

APPLICATION NO PA/2014/1297

APPLICANT Mr C Savoury

DEVELOPMENT Planning permission to erect a detached double garage in the front garden

LOCATION 94 Westgate Road, Westgate, Belton

PARISH BELTON

WARD Axholme Central

CASE OFFICER Andrew Willerton

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Belton Parish Council
Applicant request to address the committee

POLICIES

National Planning Policy Framework:

Section 7 (Requiring Good Design)

North Lincolnshire Local Plan:

Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

Policy LC14 (Area of Historic Landscape Interest)

North Lincolnshire Core Strategy:

Policy CS5 (Requiring Good Design)

CONSULTATIONS

Highways: No objection.

PARISH COUNCIL

Objects to the proposal because it is beyond the building line and would pose threat to highway safety by way of ingress/egress to the garage onto Westgate Road.

PUBLICITY

Neighbouring properties have been notified by letter. Two letters have been received raising the following concerns:

- The proposed development will be situated on the boundary and the guttering/roof overhang will extend across the boundary.
- The position of garage on site will not allow for safe ingress/egress for vehicles.
- The position of the garage will result in less flexible parking arrangements than at present and hence result in increased vehicular movements and on-road parking.

ASSESSMENT

The application site is 94 Westgate Road, Belton. The site is outside the development limit and therefore, for the purposes of planning, is considered to be in the open countryside. Furthermore, the land is designated as an area of special historic landscape interest. Planning permission is sought to build a detached double garage in the front garden.

The main issues for consideration in the determination of this application are whether the siting of the proposed garage is in keeping with the character of the area, and whether the proposed garage and associated access would pose a threat to highway safety.

Number 94 is a detached dormer bungalow with exaggerated roof slope allowing for habitable roof space with the gable facing onto Westgate Road. It is proposed to construct a garage to the south-east corner of the front garden. There is an existing attached garage to the property which is forward of the main dwelling. It is stated that this will be converted to host equipment for a biomass boiler which is not the subject of this application. The proposed new garage is of the following dimensions: 5 metres deep, 6 metres wide, 2.5 metres to eaves and 5 metres to maximum roof ridge.

The first issue for consideration is whether the proposed development is in keeping with the character of the area. This consideration itself can be split into two: the position of the building and the use of materials. The proposed siting of the garage will be to the south-east of number 94 and therefore within the front garden. The front boundary treatment at present to the property and neighbouring properties is a brick wall no higher than 1 metre. Opposite the site, there is no boundary treatment to the frontage with Westgate Road. However, next door but one to the applicant's property is a garage similar in footprint and scale to what is proposed in this application although with differing ingress/egress arrangement.

In terms of materials it is proposed that the garage will be constructed of a rustic multi-brick facing brick with black Sandtoft tile roof. Given that the details of materials are limited and the location of garage to the front and in an area of special historic landscape interest, where traditional materials should be used, it is recommended that a condition be imposed requiring details of materials to be provided and approved by the local planning authority prior to the commencement of development.

Given the presence of a detached garage of similar scale, footprint and position in the immediate vicinity of the proposed development, and that the materials issue can be addressed by condition, it is considered that it would be unreasonable to refuse the application because it is out of keeping with the character of the area.

In addition, it is not considered that the proposed development would be detrimental to the residential amenity of neighbouring properties. The neighbour to the east would be most

affected but, given the distance of the proposed development to windows of the front elevation of the property, and that the garage would be south-west of the affected window, there would be no significant loss of light. Comments have been received with regard to the guttering and roof overhanging the boundary with this property owing to descriptions in the application form. Discussion with the applicant indicates that to overcome this issue the garage be moved away from the boundary as indicated on the block plan submitted.

Assessment has been given to the impact of the proposed development upon highway safety which has been raised by both the parish council and within a letter of comment received. The Highways team has been consulted as part of the application process and has raised no objections to the proposed development and considers the development to be acceptable.

A letter of comment to the proposed development states that the proposed garage will overhang the boundary with a neighbouring property. The submitted block plan, however, indicates that the proposed garage will not be sited directly on the boundary with the neighbouring property to the east but a small gap will remain to ensure that the proposed development does not overhang the boundary.

It is therefore 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: [insert plan numbers]

Reason

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

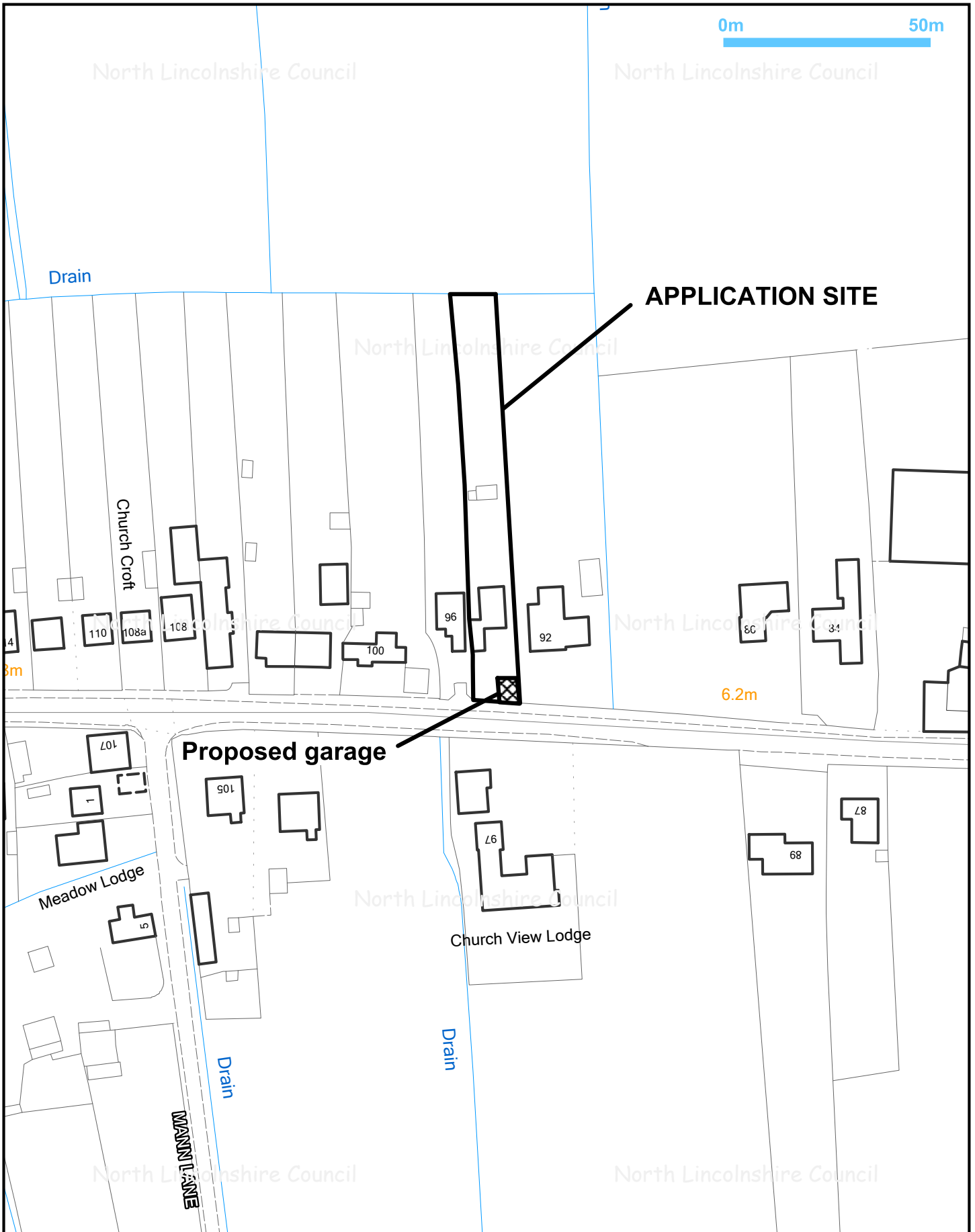
3.
No development shall take place until details of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

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.

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.



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