

Application No: 19/1926C

Location: 70, VICARAGE LANE, SANDBACH, CHESHIRE, CW11 3BU

Proposal: Front, side and rear single storey extension together with a single garage conversion.

Applicant: Mr Ian Bunn

Expiry Date: 13-Jun-2019

SUMMARY

The proposed development is considered to be of acceptable design and would not unduly affect the character of the area or the amenity of the neighbouring residents. Neither are there any associated highway safety concerns. Therefore, the proposal complies with all relevant policies within the adopted Cheshire East Local Plan and the retained policies within the Congleton Borough Local Plan and the Sandbach Neighbourhood Plan, and can be recommended for approval.

SUMMARY RECOMMENDATION

Approve subject to conditions

REASON FOR REPORT

The applicant is a Civicance staff member.

PROPOSAL

The application seeks full planning permission for the addition of a side extension on the north elevation, which would adjoin the rear of the existing garage and extend the remaining depth of the dwelling. This section would measure approximately 2.4m in width and 7m in length. The proposal involves the addition of a dual pitched roof over the existing front projecting garage, which then drops down to a flat roof, with a lantern style roof light on the proposed side extension. The development would also involve converting half the double garage into additional living accommodation, while retaining one parking space within the garage.

The proposal also seeks permission for the erection of a small rear extension, which would project 2.5m and measure 3.2m in width. This section would have a dual pitched roof with the eaves reaching 2m and the ridge height of 2.7m.

Finally, the proposal includes a small open fronted and open sided porch to the front, measuring 1.6m in width and 0.9m in depth.

SITE DESCRIPTION

The application relates to a detached bungalow located on the eastern side of Vicarage Lane. The dwelling runs length ways within the site and has a dual pitched roof, with the gable end to the front. The property also has a flat roofed double garage attached to the northern side elevation, which also projects forward of the main front elevation. It is located within the Sandbach settlement limit and the surrounding area is predominately residential in character.

RELEVANT HISTORY

0667/3 - DETACHED BUNGALOW AND GARAGE - Approved 1st Nov 1974

DEVELOPMENT PLAN POLICY

Cheshire East Local Plan Strategy (CELPS) (Adopted)

MP 1 - Presumption in Favour of Sustainable Development

SD 2 - Sustainable Development Principles

SE 1 - Design

Congleton Borough Local Plan First Review (CBLP)

PS4 – Towns

GR6 – Amenity and Health

GR9 – Accessibility, Servicing and Parking Provision

Sandbach Neighbourhood Plan (SNP) (Made)

H2 - Design and Layout

Other material policy considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

CONSULTATIONS (External to Planning)

Environmental Health - No objections subject to a condition on electric vehicle charging point. However, the development only relates to a relatively small extension on an existing residential property. Therefore, it is not considered reasonable or necessary to attach this condition in this instance.

They have also requested informatives on construction hours and contaminated land.

Sandbach Town Council - No comments received

REPRESENTATIONS

None received

APPRAISAL

Principle of Development

The dwelling is located within the Sandbach Settlement Zone Line where there is a presumption in favour of development subject to adherence with other relevant development plan policies in accordance with Policy PS4 of the CBLP.

Design

Policies SE1 and SD2 of the CELPS concerns the design of all new developments and in summary they require development to be sympathetic to the character, appearance and form of the site and the surrounding area. Design and layout is also the subject of policy H2 of the SNP.

The proposed extensions would be sited to the side of the dwelling, behind the existing garage and to the rear of the property. The scale of the proposals are considered reasonable for the host dwelling and given their location they will not be particularly visible within the street scene.

The proposal would involve some alterations to the front of the property by way of the conversion of half of the double garage and replacing the flat roof with a gable end roof to the front. The new window opening within the converted garage would reflect the other windows proposed in the principle elevation and the roof form would reflect that of the main roof. The works are proposed to be constructed in materials to match the host dwelling.

Overall, the scale and design of the proposal are considered appropriate for the property and it would have no significant impact on the visual amenity of the area. The proposal is therefore considered to be in compliance with development plan policies SE1 and SD2 of the CELPS, and policy H2 of the SNP.

Living Conditions

Proposed developments are expected to preserve the amenities of the surrounding dwellings, in line with policy GR6 of the CBLP.

The proposed rear extension would be set in slightly from the shared side boundary with 68 Vicarage Lane and would sit alongside the detached garage within the rear garden area of this dwelling.

With regards to the proposed side extension, it would also be set in from the side boundary with 72 Vicarage Lane and the majority would also sit adjacent to the detached garage at no.70.

Given the layout of the proposals, it is not anticipated that the proposal would have any significant affect on the residential amenities of the surrounding properties. As such the proposal is considered to be compliance with Policy GR6 of the CBLP.

Highways

The proposal includes the conversion of half the garage; however one parking space would be retained within the garage and there is additional space within the driveway for at least two further vehicles. As such, adequate off road parking is retained and therefore the proposal does not present any highway safety concerns.

CONCLUSION

The proposed development is considered to be of acceptable design and would not unduly affect the character of the area or the amenity of the neighbouring residents. Neither are there any associated highway safety concerns. Therefore, the proposal complies with all relevant policies within the adopted Cheshire East Local Plan and the retained policies within the Congleton Borough Local Plan and the Sandbach Neighbourhood Plan, and can be recommended for approval.

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 Development Management has 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.

Application for Householder

RECOMMENDATION: Approve subject to following conditions

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials to match existing

