APPLICATION NO	**PA/2009/0676**
APPLICANT	Mr P Winship & Mr P Walters
DEVELOPMENT	Planning permission to erect a garage to serve 41 & 43 St Helens Road and create an access with associated works
LOCATION	41& 43 St Helens Road, Brigg
PARISH	**BRIGG**
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	**Grant permission subject to conditions**
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
POLICIES	**Regional Spatial Strategy for Yorkshire and the Humber:** No specific policies apply. **North Lincolnshire Local Plan:** Policy DS5 provides detailed design guidance for all residential extensions. Policy DS1 provides general design guidance for all new development. SPG1 provides detailed design guidance for residential extensions. Policy T2 requires all new development to be provided with a satisfactory access.
CONSULTATIONS	**Highways:** No objection.
TOWN COUNCIL	The town council has been made aware that there may be a covenant on this section of Glanford Road, that also extends onto the proposed location for the garages, which precludes any permanent development. Subject to legal clarification in this regard, the town council has no objections.
PUBLICITY	Neighbouring properties have been notified. Six letters of objection were received to the original application raising the following issues: • a covenant restricts development on this site • the access is unsuitable and dangerous

- the applicants have an existing access and garages adjacent to St Helen's Road
- increase in traffic
- potential obstructions
- loss of view
- increase in costs of repair/resurfacing

No responses have been received in respect of the amended plans siting the garages 10 metres back from the edge of Glanford Road.

ASSESSMENT

This proposal is to erect two attached garages in the rear gardens of the application site. Access is from Glanford Road located at the rear of the application site. This section of Glanford Road is a private road which is approximately 8 metres wide. The road surface is unmade. The garages have been designed with a pitched roof and are 7 metres wide, 7 metres deep and 5.5 metres high. Following concerns that there is a covenant on the site, the garages have now been set back 10 metres from the edge of Glanford Road.

The main issues associated with this case are whether, in planning policy terms, the garages are acceptable on this site and if so, whether the impact on the amenity of neighbours, the locality and the highway network is acceptable.

The application site is located within the development boundary of Brigg, where extensions are considered to be acceptable in principle. The garages would be visible from surrounding residential properties. However, due to the distance they would be located from the residential dwellings themselves, no demonstrable loss of amenity would be caused. The garages have been designed to be in character with the area. The proposal therefore accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

The garages would only be visible in the street scene from Glanford Road. There are other garages accessed from Glanford Road in the vicinity. The garages would be set back 10 metres from Glanford Road and, due to their design and size, would not be overly prominent in the street scene. The impact on the amenity of the locality is therefore considered to be acceptable and would accord

with policies DS1 and DS5 of the North Lincolnshire Local Plan.

Concerns relating to the highway are noted. However, Highways raise no objection to the proposal. It is considered that the proposed access and visibility is acceptable. Although Glanford Road is narrow it is hoped that residents/visitors would park sensibly to avoid obstructions being caused to other vehicular users. The proposal would allow a vehicle to be garaged with another vehicle being able to be parked in front of the garage. This should reduce parking on Glanford road itself. The proposal therefore accords with policy T2 of the North Lincolnshire Local Plan.

It is accepted that the applicants already have access from St Helen's Road and garages on site. However, each application must be determined on its merits. A refusal of planning permission cannot be sustained because there is an alternative access and garages on site already.

RECOMMENDATION **Grant permission subject to the following conditions:**

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason
To comply with section 91 of the Town and Country Planning Act 1990.

2.
The garages hereby permitted shall not be used other than for residential purposes and for purposes incidental to that residential use and for the avoidance of doubt shall not be used for the purpose of any trade, business or profession without a specific grant of permission in that behalf.

Reason
To maintain the living standards of the surrounding residential area and to enable any alternative use to be assessed against the criteria in policy DS4 of the North Lincolnshire Local Plan.

3.
The development shall be carried out in accordance with the amended details received by the local planning authority on 17 July 2009.

Reason
In order to ensure a satisfactory standard of development in accordance with policy DS1 of the North Lincolnshire Local Plan.

Drawing Title: 2009/0676			
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NORTH LINCOLNSHIRE COUNCIL 0100023560 2009

Highways and Planning Service

Service Director, G Popple

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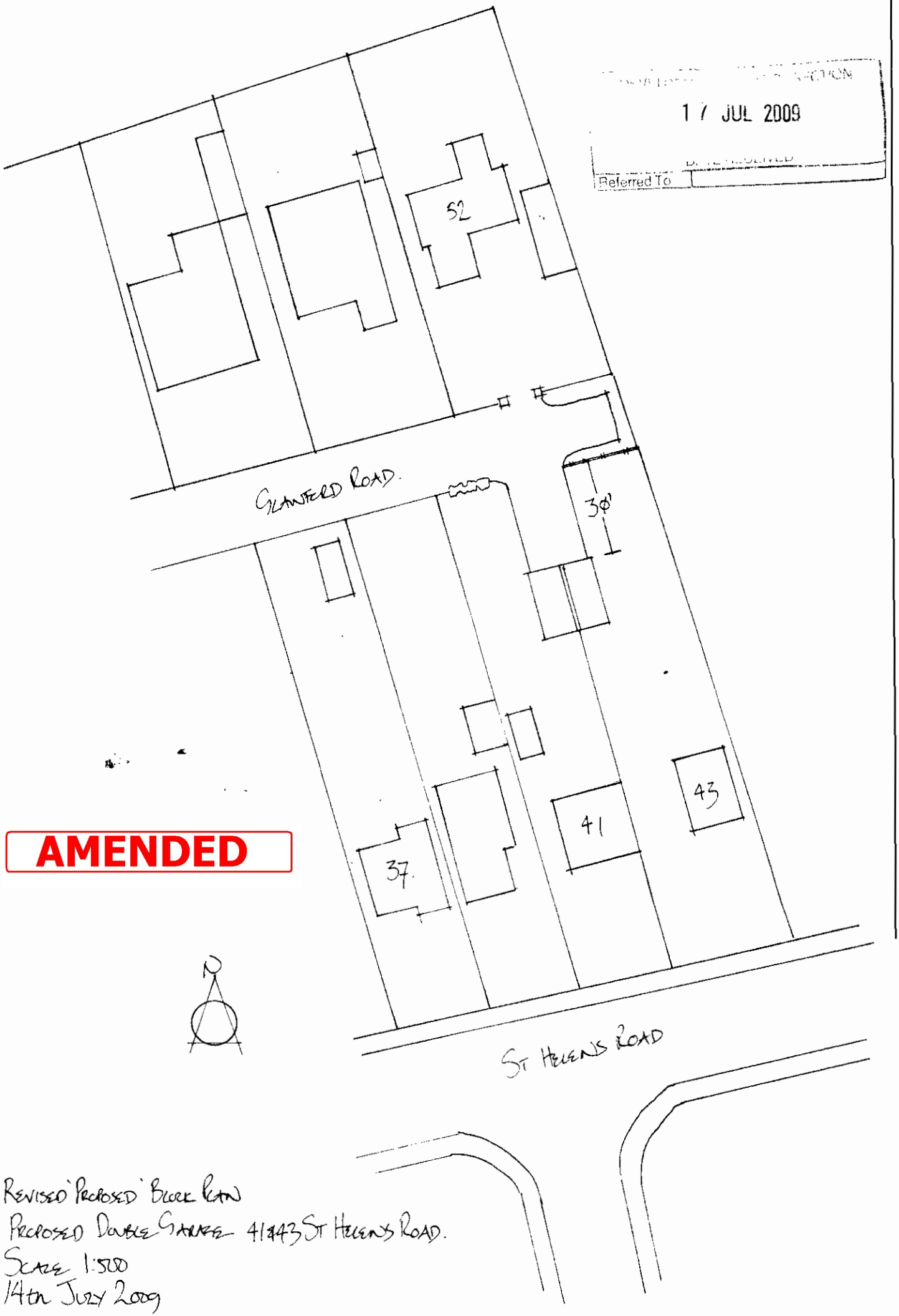

REVISED PROPOSED BLOCK PLAN
PROPOSED DOUBLE GARAGE - 41&43 ST HELENS ROAD.
SCALE 1:500
14th JULY 2009