

APPLICATION NO PA/2014/1149

APPLICANT Mr J Berry

DEVELOPMENT Planning permission for the construction of a 3m x 6m 'log-style' garage in front garden

LOCATION The Graneries, 93 High Street, Wootton

PARISH **WOOTTON**

WARD Ferry

CASE OFFICER Andrew Willerton

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Wootton Parish Council

POLICIES

National Planning Policy Framework:

Section 7 – Requiring Good Design

North Lincolnshire Local Plan:

Policy DS1 – General Requirements

Policy DS5 – Residential Extensions

North Lincolnshire Core Strategy:

Policy CS5 – Delivering Quality Design in North Lincolnshire

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Objects to the development for the following reasons:

- the garage will impair visibility onto the highway from the neighbouring haulage yard and neighbouring properties
- the design, appearance and materials are not in keeping with the vicinity
- loss of turning space/area within the curtilage of the applicant's property.

PUBLICITY

Neighbouring properties have been notified by letter. No comments have been received.

ASSESSMENT

The application site is The Granaries, 93 High Street, Wootton, and is within the development limit. Planning permission is sought for the construction of a 3 metre by 6 metre 'log-style' garage in the front garden.

The main issue in the consideration of this application is the impact the garage will have in terms of its design and siting upon the character of the area.

Number 93 is a two storey semi-detached dwelling on High Street, Wootton. The front garden of the property and the attached neighbour is predominantly laid to gravel. A shared vehicular access to the gravelled area exists on the boundary with High Street. The boundary wall between the two attached properties is sited over 8 metres from the access onto High Street creating an open gravelled space allowing vehicular access to both properties. The boundary treatment to front along High Street consists of a mature hedgerow and to the western side a timber close-boarded fence. Directly to the west of the applicant's property is an open grassed space which in turn is bordered to the west by a haulage yard.

Within the immediate vicinity of the application site a varied street scene exists. Open grassed space with no boundary treatment to the High Street can be seen as well as two-storey edge of footpath properties. The pair of semi-detached dwellings to the east of the site both feature detached brick-built garages within the front garden which again is predominantly laid to gravel with a shared access onto High Street.

Given the varied street scene within the vicinity, and the existence of detached garages within the front garden to the adjacent pair of semi-detached properties, it is considered that there would be no significant impact to the character of the area by siting a garage in this location.

The garage proposed is 3 metres by 6 metres with a maximum roof height of 2.7 metres. It is proposed that the hedgerow be retained and the garage set back from it by 0.6 metres. This will reduce the impact of the proposed garage by screening it partially from public view on the High Street.

It is proposed that the garage be constructed from wood with a natural finish and a felt pitched roof. Whilst these materials are not used for outbuildings to the front within the vicinity it is nonetheless considered to be acceptable for a domestic outbuilding. Timber is used for garage doors, however, on properties within the vicinity.

The parish council in has raised concerns with regard to visibility gaining access to the High Street from neighbouring properties and the haulage yard as well as loss of turning space within the curtilage of the property. The council's Highways department has raised no objections to the proposal and the view is therefore taken that highway safety will not be reduced as a result of the proposed development.

Given that there is a varied street scene within the vicinity and that the hedgerow to the front boundary is to be retained, it is recommended that planning permission be granted subject to conditions.

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.

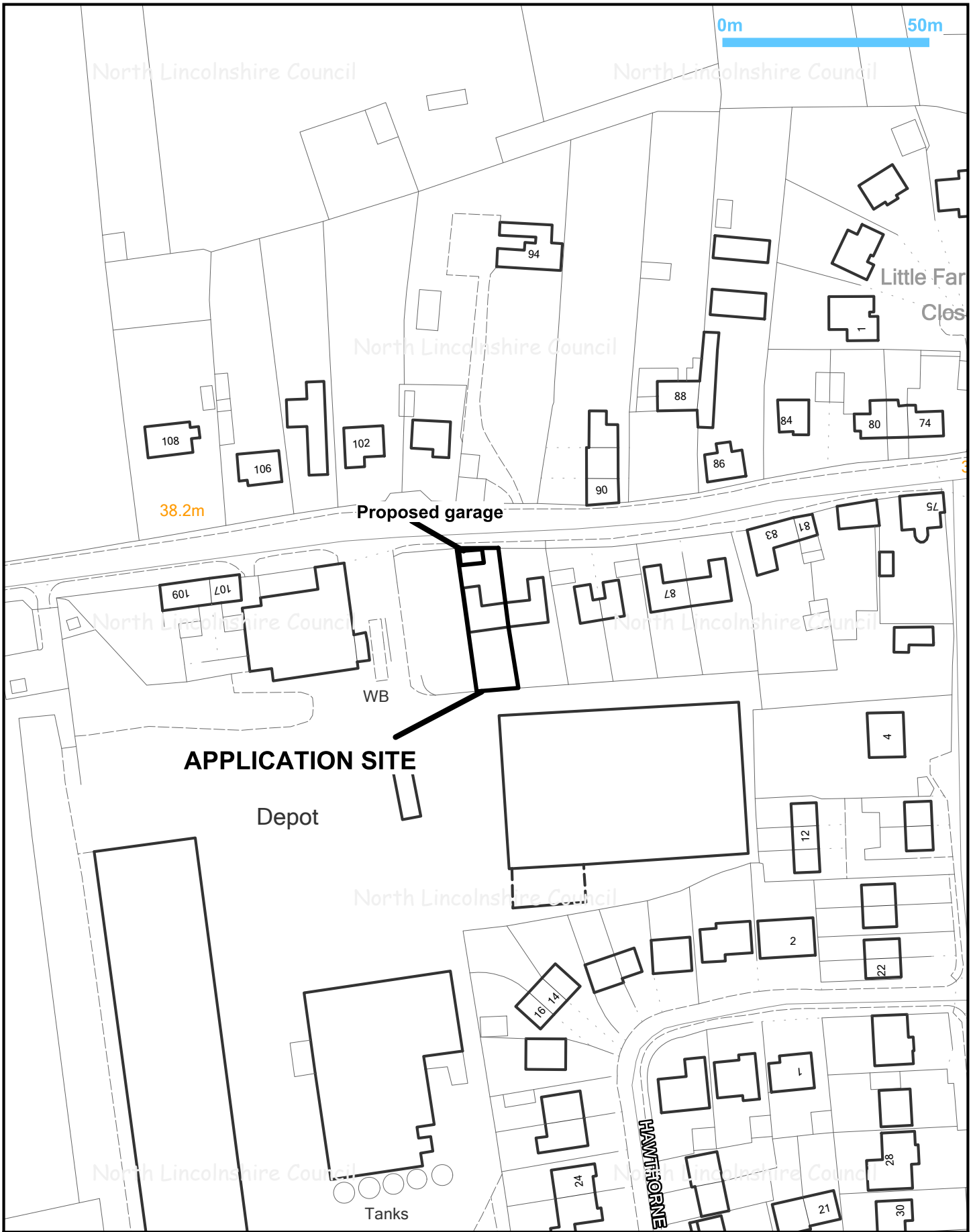
The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2014/1149/001.

Reason

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

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2014/1149

Drawn by: Sue Barden

Date: 18/12/2014

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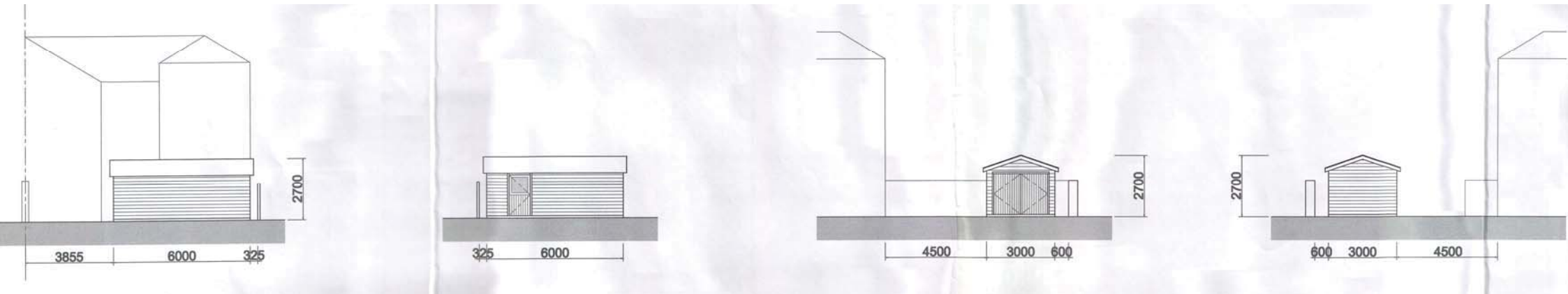


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PA/2014/1149 Proposed Shed Elevations - Not to scale



North Elevation View from High Street

South Elevation

East Elevation

West Elevation