

APPLICATION NUMBER: 2022/41372

Ward:	Rixton and Woolston
Date Registered:	20 April 2022
Case Officer:	Alison Gough
Applicant:	. Chris Norton
Location:	3 The Weint, Rixton-with-glazebrook, Warrington, WA3 6JY
Proposal:	Single storey side extension

Recommendation: Grant

CONDITIONS AND/OR REASONS:

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission. Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
2. The development shall be carried out in accordance with the following drawings: 032022/4 – Location Plan and Block Plan 032022/2A – Proposed Elevations 032022/6A – Proposed Ground Floor Plan Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.
3. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings and shall not be varied without the prior written approval of the Local Planning authority. Reason: To ensure that the development will be of a satisfactory appearance and to comply with Policy QE7 of the Warrington Core Strategy.

INFORMATIVES

1. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.

DELEGATED DECISION	
With respect to the Authority, is the applicant and/or agent one of the following: (a) a member of staff of the Senior Leadership Team, Development Management or Planning Policy (b) an elected member (c) related to a member of staff (d) related to an elected member	NO
Parish Council objection/Ward Cllr call –in within 21 days	NO
Is the application submitted by the Council/on council owned land/other Council interest.	NO

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development is in a predominantly residential area and is residential in nature. It is acceptable in principle.
- There would be no unacceptable impacts on residential amenity or the amenity of the area.

OFFICER REPORT

1. APPLICATION SITE AND SURROUNDINGS

1. The application site relates to an existing residential property within the inset Green Belt settlement of Hollins Green, as shown on the Adopted Local Plan Proposals Map. To the east of the site is 2 The Weint, with nos 9, 11 and 12 The Weint to the north and 11 School Lane to the west. To the south is the village green. The majority of the properties in the immediate vicinity are residential. To the north, beyond The Weint, is St Helen's Church which is Grade II listed. The property is two storey with an attached single garage and driveway to the east and the main garden areas to the west and north.

2. DESCRIPTION OF PROPOSAL

2.1 The proposed development would extend the property to the west, into what is currently part of the side garden. It would project 6.62m from the existing side elevation (measured from the front) and would be 4.67m deep. It would be 2.4m to the eaves and 4m to the ridge. The proposed extension would accommodate a kitchen with a window within the proposed front (north) elevation, a high-level window in the side (west) elevation and patio/bi-fold doors in the rear (south) elevation. There would also be three roof lights within both the front and rear-facing roof slopes of the proposed extension. The materials would be brick and tile to match those of the existing property.

3. AMENDED PLANS

3.1 N/A

4. LOCAL REPRESENTATIONS

General Public

One representation has been received which asks about notification when the application was submitted and raises concerns about noise and restriction of views of the village green.

Ward Councillors

No responses received.

Parish Council

Rixton and Glazebrook Parish Council – no response received

5. CONSULTEES

N/A

6. RELEVANT SITE HISTORY

6.1 There are no relevant planning applications relating to the application property itself, but there are applications relating to the redevelopment of this part of The Weint, the most relevant of which is below.

Planning Ref:	A02/45362
Description of Development:	Proposed construction of three dwellings and associated garaging Condition removing PD for extensions, outbuildings and garages
Decision:	Approved
	2017 August 2017

7. PLANNING POLICY

1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

National Planning Policy Framework 2021 (NPPF)

2. The Revised National Planning Policy Framework (2021) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.
3. Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.
4. As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

Relevant Policies in the Local Plan Core Strategy (2014)

- CS1 – Delivering Sustainable Development
- CC1 – Inset and Green Belt Settlements
- QE6 – Environment and Amenity Protection
- QE7 – Ensuring a High Quality Place

Other relevant documents

- Planning Practice Guidance
- House Extensions SPD

8. EQUALITY ACT (2010)

1. In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equality Act 2010. It is considered that the application has no differential impacts.

9. ASSESSMENT

1. The main issues in the determination of this application are as follows:

- The principle of the proposed development
- Impact on residential amenity
- Impact on the amenity of the area

The Principle of the Proposed Development

2. Policy CC1 states that within inset settlements, new build development will be allowed provided it complies with national planning policy and is sustainable in terms of Policy CS1.
3. Policy CS1 states that developments that are sustainable will be welcomed and approved without delay. To be sustainable, development must accord with national and local planning policy frameworks, taking into account other material considerations and must have regard to a number of factors, including the need to safeguard residential amenity and deliver high standards of design. These matters will be considered in subsequent sections of this report.
4. The application site is within a predominantly residential area and is residential in nature. Subject to compliance with other planning policy requirements, the principle of the proposal is acceptable.

Impact on residential amenity

5. Policy QE6 states that the Council will only support development which would not lead to an adverse impact on the amenity of future occupiers or those currently occupying adjoining or nearby properties.
6. The proposed extension would accommodate a kitchen, and although it appears, from the proposed plans, that there would be a dining element to the proposed room, a separate dining room would remain in the property and it is therefore considered that the proposed room is non-habitable. In any event, the main outlook from the proposed extension would be to the rear, and the proposed front elevation (where the kitchen element of the extension would be located) would be in the region of 7m from the boundary with 12 The Weint (to the north), along which there is vegetation, and approximately 15m to the rear elevation of that property. There are no residential properties directly to the rear and the side elevation only contains high level windows. It is therefore considered that there would be no unacceptable overlooking or loss of privacy as a result of the proposed development. Given the above distances, it is also considered that there would be no unacceptable overbearing impact on the residents of 12 The Weint. The proposed extension would be a minimum of approximately 1m from the boundary with 11 School Lane (to the west). Beyond the boundary is the garden area of no. 11 and a double garage. As a result, and given the height of the proposed extension, the proposed extension would not be unacceptably overbearing on the residents of 11 School Lane.
7. The concerns regarding noise impacts are noted; however, some element of disturbance is an inevitable consequence of development and in this instance would not be considered unacceptable. Any restriction of a view of the village green is not sufficient to warrant refusal of the application.
8. It is therefore considered that there would be no unacceptable impact on the amenity of neighbouring residents and the application complies with policies CS1 and QE6 in this regard.

Impact on the amenity of the area

9. Policy QE7 states that the Council will look positively upon proposals that are design to harmonise with the scale, proportions and materials of existing buildings and be visually attractive.
10. The House Extensions SPD states that side extensions should not be greater than 50% of the width of the original house and should have some degree of set back from the main front elevation to retain the original look of the property, although it is noted that a lower ridge line than the original house can also provide this visual break.
11. The proposed extension would not be set back from the main front elevation and would be slightly wider than 50% of the width of the original house. It would however have a lower ridge height, being only single storey, and would therefore be clearly demarcated from the original dwelling and would not unacceptably affect the original look of the property. The proposed materials would match those of the

existing dwelling, as specified on the application form, and this would be controlled by condition. In view of the above and given the property's location at the end of a small cul-de-sac, it is considered although the proposal would not comply with one aspect of the SPD, there would be no unacceptable impact on the amenity of the area. The proposed extension complies with Policy QE7.

Other issues

12. Given the location of the proposed extension, existing parking facilities would not be affected and access between the garden area and the front of the property would be retained which would allow for access to refuse/recycling storage facilities. There would be no direct view between the Grade II listed church and the site of the proposed extension and it is not considered that there would be any impact on setting of the designated heritage asset.

13. The neighbour at 11 The Weint has raised concerns regarding lack of notification in respect of the application. That property does not directly adjoin the application site but in any event, the occupiers of that property are aware of proposal and have had the opportunity to make comments, evidenced by the correspondence.

10. CONCLUSIONS AND RECOMMENDATIONS

1. The proposed development is acceptable in principle and there would be no unacceptable detrimental impacts on residential amenity or the amenity of the area. It is therefore recommended that the application be approved.

Date Report Completed:	21.09.22	A Gough
Date Agreed by Section Head:		