

APPLICATION NO PA/2012/1001

APPLICANT Mr M Willson

DEVELOPMENT Planning permission to raise the roof height of a garage

LOCATION 56 St Barnabas Road, Barnetby le Wold

PARISH BARNETBY

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 sections apply.

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

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and DS5 (Residential Extensions)

North Lincolnshire Core Strategy: Policies CS5 (Delivering Quality Design in North Lincolnshire), CS3 (Development Limits)

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No objections/comments.

PUBLICITY

Neighbouring properties have been notified. Letters of objection have been received from five neighbouring properties raising the following material issues:

- the existing garage is large enough already – does not need the extra room for storage
- loss of light/overshadowing to garden area
- overlooking/loss of privacy to garden
- the garage would be unsightly

- concerns that could be used as living accommodation
- noise pollution
- overbearing impact

ASSESSMENT

The application site is a rendered semi-detached house with a large detached garage to the rear. The house has previously been extended, including a carport to the side with a first floor extension over. There is a driveway to the front of the property providing some off-road parking. There is a large garden area to the rear.

The main issue in determining this application is whether the proposed increase to the roof height of the garage would have an adverse impact on the amenity of neighbouring properties or on the character and appearance of the area.

The existing garage is a large detached structure measuring 13.4 metres long, 7.9 metres wide and 4.4 metres high. The applicant has confirmed that the existing roof and eaves are dilapidated and the roof is constructed of asbestos meaning it is necessary to replace the roof. In doing this the applicant is looking to raise the roof height to 5.45 metres to allow for a new floor to create storage space in the roof.

The garage is located approximately 15 metres from the rear of the house along the southern boundary and is located away from neighbouring properties. The use of the garage is not changing and will remain ancillary to the dwelling. The proposed increase in height by a little over 1 metre is not considered to adversely affect the amenity of neighbouring properties by way of overlooking, overshadowing or overbearing impact. It should be noted that the eaves height is to remain the same. Three rooflight windows are proposed in the side elevation. A condition is proposed to ensure these windows are installed 1.7 metres above floor level to ensure no overlooking of neighbouring properties.

Due to the position of the garage in relation to neighbouring properties and the relatively small increase in height, it is not considered that the proposal would overshadow any private garden areas.

Concerns have been raised that the garage would be unsightly. The garage is currently rendered and has an asbestos roof. Whilst it is accepted that the proposed garage would be more visible to neighbouring properties, it is not considered that the increased height would have an adverse impact on the amenity or character of the area.

With regard to noise pollution, this is not relevant to this application as the use of the garage is not part of this application. It is not considered that raising the roof height would lead to an increase in noise. If noise from the site is a problem for neighbouring occupiers, Environmental Health can be contacted to verify whether there is a statutory noise nuisance.

Concerns have been raised regarding the possibility of using the garage as a dwelling in the future. This is speculation and the applicant has confirmed that is not the intention of the application. Any such use would require planning permission and it is unlikely that such permission would be approved.

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: 01, 02 and 03.

Reason

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

3.

The rooflight windows in the side elevation shall be installed at a minimum height of 1.7 metres above floor level.

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.

4.

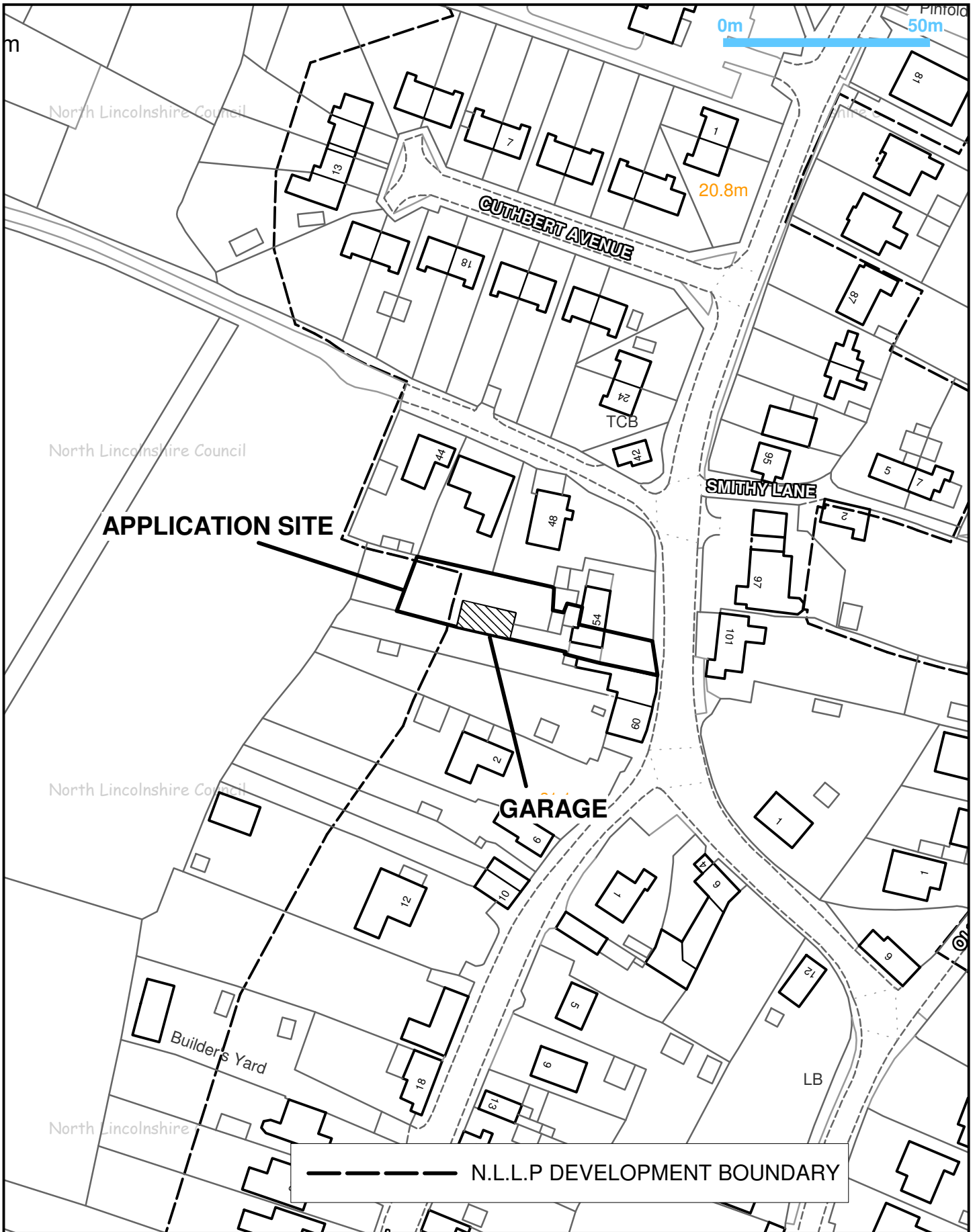
No development shall commence until details of the proposed roof sheeting materials have been submitted to and agreed in writing by the local planning authority and only the approved sheeting materials shall be used.



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 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 and DS5 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy. The proposal has also been considered against national policy in the National Planning Policy Framework.



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Drawn by: Sue Barden	Date: 27/09/2012	Scale: 1:1250	
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