

APPLICATION NO PA/2010/0437
APPLICANT Mr N Fozard
DEVELOPMENT Planning permission to erect a detached domestic garage
LOCATION Wyngrove, 37 Blow Row, Epworth
PARISH EPWORTH
WARD Axholme Central

SUMMARY Grant permission subject to conditions
RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Objection by Epworth Town Council

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy ST2 – the site lies within the development boundary of Epworth which is a medium growth settlement.

Policy DS5 and SPG1 provide general design guidance in relation to residential extensions.

Policy DS1 provides general guidance in relation to all new development.

CONSULTATIONS

Highways: Views awaited.

TOWN COUNCIL

Poor plans have been submitted which do not provide sufficient detail for an informed decision, particularly in relation to the neighbouring property. The location of the garage gives cause for concern. There is no clear indication of the sight line in relation to the existing building line, and of any planning notice on or near the site indicating to neighbours the pending application. The development is contrary to DS1 in that the design will affect the character and appearance of the immediate area and there will be an unacceptable loss of amenity to neighbouring properties due to overlooking.

PUBLICITY

Neighbouring properties have been notified. No responses have been received.

ASSESSMENT

This proposal is for the erection of a detached domestic garage. The garage is sited to the north-eastern side of the residential property and will be located 2 metres in front of the dwelling. The garage is 3.74 metres wide, 5.21 metres deep and 2.5 metres to the ridge.

The garage will be located 1 metre from the boundary at its narrowest point. The garage will be constructed from concrete panels with a multispar finish and a corrugated sheet roof.

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

The site is located within the development boundary of Epworth where, in principle, residential extensions are considered to be acceptable. The garage is to be sited further forward than the existing bungalow on the site but the garage will still be located over 10 metres from the highway. The garage is single-storey with a maximum height of 2.5 metres. It is therefore considered that the proposal will have a minimal impact on the street scene and therefore no demonstrable loss of amenity will be caused to the locality. The proposal therefore accords with policies DS1 and DS5, and SPG1 of the North Lincolnshire Local Plan.

The proposed garage is located, at its narrowest point, 1 metre from the boundary with the adjoining neighbour. Along this boundary is a 0.5 metre high hedge. The adjoining neighbour has two obscure-glazed windows and a bedroom window in this elevation. The garage will be visible from the bedroom window but the outlook will be at an oblique angle. As a result no demonstrable loss of residential amenity will be caused to this property. Planning conditions can be used to ensure that no additional windows are placed in the garage to avoid overlooking into the adjoining dwelling. The height and depth of the garage is fairly modest and therefore will not have a domineering impact on the adjoining dwelling. The proposal therefore accords with policies DS1 and DS5, and SPG1 of the North Lincolnshire Local Plan.

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 development hereby permitted shall be carried out in accordance with the following approved plans: 04.10.01, 001, 002 and 003.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.
The garage 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 adjoining residential property/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.

4.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order re-enacting that order with or without modification), no new window openings shall be created in the north-eastern wall of the garage other than those shown on the submitted plan.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.



Application site showing approximate position of proposed garage

24.9m

----- NLLP development boundary

Drawing Title: 2010/0437

OS Grid Ref: SE78140332

Drawn by: KC

Scale: 1:1000

Date: 19/05/2010



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Highways and Planning Service
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