

APPLICATION NO	PA/2015/0358
APPLICANT	Mr P Drayton
DEVELOPMENT	Planning permission to erect a detached garage (resubmission of PA/2014/1128)
LOCATION	385 Messingham Road, Bottesford
PARISH	BOTTESFORD
WARD	Bottesford
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Bottesford Town Council

POLICIES

National Planning Policy Framework: None directly relevant.

North Lincolnshire Local Plan: Policy DS1 (General Principles) provides general guidelines for all new development. Policy DS5 (Residential Extensions) provides specific guidance in relation to residential extensions. SPG1 provides specific design guidance in relation to residential extensions.

North Lincolnshire Core Strategy: Policy CS5 (Delivering Quality Design in North Lincolnshire). This policy provides guidance in relation to design for all new development.

CONSULTATIONS

Highways: No objections.

TOWN COUNCIL

Object due to the size and character of this proposal. Light issues to neighbouring properties are a concern.

PUBLICITY

Neighbouring properties have been notified. No responses have been received.

ASSESSMENT

This proposal is for a detached garage. It is a resubmission of PA/2014/1128 which was withdrawn. The garage is to be located in the rear garden behind an existing garage. The dimensions of the garage are 8 metres wide, 17 metres deep and 3.7 metres high. The garage is required by the applicant for the storage of classic cars. The existing garage will

be used to access the proposed garage. PA/2014/1128 proposed to install the garage horizontally along the western boundary of the site which would have had an adverse impact on the neighbour to the rear. This application sites the garage running parallel along the southern boundary of the site.

The main issues associated with this proposal are whether the design of the building and its impact on neighbours is acceptable in planning terms.

The site is located within the Scunthorpe and Bottesford urban area, where in principle residential extensions are considered to be acceptable. The site is a detached dwelling with a large rear garden. The site is surrounded by residential properties on all sides.

The proposed garage is located in the rear garden behind an existing garage. The garage is not visible in the street scene. The garage is required to store the applicant's classic cars and therefore quite a large building is required. However, the height of the building has been kept to a minimum to reduce its impact on neighbours. In the vicinity a number of properties on Messingham Road have large outbuildings in their rear gardens.

The neighbours to the rear (Stuart Close) are bungalows which are located at a higher level than the application site. The garage has been pulled away from the rear boundary by 2.5 metres and is located over 8 metres from the dwelling to the rear. The bungalows have various outbuildings in their rear garden and the close-boarded boundary fence will effectively screen much of the garage from view. As a result the impact the garage has on these properties is minimal and therefore the proposal accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

The proposed garage is located adjacent to the southern boundary of the site. The neighbour to the south has various outbuildings in their rear garden. The proposed garage is located over 20 metres from the neighbour's dwellinghouse. Due to this distance and the overall height of the garage, it is considered that it will not result in any demonstrable harm being caused to this property. The proposal therefore accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

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: 385 MESS RD/005, 385 MESS RD/006, 385 MESS RD/007 and 385 MESS RD/008.

Reason

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

3.

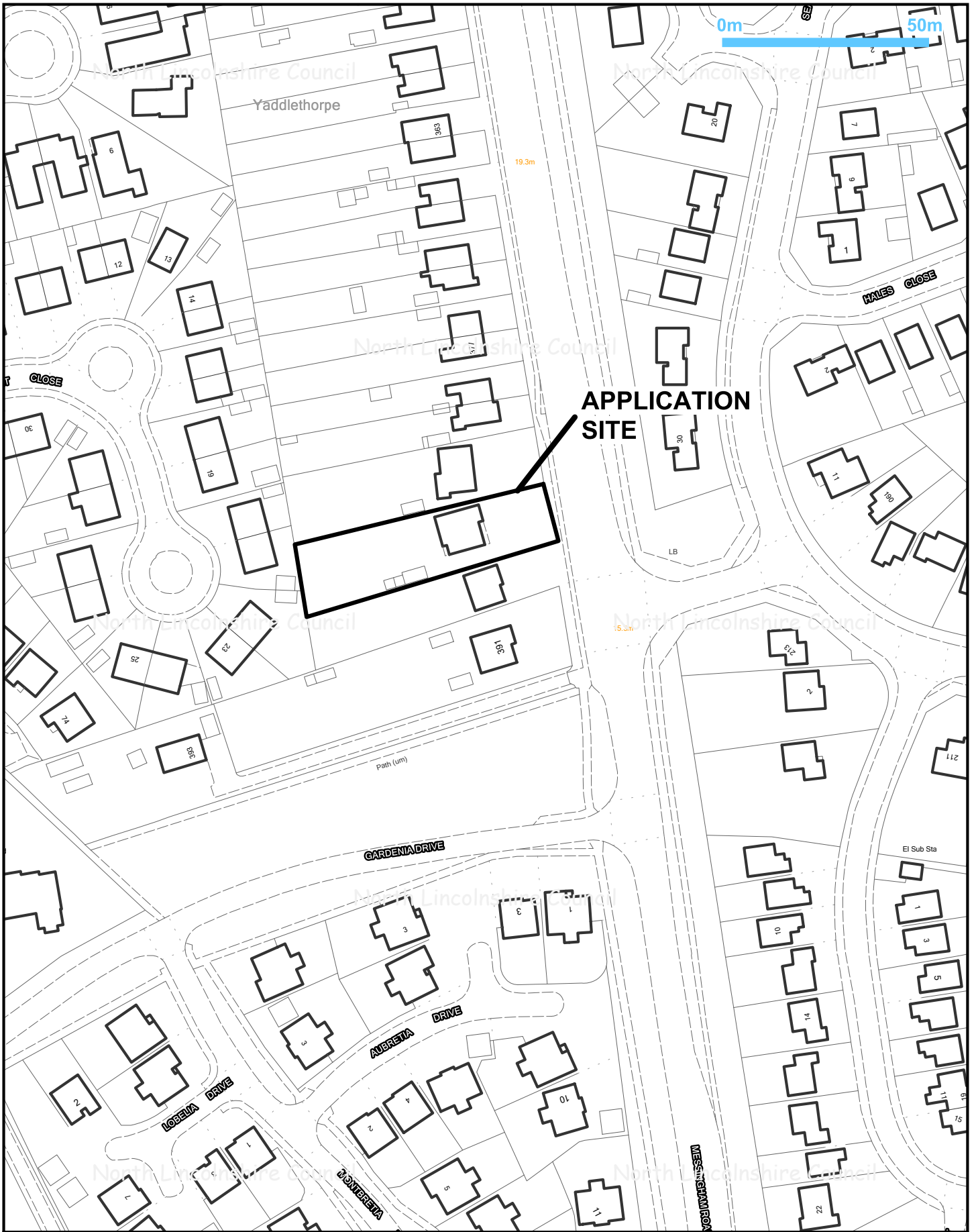
The garage hereby permitted shall not be used other than for purposes incidental to the residential use of 385 Messingham Road, and for the avoidance of doubt shall not be used for the purpose of any trade, business or profession without a specific grant of permission in that behalf.

Reason

To maintain the living standards of the adjoining residential property and to enable any alternative use to be assessed against the criteria in policy DS4 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.



Title: PA/2015/0358

Drawn by: Sue Barden

Date: 19/05/2015

Scale 1:1250



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Ordnance Survey 0100023560

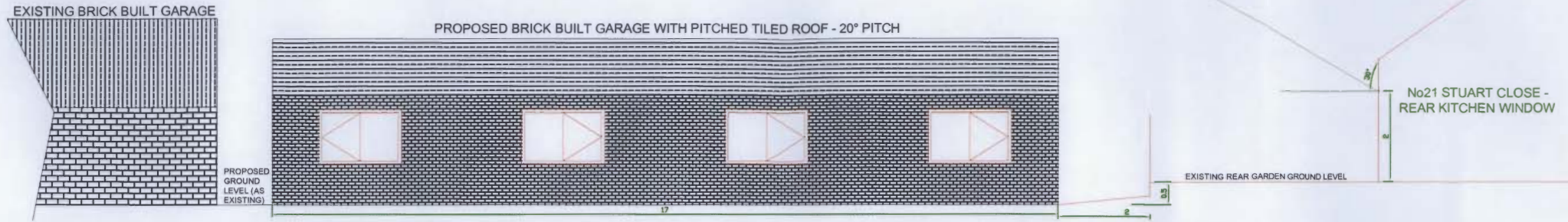


Director of Places
Peter Williams
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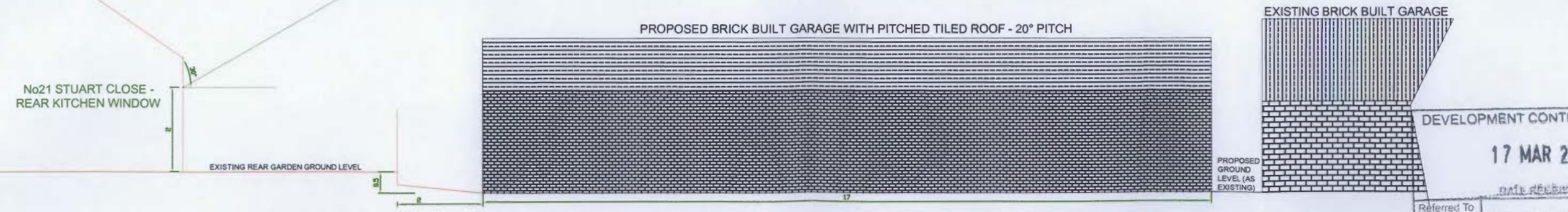
PA/2015/0358 Proposed Layout

Not to scale





PROPOSED SIDE ELEVATION (NORTH FACING), INCLUDING No 21 STUART CLOSE



PROPOSED SIDE ELEVATION (SOUTH FACING), INCLUDING No 21 STUART CLOSE

