

Application No: 20/0947N
Location: 50, CHARLCOTE CRESCENT, CREWE, CW2 6UH
Proposal: Rear and side ground floor extension
Applicant: Mr Keith Sutton
Expiry Date: 29-Apr-2020

SUMMARY

The application site is two storey detached dwelling located at the end of the cul-de-sac of Charlcote Crescent.

The proposed development is a single storey side and rear extension.

Policies RES.11 and BE.1 advises that development proposals should not have an unduly detrimental effect on neighbouring amenity through loss of privacy, loss of sunlight/daylight, visual intrusion, noise and disturbance and traffic generation.

Given, the single storey nature of the proposal, its location in relation to neighbouring dwellings and the existing boundary treatments it is not considered that there will be any detrimental impact on neighbouring amenity.

In terms of design the proposal development is considered to be of a size and scale that is respectful of the host dwelling and those in the surrounding area and would not have a harmful visual effect upon the streetscene.

SUMMARY RECOMMENDATION

Approve with conditions

ne of
e.

The application site is a two storey detached residential dwelling house located on a corner plot of a residential cul-de-sac, located within the Crewe Settlement Boundary (but within the parish of Shavington).

The property is adjacent to public footpath Shavington cum Gresty No. 13 (to the east).

DETAILS OF PROPOSAL

The application proposes a rear and side ground floor extension. An existing conservatory would be demolished as part of this proposed development.

The front elevation of the proposed single storey side extension would be set back by 6m from the main front elevation of the host dwelling. The extension would project 3.3m from

the existing side elevation of the original dwelling and wrap around the property to the rear, where it would project 3.3m from the existing rear elevation of the main dwelling house.

RELEVANT HISTORY

P04/1026 - Increase Roof Height of Proposed Double Garage (P03/1463) - Approved with conditions 19th October 2004

P03/1463 - Erection of Double Garage & Garage Conversion. Approve with conditions 4th February 2004

7/15854 - Land at Gresty Green Farm. Berkeley Towers. Wistaston (The Pastures). Residential development - 80 no. dwellings - Approve with conditions 8th September 1988

7/14764 - Gresty Green Farm. Wistaston. Erection of 242 houses and bungalows together with shops and community uses - Approve with conditions 5th November 1987

POLICIES

Local Plan Policy

Cheshire East Local Plan Strategy (CELPS)

MP1 – Presumption in Favour of Sustainable Development

SD1 – Sustainable Development in Cheshire East

SD2 – Sustainable Development Principles

PG2 – Settle Hierarchy

SE1 – Design

Crewe and Nantwich Replacement Local Plan 2011

RES.11 Improvements and alteration to existing dwellings

BE.1 Amenity

BE.3 Access and Parking

SPD – Extensions and Householder Development

Neighbourhood Plan

Shavington Neighbourhood Plan - Shavington Neighbourhood Plan (Reg 16 stage)

HOU4 – Local Character and Housing Design

National Policy

National Planning Policy Framework (NPPF)

CONSULTATIONS:

Neighbour and Other Representations:

No neighbour representations have been received by the local authority in response to the proposal submitted.

Shavington Parish Council:

No comments to make.

Public Rights of Way:

No objection raised to the proposal. Informative requested.

Cadent and National Grid:

No objection raised to the proposal. Informative requested.

OFFICER APPRAISAL**Principle of Development**

The application site is located within a predominantly residential area within the settlement boundary for Crewe. Within the settlement boundary house extensions are generally acceptable in principle, subject to appropriate design and providing they do not harm residential amenity. This is in accordance with Local Plan Policy RES.11.

Impact on Residential Amenity

Policy BE.1 advises that development proposals should not have an unduly detrimental effect on neighbouring amenity through loss of privacy, loss of sunlight/daylight, visual intrusion, noise and disturbance and traffic generation.

Due to the location of the application site at the end of a residential cul-de-sac, the single nature of the proposed development, the existing boundary treatments and the orientation of neighbouring properties it is not considered that there will be any significant detrimental impact on neighbouring residential amenity.

As such it is considered that the proposal is compliant with Policies SE1 of CELPS and RES.11 and BE.1 of the Crewe and Nantwich Replacement Local Plan.

Design Considerations

The front elevation of the proposed single storey extension would be set back 6m from the front elevation of the host dwelling. Due to the proposed set back and the location of the site at the end of a residential cul-de-sac the proposed extension would not appear as a prominent feature within the street scene.

A window is proposed within the front elevation of the extension which would line though with the existing fenestration of the dwelling.

Overall, it is considered that the proposed development is of a design, scale, bulk and mass that is respectful of the host dwelling and those in the surrounding area and will not have any detrimental visual impact on the streetscene of Charlcote Crescent. Therefore,

the proposal is considered to comply with Policies SE1, SD1 and SD2 of CELPS, RES.11 of Crewe and Nantwich Replacement Local Plan and the SPD on Extensions and Householder Development.

Highways

Due to the siting of the extension there would be no impact upon the parking provision at the application property.

Conclusions

The proposed development is considered to be of an acceptable design and scale for the host property. It would not unduly affect the character of the area or the residential amenity of the surrounding dwellings. As such the development is considered to comply with the relevant Local Plan Policies, the NPPF and is recommended for approval.

RECOMMENDATION:

APPROVE subject to the following conditions

1 Commencement within 3 years

2 Approved Plans

3 Materials to match existing

In order to give proper effect to the Board`s/Committee`s intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Application for Householder

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. NPPF - NPPF informative
5. cadents and national grid
6. Prow

