

APPLICATION NO	PA/2008/1722
APPLICANT	Mr & Mrs M Lee
DEVELOPMENT	Planning permission to retain a domestic double garage
LOCATION	12 Wyvern Close, Crowle
PARISH	CROWLE
WARD	Axholme North
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Crowle Town Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside) applies as the site of the proposed garage is outside the development boundary for Crowle. Policy RD2 allows proposals for development in the open countryside which are for replacement, alteration or extension of existing dwellings provided that: the open countryside is the only appropriate location and development cannot be accommodated within defined development boundaries; the proposal accords with other specific requirements of this chapter of the local plan; it would not be detrimental to the character or appearance of the open countryside or nearby settlement in terms of siting, scale, massing, design or materials; it would not adversely affect residential amenity or highway safety; the proposal must be capable of being served by public transport; and make the best use of existing and new landscaping.</p> <p>Policy DS5 (Residential Extensions) requires that residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours. Policy DS1 (General Requirements) also applies as</p>

quality of design, amenity value and environmental quality of the area are key considerations.

CONSULTATIONS

Highways: Advise conditions.

TOWN COUNCIL

Object to the proposal on the following grounds:

- The building in question directly adjoins Crowle cemetery; the large building and associated noise would not be appropriate in this location.
- The garage is excessive in size and scale for a residential area.

PUBLICITY

Neighbouring properties have been notified and one letter of support has been received citing that the garage is at the bottom of the applicants' garden, out of sight.

ASSESSMENT

The application site consists of a large single-storey dwelling located at the end of a residential cul-de-sac in Crowle. The applicant property is slightly elevated above neighbouring properties, which are also single-storey properties. The dwelling itself is located within the development boundary for Crowle, however the rear garden and proposed garage are outside the development boundary in the open countryside. The application site is screened by tall hedges along the boundaries and directly abuts open fields to the rear.

There was a previous application on the site for the erection of a garage (PA/2007/0739), which was refused due to the size and design of the building, which was considered to have a detrimental impact on the character and appearance of the area.

The main issue in determining this application is whether the proposed garage is excessive in size and has a detrimental impact on the character and visual amenity of the area.

The proposed garage is large, measuring 14.1 metres by 12.4 metres and 4.1 metres high. However, it is located to the rear of a very large garden, which is screened by tall hedges along the boundaries. The application site is bounded by a residential garden to the east, open fields to the north and the cemetery to the west. Therefore there is only one neighbouring property that is affected by the building and, due to the siting of the garage and distance to this neighbour, coupled with the existing screening of the site, the impact on this property is minimal.

It has been mentioned that the garage resembles an industrial unit in its size and design and a concern has been raised over the possible noise that would be associated with such a structure. However, the garage is intended to be used for domestic, residential purposes only and a condition has been included to prevent commercial use of the building. The building is large in order to accommodate the applicants' camper van and other vehicles. As such any noise emanating from the garage would be no more than what would be expected from a residential garage.

The proposed garage is large, however the height of the garage has been reduced substantially from the previous application that was refused. The ridge height of the structure has reduced from 5.6 metres to 4.1 metres and the building is now 1.5 metres shorter than previously proposed. It is also worth noting that the current height of the building (4.1 metres) is only 10 centimetres above the height allowed under permitted development rights – this extra height was added by the inclusion of insulation in the roof. Were the applicants to reduce the height of the roof by 10 centimetres then the garage would be classed as permitted development and planning permission would not be required.

Along with the reduction in height, the design of the garage has also altered – the 'industrial-style' metal sheeting on the walls has been replaced with brick facing to the front and blockwork to the sides and rear. A condition has been recommended that requires the sides and rear of the building to be rendered or painted to improve the appearance of the garage. It is considered that the alterations to the height and appearance of the garage are sufficient to overcome the previous reason for refusal and that the current building does not have an unacceptably detrimental impact on the character or appearance of the area.

RECOMMENDATION

Grant permission subject to the following conditions:

1.

The garage shall be used solely for domestic purposes ancillary to 12 Wyvern Close and at no time shall it be used for commercial purposes.

Reason

In the interests of protecting the amenities of neighbouring properties.

2.

Within six months of the date of this permission, the side and rear elevations of the garage shall be painted/rendered in a colour to be agreed in writing with the local planning authority.

Reason

In the interests of visual amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

Highways and Planning Service

North Lincolnshire Council

Highways and Planning Service

PROPOSED GARAGE LOCATION

North Lincolnshire Council

Highways and Planning Service

North Lincolnshire Council

Water Tower

20.6m

APPLICATION SITE

Highways and Planning Service

North Lincolnshire Council

Highways and Planning Service

Cemetery

N.L.L.P DEVELOPMENT BOUNDARY

North Lincolnshire Council

Highways and Planning Service

North Lincolnshire Council

WYVERN CLOSE

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Highways and Planning Service

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G Pople

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