

Application No: 18/6139C

Location: 100, BOUNDARY LANE, CONGLETON, CHESHIRE, CW12 3JF

Proposal: ERECTION OF SINGLE STOREY SIDE EXTENSION AND TWO STOREY REAR EXTENSION. DEMOLITION OF EXISTING CONSERVATORY.

Applicant: TOM EVANS

Expiry Date: 15-Feb-2019

SUMMARY

The application site is a two-storey semi-detached house within a residential area of Congleton. The application proposes to replace the existing rear conservatory with a two-storey rear extension and single-storey rear/side extension.

The application is considered to represent an appropriate form of development, which would be acceptable in design terms and in terms of the effects on neighbour amenity.

RECOMMENDATION

APPROVE WITH CONDITIONS

REASON FOR REFERRAL

This application is being considered by the Northern Planning Committee as the application has been submitted by a member of staff within planning.

SITE DESCRIPTION AND CONTEXT

The application site comprises a two-storey semi-detached house, with an attached side garage and conservatory at rear, in a residential area of Congleton within the Settlement Zone Line. The site is surrounded at side and rear by similar dwellings.

DETAILS OF PROPOSAL

The application proposes a two-storey rear and single-storey side/rear extension. The extension would occupy most of the width of the rear of the property and would extend to 2.95 metres in depth. It is also proposed to form a new bathroom at first floor, which would include a new side-facing window.

The two-storey element was originally proposed at 3.03m depth. Amended plans showing the

depth reduced to 2.95m were received after the application was submitted, and after the public consultation period had ended.

RELEVANT PLANNING HISTORY

33420/3 – CONSERVATORY. Approved with condition, 15/08/2001

POLICIES

Cheshire East Local Plan Strategy (CELPS)

MP 1 (Presumption in favour of sustainable development)
SD 1 (Sustainable development in Cheshire East)
SD 2 (Sustainable development principles)
SE 1 (Design)

It should be noted that the Cheshire East Local Plan Strategy was formally adopted on 27th July 2017. There are however policies within the legacy local plans that still apply and have not yet been replaced. These policies are set out below.

Congleton Borough Local Plan - saved policies (MBLP)

GR6 (Amenity)

Congleton Neighbourhood Plan - examination stage – moderate weight

D1 Design for Congleton
D2 Design Quality

Other Material Considerations

National Planning Policy Framework (2018)
National Planning Practice Guidance

CONSULTATIONS

Congleton Town Council – No objection

REPRESENTATIONS

One letter of objection has been received from the adjoining property at No.102 Boundary Lane:

If approved, the proposed two storey rear extension will extend beyond the existing extension at 102 Boundary Lane by an unreasonable amount.

I therefore request that the length of the proposed extension is restricted so that the rear of both extensions are aligned. This would improve the visual appearance at the rear of the two semi detached properties.

No other comments from members of the public have been received.

OFFICER APPRAISAL

Principle of development

The application site sits in a predominantly residential area of Congleton and proposes an extension to an existing dwelling. The application is therefore considered acceptable in principle.

Design

Policies SE 1 and SD 2 of the CELPS seek to ensure that development is of a high standard of design which reflects local character and respects the form, layout, siting, scale, design, height and massing of the site, surrounding buildings and the street scene. CELP policy SD 2(1) (ii) states development should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of height, scale, form and grouping, materials, external design and massing.

The proposal is considered to be acceptable in terms of these design policy requirements, being a proportionate addition relative to the existing size and layout of the building and the size of the plot. The extensions will be sympathetic in architectural character and in external facing materials. The application is therefore considered to accord with SE 1 or SD 2 of the CELP, or saved policy DC2 of the MBLP.

The comments from the adjacent neighbours are noted. The proposal would extend beyond the single-storey rear extension at the adjoining house by approximately 0.2m (this would have been 0.5m on the plans originally submitted). It is not considered that this difference in depth would result in an incongruous arrangement in design terms.

Highways

The application proposed to create an additional two bedrooms to the property taking the total up to four bedrooms. The site would retain sufficient parking for two vehicles in accordance with Appendix C: Parking Standards of the CELPS for a bedroom of two or more bedrooms. As such the application is not considered to raise any highways concerns.

Impact on residential amenity

The two-storey rear extension will project three metres from the rear of the existing house, and with a hipped roof. It is considered that the extension will be set far enough away from the neighbour to the west (no.98) to avoid a harmful impact in terms of loss of light, overshadowing, overbearing effect of visual intrusion. In terms of impact on the adjoining house (no.102), the extension will be seen against that property's single-storey extension, and as such the impact in terms of overbearing effect and visual intrusion will be acceptable. The rear extension may result in some loss of light to a first-floor window, but as this window serves a bathroom this is not considered to be harmful. Other windows at the adjoining house will be placed at sufficient distance to avoid any loss of light.

In terms of overlooking, it is not considered that the extension will result in harmful overlooking to the neighbouring properties on either side. The new-side facing window would face towards the rear garden of no.98, but the limited overlooking this would cause could be prevented by imposing a standard obscure glazing condition.

The first-floor windows of the extension will face towards the rear garden and rear windows of the property to the immediate rear (no.24 Priory Close), but it is not considered that this will result in a harmful level of direct overlooking of these areas. It is noted that a two-storey extension which could be achieved at the property under permitted development rights would result in the same level of overlooking.

For these reasons, it is considered that the proposed extensions would be acceptable in terms of the amenity requirements of saved policy GR6.

CONCLUSIONS

The proposed development is considered to represent an appropriate form of development within the settlement zone line, which would be acceptable in design terms and in terms of impacts on residential amenity. The objections from neighbours have been noted. For the reasons set out above it is considered that the proposal would accord with the relevant policies of the development plan, and is therefore recommended for approval, subject to standard conditions.

RECOMMENDATION

It is recommended that the application be granted, subject to the following conditions:

- 1) 3-year commencement**
- 2) Accord with plans**
- 3) Materials per application**
- 4) Obscure glaze first floor side-facing window**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) be granted delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

