

<b>APPLICATION NO</b>	<b>PA/2008/1721</b>
<b>APPLICANT</b>	Mr W Teasdale
<b>DEVELOPMENT</b>	Planning permission to erect a detached domestic garage
<b>LOCATION</b>	64 Sandtoft Road, Westgate, Belton
<b>PARISH</b>	<b>BELTON</b>
<b>WARD</b>	Axholme Central
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse permission</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Officer discretion
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy DS1 (General Requirements) states that a high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered in relation to quality of design, and impact on amenity.</p> <p>Policy DS5 (Residential Extensions) states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed provided that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or a loss of privacy to adjacent dwellings.</p> <p>Policy RD10 (Replacement, Alterations and Extensions to Dwellings in the Open Countryside) applies and states that extensions should not exceed 20% of the original dwelling (exclusive of normal permitted development rights) or form the dominant visual feature. A high standard of design is required and the amenity of neighbours and appearance of the area should not be adversely affected.</p> <p>Supplementary Planning Guidance 1 gives detailed advice on householder development.</p>
<b>CONSULTATIONS</b>	<b>Highways:</b> No objections.

## PARISH COUNCIL

'The parish council is opposed to [this application] for the same reasons it gave on 2008/0411, ie it is right in front of the property near the road, outside the building line. It will result in loss of light to number 66 and detracts from the visual amenities of the area. The parish council would also refer to North Lincs reasons for rejecting 2008/0411, ie due to size and positioning, the garage would be harmful to the character and appearance of the immediate vicinity and would form a discordant feature in the street scene, which is typified on this part of Sandtoft Road by large front gardens with no buildings to the front of the dwellings. The proposed development is therefore contrary to policies DS1 and RD10 of the North Lincolnshire Local Plan.'

## PUBLICITY

No responses have been received.

## ASSESSMENT

The application site comprises a semi-detached house and is within a row of dwellings. The site is located within the open countryside. This area of Belton comprises linear development with a mix of housing types and designs.

The proposal is for a single-storey garage located on the front of the site. The garage is stated to be required in order to garage the applicant's vehicles but also to allow their son's wheelchair to get alongside the car and for the wheelchair passenger to easily transfer without exposure to the weather.

The garage would be 5.9 metres long by 5 metres wide, with a ridge height of 3.725 metres, and would be located to the front of the dwelling in the front garden.

**The main issues in determining this application are whether the proposed garage would have an adverse impact on the amenity of neighbouring properties or on the character and appearance of the street scene.**

In 2005 (2005/0328) planning permission was granted for the original double integral garage to be converted to a bedroom and shower room for the applicant's disabled son. This permission has been implemented.

Two previous applications for a garage to the front of this site have been refused planning permission (2008/0411 and 2008/1210).

This area of Sandtoft Road is characterised by linear development. There is a mix of housing types, design and ages of properties. In this area there are no detached

garages on the site frontage. A garage in this location would not cause demonstrable harm to the amenity of adjoining residents, the garage would be located on the front boundary at a reasonable distance and so would have no material adverse impact on the occupiers of the adjoining dwellings.

However the garage would be prominent in the street scene and would be out of character with the neighbouring properties which are typified by open front gardens without outbuildings to the front of the dwellings. The size and height of the garage are significant and would create a precedent for outbuildings to the front of dwellings in the immediate vicinity and elsewhere within the settlement. Cumulatively this would be likely to impact upon the rural character of the outskirts of the settlement and would urbanise the street scene to the detriment of the appearance of the area.

The applicant's case of very special circumstances in relation to their disabled son is noted. It is not considered that these circumstances outweigh the visual harm that will be caused to this area of Sandtoft Road. Officers have given informal advice on the matter and in particular advice has been given about possible alternatives to providing a garage, ie extending at the rear and re-converting the original garage or extending onto the actual dwelling at the front. The applicant, due to the potential cost, has ruled out these alternatives.

In a recent appeal decision in Barrow, similar extensions to the front of a property were stated by the appeal Inspector to be 'a visually dominant and jarring feature in the street scene' and it was also felt that such development would be at odds with the remaining properties in that part of the street and that the development would harm the character and appearance of the surrounding area. The same principles apply to this application.

The comments of the parish council are noted, but it is not considered that the proposal will result in loss of light to the adjoining neighbour. However, it is accepted that the garage will detract from the character and appearance of this area of Sandtoft Road. On balance the scheme is considered unacceptable and it is recommended that permission be refused.

**RECOMMENDATION****Refuse permission for the following reasons:**

Due to its size and positioning, the proposed garage would be harmful to the character and appearance of the immediate area and would form a discordant feature in the street scene, which is typified on this part of Sandtoft Road by modest-sized front gardens with no buildings to the front of the dwellings. The proposed development is therefore contrary to policies DS1 and DS5 of the North Lincolnshire Local Plan.



Drawing Title: 2008/1721

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**Highways and Planning Service**

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