

Planning Reference No:	10/1852C
Application Address:	62 Princess Drive, Sandbach
Proposal:	Two Storey Side Extension
Applicant:	Mr & Mrs S Gunay
Application Type:	Householder
Grid Reference:	375029361523
Ward:	Sandbach
Earliest Determination Date:	23 June 2010
Expiry Dated:	8 July 2010
Date of Officer's Site Visit:	18 June 2010
Date Report Prepared:	18 June 2010
Constraints:	

SUMMARY RECOMMENDATION

APPROVE subject to conditions and subject to receipt of satisfactory amended plans

MAIN ISSUES

- Principle of Development
- Amenity
- Design
- Highway Safety

1. REASON FOR REFERRAL

This application is to be determined by the Southern Area Planning Committee because the applicants are related to I Bunn (Building Control Manager) and L Bunn (Technical Advisor - Planning).

2. DESCRIPTION OF SITE AND CONTEXT

The application site measures 277 sq. m approximately and comprises an existing semi-detached dormer bungalow and its residential curtilage located off Princess Drive which is sited within the settlement boundary of Sandbach. The site is unallocated within the Local Plan.

3. DETAILS OF PROPOSAL

The proposal relates to a two storey side extension.

The following is to occur:

- New dormer at first floor to west elevation (front) measuring 2.6m wide, 1.2m to eaves and 2.1m to ridge height maximum projection 3m

- Two storey side extension measuring 5.7m deep, 2.5m wide, 0.3m set back from front elevation and 1.9m set back from rear elevation reaching a height of 2.6m to eaves and 6.1m to ridge height
- Dormer at first floor of side extension measuring 2.2m wide, 1.4m to eaves and 2.2m to ridge height maximum projection 3m
- The extension will facilitate the provision of an additional two bedrooms and a staircase
- The conservatory is not shown on the floorplans but is shown on the proposed elevations and it has been confirmed that this is to be retained.

4. RELEVANT HISTORY

None relevant

5. POLICIES

The development plan includes the North West of England Plan Regional Spatial Strategy 2021 (RSS) and the Congleton Borough Local Plan First Review 2005.

The relevant development plan policies are:

Regional Spatial Strategy

DP1 – Spatial Principles

DP2 – Promote Sustainable Communities

DP4 – Make the Best Use of Existing Resources and Infrastructure

DP7 – Promote Environmental Quality

DP9 – Reduce Emissions and Adapt to Climate Change

Local Plan Policy

PS3 Settlement Hierarchy

PS4 Towns

GR1 New Development

GR2 Design

GR6 Amenity and Health

GR9 New Development

GR17 Car Parking

Other Material Considerations

Planning Policy Statement 1 (Delivering Sustainable Development)

Planning Policy Statement 3 (Housing)

6. CONSULTATIONS (External to Planning)

None consulted

7. VIEWS OF THE PARISH COUNCIL

No comments received at time of writing report

8. OTHER REPRESENTATIONS:

No comments received at time of writing report

9. APPLICANT'S SUPPORTING INFORMATION

None submitted

10. OFFICER APPRAISAL

Principle of Residential Development

The site is situated within the settlement zone line of Sandbach as defined on the adopted Local Plan where there is a general presumption in favour of new development as indicated by policy PS4 of that Plan. In terms of the acceptability of the principle of constructing an extension, there are no specific saved policies which deal explicitly with extensions to dwellings within the settlement zone lines.

The proposals will therefore be determined in accordance with the general policy requirements relating to design, amenity and highway safety.

Amenity

The boundary to the property is located at an angle and the extension would be between 4-6m from the neighbour at no. 60. Moreover the neighbour at no. 60 is at a higher topographical level than the application site. Whilst this property does have windows on the side elevation (ground floor obscure glazed window and first floor bedroom window), as the extension is situated away from the boundary, at an angle and to the north of the windows affected, it is not considered that the erection of the extension would have a significant adverse impact upon the amenities of this property by reason of overdomination/ overshadowing.

As no windows are proposed on the side elevation, this negates any overlooking between the two properties. Permitted development rights for new windows should be removed to ensure the extension would not overlook no. 60.

The front and rear elevations of the extension would not project beyond the rear and front building lines of the existing dwellinghouse and would therefore not exacerbate the existing situation in respect of overlooking to the front and rear.

The property will retain ample amenity space.

Design

Princess Drive is a cul de sac comprising semi-detached dormer bungalows in a regimented piano key arrangement set back from the road frontage. The dormer elements of the property differ considerably in size and design as these have been later additions.

In terms of the scale and proportions of the extension, its modest width and depth, the set back from the front and rear elevations and the reduced ridge height ensure the extension would be subordinate despite its unusual asymmetrical appearance from the side and rear.

In addition, whilst the rear elevation has not been articulated and therefore it follows function rather than form, its impact nevertheless would be limited given the scale of the

extension and given that the rear elevation would not be prominent within the streetscene or other public vantage points.

Whilst from an urban design perspective, the parking of vehicles in front of the façade of buildings makes for a car dominated environment, as this occurs already at many of the properties along Princess Drive, it is not considered that this arrangement at the application site would set an unwanted precedent or have a material adverse impact on the character of the area either cumulatively or in its own right.

In terms of the detailing, the dormer windows would differ slightly in size and style; whilst there is a degree of variation in dormer style and size between properties there is not normally such a degree of variation when the properties are taken as individual units. Amended plans to ensure a more consistent approach across the property are therefore required.

Highway Safety

The construction of the extension would remove the existing car parking provision to the side of the property. That said, there is sufficient space at the front of the property to park two vehicles and if additional space is required by the applicant this can be provided through utilising permitted development rights.

In addition it should be noted that there are no on street car parking restrictions.

Other Matters

It is not considered necessary to re-consult on the amended plans as the alterations requested would not have a greater impact upon neighbouring properties.

11. CONCLUSIONS

The proposed development as amended and as conditioned, will not have an adverse impact upon neighbouring amenity, highway safety and represents a sustainable form of development which accord with the relevant development plan policies.

12. RECOMMENDATIONS

APPROVE subject to conditions:

- 1. Commence the Development Within 3 Years**
- 2. Materials To Match Existing**
- 3. Development in Accordance with the Approved Plans**
- 4. Permitted Development Rights Removed for New Windows**

