

Removal of two garages and replacement with double garage

Report Item No
A6

144 Central Road Hugglescote Coalville Leicestershire

Application Reference
14/00580/FUL

Applicant:
Mr Shane Fox

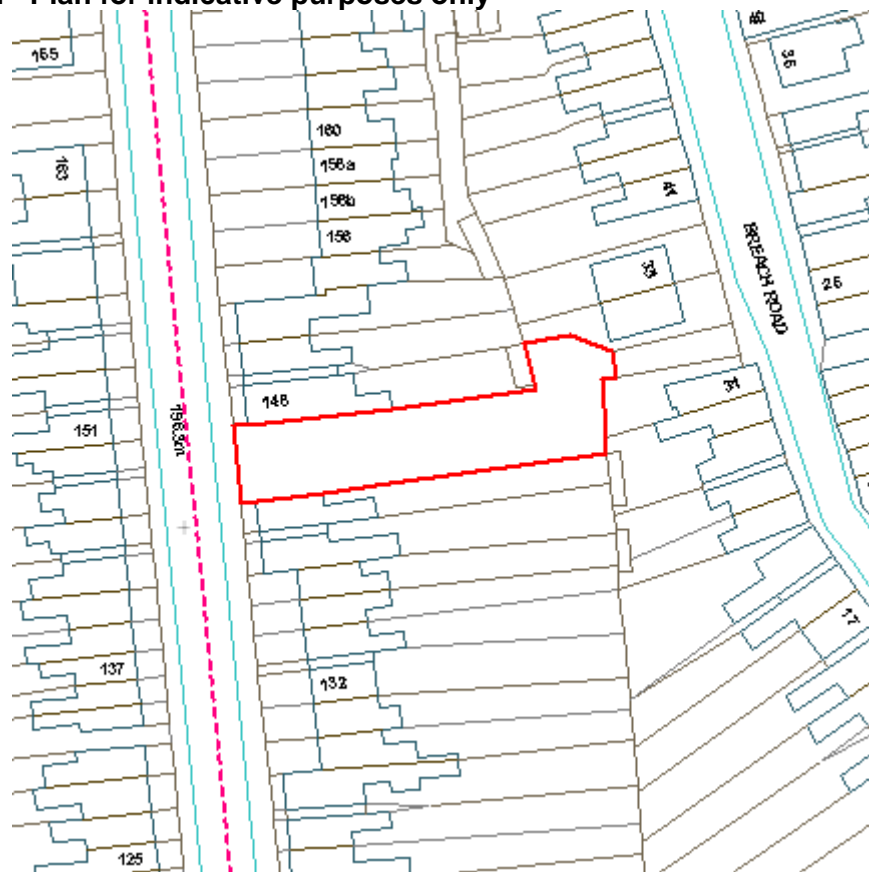
Date Registered
8 July 2014

Case Officer:
Anna Edwards

Target Decision Date
2 September 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 removal of two garages and replacement with double garage at 144 Central Road, Hugglescote. The subject dwelling is a two storey end terrace property situated on the eastern side of Central Road. Access to the rear garden of the site is gained via an existing access off Breach Road to the east of the site. The site is located in a residential area with dwellings surrounding the site to the north, east, south and west. The subject property is located within Limits to Development.

The proposal is for the replacement of two garages with a double garage. The proposed garage would be located to the south eastern corner of the site and it will be facing north. Access to the rear garden and the proposed garage is gained via Breach Road to the east of the site.

This application has been called to Planning Committee by Councillor Legrys on the grounds of the impact of the proposed garage on the amenity of neighbouring residents.

Consultations

Members will see from the report below that locally, there has been 2 neighbour objections to the proposal in relation to the planning issues of overshadowing, overbearing and oppressive impacts.

Hugglescote and Donington Le Heath Parish Council did not respond during the course of the application.

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 outbuildings and alterations to existing dwellings are considered acceptable subject to impacts upon amenity and design and compliance with the relevant policies of the Local Plan and other material considerations. The proposal is not considered to significantly affect residential amenity in the area or have any significant detrimental design impacts. 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 and E4. 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 removal of two garages and replacement with double garage at 144 Central Road, Hugglescote.

The subject property is a two storey, end terrace dwellinghouse, situated on the eastern side of Central Road. The proposed double garage is to be located to the south eastern corner of the site and access is gained from a driveway adjacent to 31 Breach Road, Hugglescote. The site is located in a predominantly residential area with dwellings surrounding the site to the north, east, south and west. The subject property is located within Limits to Development.

The proposal is for the replacement of two garages with a double garage. The proposed garage will be located to the south eastern corner of the site and it will be facing north. Access to the rear garden and the proposed garage is gained via Breach Road to the east of the site. The proposed garage would have a pitched roof and it will measure 6.35 metres in length, 5.7 metres in width, 2.25 metres in height to the eaves and 3.9 metres in height to the ridge. The materials proposed are brick and block walls, concrete tiled roof, double width up and over door, single pedestrian PVC door to side and PVC window.

No relevant planning history.

2. Publicity

5 No. Neighbours have been notified (Date of last notification 24 July 2014)

3. Consultations

Hugglescote And Donington Le Heath Parish Council consulted 24 July 2014

4. Summary of Representations Received

2 No. letters of representation have been received from neighbours. The issues raised in the letters are outlined below;

- Proposed garage will overshadow neighbouring gardens and house causing loss of light.
- visual impact overbearing and oppressive
- could cause a hazard from fire, falling ice and snow to neighbouring residents.

Hugglescote and Donington Le Heath Parish Council did not respond during the course of the application.

5. Relevant Planning Policy

National 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.

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:

North 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.

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 to existing dwellings and the erection of outbuildings are considered to be acceptable subject to impacts upon design, amenity and any other material considerations.

Residential Amenity

Consideration has been given to the impact of the development on surrounding residential properties and 2 no. letters of objection were received during the course of the application. The most immediately affected dwellings would be the two adjacent dwellings to the east of the site; No's 29 and 31 Breach Road, both two storey terraced dwelling houses. It was considered in the representations received that there would be loss of light to the adjacent properties and it was also highlighted that the proposal would cause overshadowing, overbearing and an oppressive impact to an adjacent dwelling. The proposed double garage is situated 0.5 metres from the eastern boundary of the subject site. The roof is pitched and is therefore at its highest point (3.9 metres in height) some 3.5 metres from the common boundary with No's 29 and 31 Breach Road. It is noted that Permitted Development rights allow for outbuildings erected up to 4 metres in height with a dual pitched roof 2 meters away from the boundary without the requirement of planning permission. The boundary between the subject site and the adjacent dwellings on Breach Road consists of an approximately 2 metre high brick wall. Given this, it is not considered that there would be any significant overlooking, overbearing or oppressive impacts to the amenities of No's 29 and 31 Breach Road. It is noted that due to the position of the proposal in relation to the adjacent dwellings that there may be some overshadowing impact which is more likely to be evident in the winter months, however given that the garage is of a single storey it is considered that any overshadowing as a result of the proposal would be very limited and not of any significance which would warrant a refusal in this instance.

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 replacement double garage and whether it has an acceptable impact upon the character and appearance of the dwelling itself and the street scene. The materials proposed are brick and block walls, concrete tiled roof, double width up and over door, single pedestrian PVC door to side and PVC window. These materials are considered to be appropriate and appear well related to the existing dwelling. The proposed garage will not be visible from the public highway. A letter of representation considers that the visual impact of the garage would be overbearing and oppressive. It is considered that an outbuilding with a ridge height of 3.9 metres in a residential area consisting of two storey dwellinghouses would be acceptable given that Permitted Development rights allow for outbuildings with a maximum height of 4.0 metres without the requirement of planning permission.

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.

Other

Also raised within the letters of representation was a concern over the garage being a risk for fire and falling ice and snow to the adjacent dwellinghouses. These risk factors are not material planning considerations and therefore cannot be used in the assessment of this planning application.

Conclusion

There has been 2 no. letters of objection against the replacement double garage, however, it is considered that the proposal will not significantly affect residential amenity in the area or have any significant detrimental design impacts. 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, and E4. 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 titled 'Proposed Replacement Garage' (Sectional) deposited with the Local Planning Authority on 8th July 2014;

Drawing titled 'Proposed Roof on Replacement Double Garage' (Plan) deposited with the Local Planning Authority on 8th July 2014;

Drawing titled 'Proposed Replacement Double Garage' (Elevations) deposited with the Local Planning Authority on 8th July 2014;

Drawing scale 1:240 ('Plan') deposited with the Local Planning Authority on 8th July 2014;

Reason- To determine the scope of this permission.

- 3 The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first agreed in writing with 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 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).