

**APPLICATION NO** PA/2012/0850

**APPLICANT** Mr M Naylor

**DEVELOPMENT** Planning permission to retain two timber sheds and erect a timber garage

**LOCATION** 29 Low Road, Worlaby

**PARISH** **WORLABY**

**WARD** Brigg and Wolds

**CASE OFFICER** Leanne Simmonds

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Third party request to address the committee

#### **POLICIES**

**National Planning Policy Framework:** No specific paragraphs apply.

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

**North Lincolnshire Local Plan:** Policies DS1, DS5, RD2, and RD10

**North Lincolnshire Core Strategy:** Policy CS5

#### **CONSULTATIONS**

**Highways:** No objections.

#### **PARISH COUNCIL**

Object to the application. The parish council supports the objectors and asks that the council investigates the re-roofing issue regarding the glare.

#### **PUBLICITY**

Neighbouring properties have been notified. Two letters of objection have been received raising the following material issues:

- suppressive atmosphere to neighbouring property
- dominant presence of sheds
- glare from roof of sheds
- visual impact

A number of other issues have been raised which include: loss of view, maintenance of conifer hedges, requirement of sheds and reasons why they are located in these positions, fire risk, garage over permitted development heights, what will be housed in the sheds, should not be termed as 'sheds' due to size, and devaluation of property.

## **ASSESSMENT**

The application site is a large modern detached house set in extensive grounds. There is a large driveway to the front of the house and a brick built double garage to the rear. The garden area to the application site extends to the north-west behind the garden areas of 31, 33 and 33a Low Road and adjoins the boundary of the garden on number 35. There are a number of outbuildings serving the application property and these are located close to the boundaries of 31-35 Low Road. There are currently six outbuildings along these boundaries, two of which are the subject of this application. The remaining four outbuildings are lawful, by way of either being erected under permitted development rights prior to the guidelines being changed in 2008, or by way of being in place for more than four years. It is also proposed to erect a seventh outbuilding relatively close to the existing garage. Previously planning permission has been granted for a stable/garage in this location under application PA/2010/0025. That approved building is larger than what is now being proposed.

**The main issues in determining this application are whether the outbuildings are acceptable in the locations proposed and whether they would have an adverse impact on the amenity of the neighbouring properties or the character and appearance of the area.**

The site is located within the main body of the village of Worlaby, however the site is located outside the development boundary and is therefore considered to be within the open countryside. This application seeks to retain two outbuildings (one on the northern boundary and one on the western boundary) and to erect a new timber garage to the northern boundary. The northern boundary of the site is delineated by a 1.8 metre high wall and fence with some hedging behind. Trellis has also been erected onto the existing fence. The western boundary is delineated by a high hedge.

The outbuildings to be retained by this application measure 4.92 metres by 3.71 metres by 3.36 metres high and 4.93 metres by 6.14 metres by 3.35 metres high. The proposed garage would measure 5.2 metres by 3.55 metres by 3.1 metres high. The length of the proposed garage has increased slightly (32 centimetres) since this application was originally submitted, however due to the insignificant size of this increase and it being towards the applicant's dwelling and away from neighbouring properties, no re-consultations have taken place.

The outbuildings to which this application relates (those to be retained and that which is proposed), together with the existing outbuildings, are all constructed from timber. They are well screened from public vantage points and the impact on the countryside would be minimal. The proposal does not accord with policies RD2 and RD10 of the North Lincolnshire Local Plan which seek to protect the countryside from non-essential development. However, as domestic curtilage buildings, they are not harmful to the character of the area or neighbouring amenities.

Comments have been received regarding the location and siting of the outbuildings and it is thought that they could be sited elsewhere as there is significant land available. Whilst it is

accepted that they could be sited further away from neighbouring properties, they are sited close to existing outbuildings and close to the existing garage. The 'L-shaped' arrangement of sheds and outbuildings gives a uniform appearance to this part of the site and grouping these together is considered to reduce their overall impact on the character of the area.

Concerns have been raised regarding glare from a shed roof into neighbouring properties, thereby having an adverse impact on the occupiers of these dwellings. It should be noted that the building in question is an existing shed, which is lawful development and therefore not subject to this application. It has recently been re-roofed with green metal sheeting which is said to lead to glare. This re-roofing does not require planning permission and is therefore outside of planning control. The applicant is, however, willing to re-paint the roof in a different colour, or with anti-glare paint, in order to reduce its impact on the neighbour.

Objections have been received regarding suppressive atmosphere, dominant presence and visual impact of the proposed outbuildings. Whilst it is accepted that these buildings will be visible to the objectors, because of the height of the boundary treatment, the presence of the authorised outbuildings and the permission that is in place for a larger garage, it is not considered that the proposal would have such an impact on neighbouring properties that would justify refusing the application. It should also be noted that if these sheds/outbuildings were relocated to 2 metres away from the boundary, they would not require planning permission and there would be a similar impact on the neighbours.

Comments have also been raised regarding the need for the number of outbuildings proposed. Whilst this is not a material planning consideration, it should be noted that the applicant's main car does not fit in the existing garage and therefore an additional garage is required. Other outbuildings are used for domestic equipment, lawn mowers, gardening equipment for the large lawn, children's play equipment, scooters, workshop equipment and other domestic storage.

The proposals are considered acceptable and comply with policies DS1 and DS5 of the North Lincolnshire Local Plan and policy CS5 of the North Lincolnshire Core Strategy.

**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: MN-001-12-01 rev 2, PA/2012/0850/01 and PA/2012/0850/02.

**Reason**

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

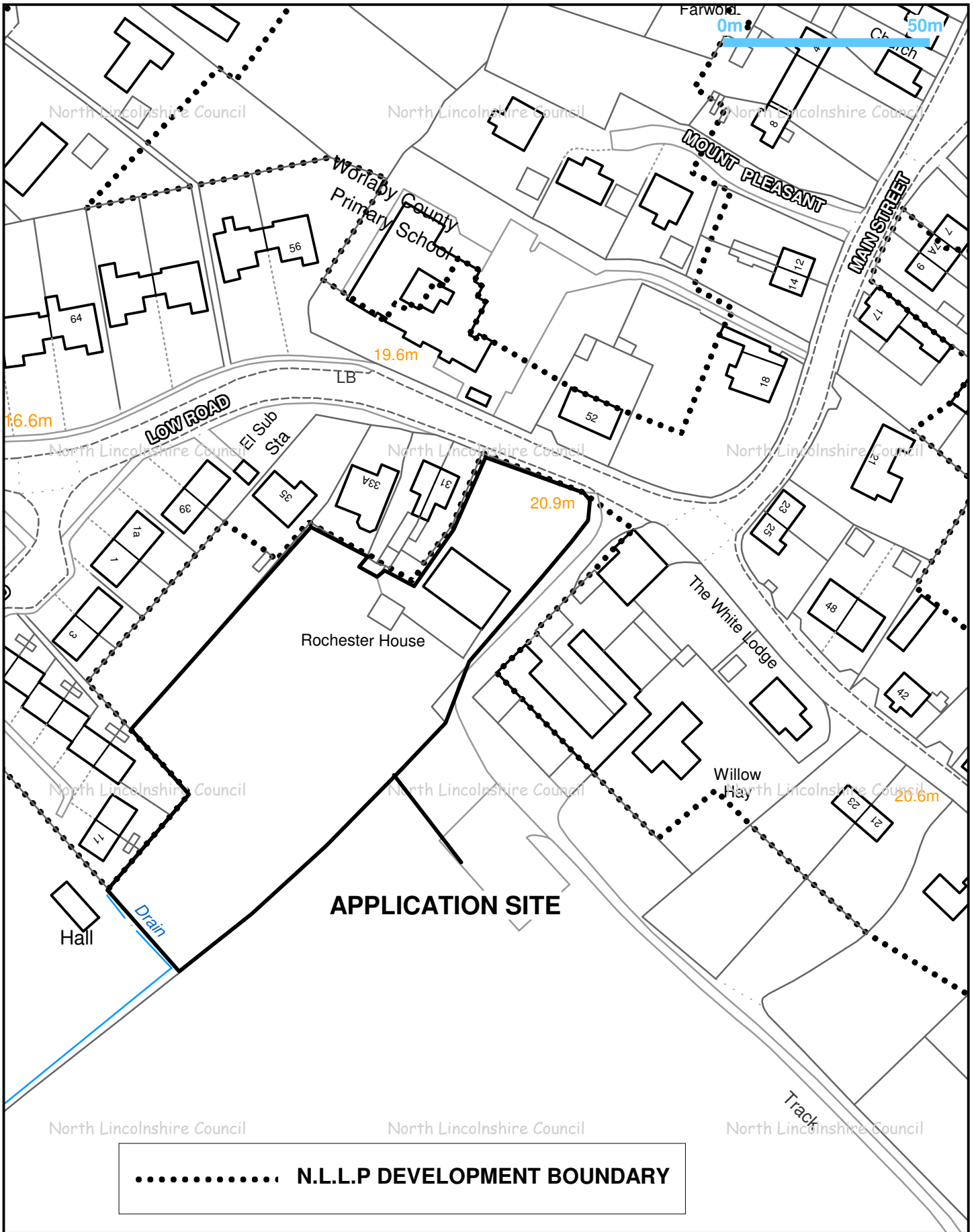
3.  
The roof on Timber Garage Shed 3 (as described on plan MN-001-12-01 rev 2) shall be constructed from or painted with an anti-glare finish.

## Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

## Reasons for approval

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area, open countryside nor the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The council has taken into account all other matters, none of which outweigh the considerations that have led to its decision. The policies taken into consideration in the determination of this application are DS1, DS5, RD2 and RD10 of the North Lincolnshire Local Plan and policy CS5 of the North Lincolnshire Core Strategy. The proposal has also been considered against national planning guidance set out in the National Planning Policy Framework.



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