
Conversion of garage into habitable room

Report Item No
A7

164 Thornborough Road Coalville Leicestershire LE67 3TJ

Application Reference
14/00115/FUL

Applicant:
Mr Colin Sawyer

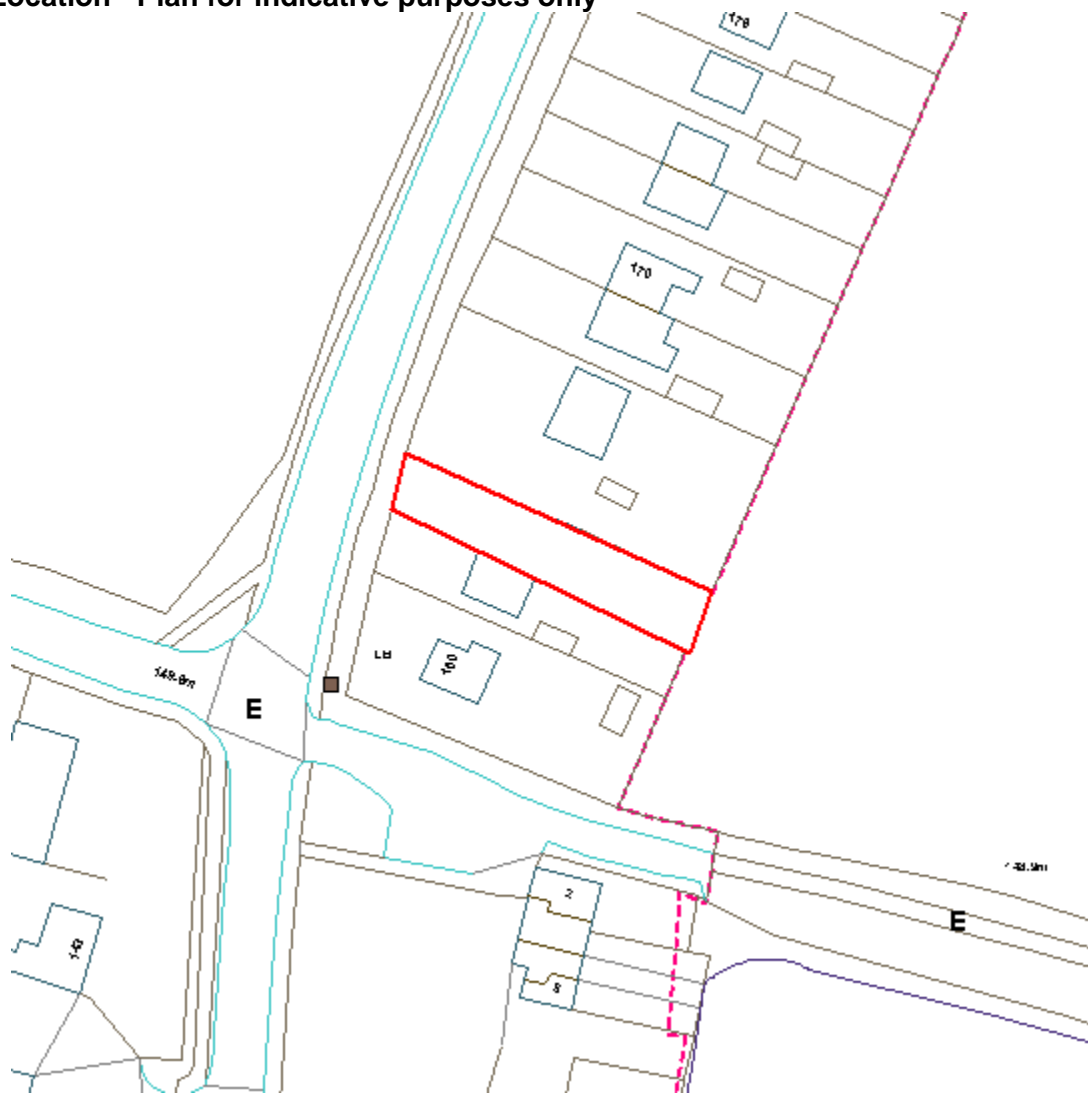
Date Registered
4 February 2014

Case Officer:
Anna Edwards

Target Decision Date
1 April 2014

Recommendation:
PERMIT

Site Location - Plan for indicative purposes only



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EXECUTIVE SUMMARY OF PROPOSALS AND REASONS FOR APPROVAL

Proposal

This is a householder application for the conversion of garage into habitable room at 164 Thornborough Road, Coalville. The subject property a two storey semi-detached property situated on the eastern side of Thornborough Road. The site is located in a residential area with dwellings to the north and south. To the east and west is open land. The subject property is located within Limits to Development.

The proposal is for the conversion of the existing integral garage into a habitable room to provide for additional living space. The up and over door will be replaced with a door and a window and the garage will be converted into a living room. Planning permission is required for the garage conversion as condition 4 of Planning Permission 93/00029/FUL for the erection of a two storey side extension, states 'The garage shall be retained at all times for the use of a garage and shall not be used for any purpose such that a vehicle cannot be parked inside'.

Consultations

Members will see from the report below that locally, there have not been any objections from neighbours and in relation to the technical issues on the site, no objections have been received from Leicestershire County Council Highways Authority.

Planning Policy

The development is considered to comply with the relevant policies of the Development Plan as well as guidance contained within the National Planning Policy Framework.

Summary Reasons for Granting Planning Permission

The site is located within the limits to development where the principle of extensions and alterations to existing dwellings are considered acceptable subject to impacts upon amenity, design, highway safety and compliance with the relevant policies of the Local Plan and other material considerations. The proposal is not considered to affect residential amenity in the area, have any significant detrimental design impacts or conflict with highway safety. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the Local Plan, in this case S2, E3, E4, T3 and T8. It is therefore recommended that the application be permitted.

RECOMMENDATION- PERMIT, subject to conditions

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommended conditions, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Planning Permission is sought for the conversion of garage into a habitable room at 164 Thornborough Road, Coalville. The subject property is a two storey semi-detached dwelling, situated on the eastern side of Thornborough Road. The site is located in a predominantly residential area with dwellings surrounding the site to the north and south. To the east and west of the site is open land. The subject property is located within Limits to Development.

The proposal consists of converting the existing integral garage into a habitable room; this will provide for additional living space in the form of a living room. In order to achieve this, it is proposed that the garage door would be removed and it would be replaced by brick, a new UPVC door and window to match the existing windows and doors.

The planning application was brought to Planning Committee as the applicant is a Authority employee.

Relevant planning history;
93/00029/FUL

2. Publicity

One Neighbour have been notified (Date of last notification 6 February 2014)

3. Consultations

Clerk to Whitwick Parish Council consulted 6 February 2014

4. Summary of Representations Received

No representations have been received from members of the public.

County Highway Authority made the following comment: Consider car parking - bedrooms.

5. Relevant Planning Policy

Planning Policy Framework

The Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF brings together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. The NPPF contains a number of references to the presumption in favour of sustainable development.

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

In March 2014 the Government published National Planning Practice Guidance (NPPG) to supplement the NPPF. The NPPG does not supplement the NPPF. The NPPG does not change National Policy but provides practical guidance as to how such policies should be applied.

The North West Leicestershire Local Plan forms the development plan and the following policies of the Local Plan are consistent with the policies in the NPPF and, save where indicated

otherwise within the assessment below, should be afforded weight in the determination of this application:

West Leicestershire Local Plan

Policy S2 sets out that development will be permitted on allocated sites and other land within the Limits to Development, where it complies with the policies of this Local Plan.

Policy E3 seeks to prevent development which would be significantly detrimental to the amenities enjoyed by the occupiers of nearby dwellings.

Policy E4 seeks to achieve good design in new development.

Policy T3 requires development to make adequate provision for vehicular access and circulation and servicing arrangements.

Policy T8 sets out the criteria for the provision of parking associated with development.

Submission Core Strategy (April 2012)

At a meeting of the Full Council on 29 October 2013, the District Council resolved to withdraw the Submission Core Strategy.

6. Assessment

Principle

The site is located within the Limits to Development as set out on the Proposals Map to the Local Plan where the principle of extensions and alterations to existing dwellings are considered acceptable subject to impacts upon design, amenity, highway safety and any other material considerations.

Residential Amenity

Consideration has been given to the impact of the development on surrounding residential properties despite not receiving any letters of representation during the course of the application. Given that the proposal involves the external alterations of a new door and a new window to the front/ western elevation; it is not considered that there would be any significant overlooking, overshadowing or overbearing impact as a result of the development to the neighbouring residential amenities.

It is, therefore, deemed that the development would not have any significant detrimental impact upon neighbouring residential amenities and is considered to be acceptable in relation to Policy E3 of the Local Plan.

Design

Consideration has also been given to the design of the proposal and whether it would have an acceptable impact upon the character and appearance of the dwelling itself and the street scene.

The proposed conversion of the garage involves the removal of the existing up and over garage door and the installation of a new UPVC door and UPVC window. These materials would match those used on the existing dwelling and will ensure that the alteration appears well related to the main dwellinghouse.

Overall, the design, appearance and scale of this proposal is acceptable and would not look out of keeping with the character and appearance of the surrounding area or the existing dwelling and is considered to be compliant with Policy E4 of the Local Plan.

Highway Safety

The proposal would result in the loss of a garage space and would, therefore, reduce the available off-street car parking spaces by one. However, the site visit and plans submitted show that the driveway would still be able to provide at least two off-street car parking spaces. As the Local Plan requires an average of 1.5 spaces per dwelling it is considered that the proposal would provide a sufficient level of parking that would not lead to on-street car parking issues. Given this and that the County Highway Authority has no objections; it is not considered that the proposal would conflict with highway safety policies T3 and T8 in the Local Plan or the advice contained in the County Council's HTD document.

Conclusion

There have been no objections to the proposed development. The proposal is not considered to affect residential amenity in the area, have any significant detrimental design impacts or conflict with highway safety. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the Local Plan, in this case S2, E3, E4, T3 and T8. It is therefore recommended that the application be permitted.

RECOMMENDATION - PERMIT, subject to the following conditions;

- 1 The development shall be begun before the expiration of three years from the date of this permission.

Reason- to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The proposed development shall be carried out strictly in accordance with the following plans, unless otherwise required by a condition of this permission:

Drawing 'Proposed' (Scale 1:50) deposited with the Local Planning Authority on 4th February 2014;

Drawing 'New Front Elevation of House' (Scale 1:50) deposited with the Local Planning Authority on 4th February 2014.

Reason- To determine the scope of this permission.

- 3 All external materials used in the development hereby permitted shall be of the same type, texture and colour as those used in the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Reason- to ensure a satisfactory standard of external appearance.

Notes to applicant

- 1 Planning permission has been granted for this proposal. Discussion with the applicant to

PLANNING APPLICATIONS- SECTION A

seek an acceptable solution was not necessary in this instance. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).