the personal circumstances have ceased to be material. Therefore, the application must be assessed on the relevant material planning considerations, which are cited in this report.

### **Access and Parking**

At the time of writing this report the view of the Highway Authority had not been received. The comments of the Highway Authority and any points of discussion will be provided as part of the Update Report.

### **Contamination**

Paragraph 2.42 of PPS23 'Planning & Pollution Control' states that sufficient information should be required to determine the existence or otherwise of contamination, its nature and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level. This will require a risk assessment that identifies the sources, pathways and receptors (pollutant linkages) and as such a condition requiring a desktop survey is recommended.

## **Noise**

Colleagues in Environmental Health have been consulted regarding the application and they have requested that a noise survey be conditioned, this is due to the application site being in close proximity to the A500. If following the survey, noise mitigation measures are required, these can be designed into the construction of the dwelling.

## **Drainage**

The proposed method for drainage is via a septic tank. Development on sites such as this generally reduces the permeability of at least part of the site and changes the site's response to rainfall. Planning Policy Statement 25 (Development and Flood Risk) states that in order to satisfactorily manage flood risk in new development, appropriate surface water drainage arrangements are required. The guidance also states that surface water arising from a developed site should, as far as possible, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development. It is possible to condition the submission of a drainage scheme in order to ensure that any surface water runoff generated by the development is appropriately discharged.

## **Other Factors**

A number of representations make reference to the application site lying within the Greenbelt, Open Countryside and Green Gap. However, this is not the case and according to the Local Plan the whole of the application site is located wholly within the village settlement boundary of Weston. Policy RES.4 (Housing in Villages with Settlement Boundaries) clearly stipulates that within the settlement boundaries of the village of Weston, the development of land or re-use of buildings for housing on a scale commensurate with the character of that village will be permitted.

A further letter of representation states that the applicant does not own all the land, in particular the access point. According to the application forms the agent has completed Certificate A and has given the Local Planning Authority a copy of the land registry plan which clearly shows his client does own all the land.

## **11. CONCLUSIONS**

The application site is located within the settlement boundary of Weston and the principle of residential development is acceptable. The proposal would have minimal impact upon the amenities of surrounding residential properties and would not raise any highway issues. It is considered that the development would not appear out of character in this location and is therefore acceptable. The proposal therefore complies with policies RES.2 (Unallocated Housing Sites), RES.3 (Housing Density), RES.4 (Housing in Villages with Settlement Boundaries), BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Access and Parking) and BE.4 (Drainage, Utilities and Resources) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

## **12. RECOMMENDATIONS**

### **1. Standard time limit**

### **2. Plans Reference no.'s 6130 01, 6130/05 Revision C, 6130 07 6130-08, 6130/09**

- 3. Details of finished floor levels to be submitted, approved and implemented**
- 4. Details of surfacing materials to be submitted, approved and implemented**
- 5. Details of materials to be submitted, approved and implemented**
- 6. Details of boundary treatment to be submitted, approved and implemented**
- 7. Details of landscaping to be submitted including the boundary separating the application site from Elbury and the site frontage**
- 8. Landscaping to be implemented and maintained for a 5 Year period**
- 9. Remove PD Rights for all alterations, extensions and outbuildings**
- 10. All services to be located underground**
- 11. Provision shall be made for car parking spaces at all times**
- 12. Details of the method, timing and duration of any pile driving shall be approved and implemented.**
- 13. Contaminated Land Survey phase I report to assess potential/actual contamination risks to be submitted and approved. Should the phase I report recommend that a phase II investigation is required, the phase II investigation shall be carried out and the results submitted and approved. Should the phase II report indicate remediation is required, a Remediation Statement shall be submitted and approved. The remedial scheme in the approved Remediation Statement shall then be carried out. Should remediation be required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted and approved prior to the first use or occupation of any part of the development**
- 14. No development shall commence until an assessment of traffic noise (and vibration) has been submitted and approved. The recommendations in the report shall be implemented in accordance with the approved details.**
- 15. The hours of construction and associated deliveries to the site shall be restricted to 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours Saturday, with no work at any other time**
- 16. Details of drainage system including septic tanks, soakaways, permeable surfaces to be submitted, approved and implemented.**
- 17. All proposed doors/windows and any subsequent replacements shall have a Minimum 55mm Reveal**

## LOCATION PLAN:

