

Delegated Report

Application Ref: 15/01289/HHFUL

Proposal: Timber garden shed - retrospective

Site: 3 The Nook, Helpston, Peterborough, PE6 7DN
Applicant: Mr Ian Humphrey

Agent:
Site visit: 18.09.2015

Case officer: Mr M Roberts
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Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal**The Proposal**

The proposal is for the retention of a vertically boarded timber shed to the rear of the application property. It is located to the very north east area of the garden and abuts close to the southern flank boundary of the dwelling to the north. Its dimensions are 6.28m wide, 2.786m high, at its highest point i.e. the ridge of the shed and 2.86m deep. The timber elevations are bright at this time as one might expect for a brand new timber building. The roof is a mono pitch design. The roof is to be covered with sedum. The shed has just the one opening that is on its south facing elevation. The neighbours immediately to the north of the application property, no.1 have erected a trellis up against the common boundary with no.3 The Nook. The trellis is attached to the fence on the side of no.3. This trellis is over 2.2m high. The applicant agreed to allow them to do this.

The site and the surrounding area

The application site lies in a residential area of the village in a central location. The dwelling, No.3, is set back from main road through the village with the long garden of no.1 between. This dwelling has a stone wall along the back edge of the pavement. This wall has a height of approximately 1.4m and is of a cock and hen design. This boundary has a row of vegetation on the top for a lot of its length. This vegetation acts as a screen for much of its rear garden when walking in a west to east direction. There is a gap however in the vegetation when viewed looking from Maxey Road. A house is currently under construction immediately to the east of no.3. This will have a front elevation fronting the Ginton Road. This will be a significantly sized dwelling which will screen much of the application property when viewed whilst walking from an east direction.

The site lies immediately adjacent to a boundary of the Helpston Conservation area whereas land to the north west and north fall within the Conservation Area. The reason why the application property is not in the Conservation Area is due to it being modern. Similar to the other dwellings to the south of the application dwelling in the Nook.

2 Planning History

Reference	Proposal	Decision	Date
13/00352/HHFUL	Proposed sun room/living room extension to existing house	Permitted	30/04/2013

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Core Strategy DPD (2011)

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non scheduled nationally important features and buildings of local importance.

Peterborough Planning Policies DPD (2012)

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP17 - Heritage Assets

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

4 Consultations/Representations

PCC Conservation Officer (28.09.15)

Site Description:

The site is host to a mid to late C20 detached dwelling within the Helpston Conservation Area. The front of the dwelling faces west, with the neighbouring property (1 The Nook) separating the north boundary of the associated garden from Glinton Road.

Comments:

Having considered the impact of the retrospective structure and viewed from the surrounding area, it would have been ideal and entirely possible for the building to have a significantly lower roof height.

However, the issue presented in this instance is whether the structure in its current form is of significant detriment to the setting of the wider Conservation Area to warrant refusal.

The house under construction to the north east of the site will almost entirely block views of the garden building when travelling west along Glinton Road. Once the house under construction is passed the structure becomes visible across the garden of no.1 The Nook. When travelling east along High Street, which then turns into Glinton Road, views of the structure are screened by a hedge that has grown above the wall adjacent to the highway.

In reality the structure will be most visible when emerging onto Glinton Road from Maxey Road. Taking the above into consideration, there are also a number of modern roof structures visible within this view. In addition, the neighbour has erected a tall trellis that acts to screen the majority of the building visible from the public highway, above the boundary wall.

The materials this building has been constructed with appear to be of a quality Larch. Whilst the current finish is somewhat stark, the nature of Larch is that it will silver and darken over time, thus reducing its prominence within the streetscene further.

It would be appropriate to append a condition that the structure has to be finished within a certain time period, as the unfinished roof is currently visually negative.

PCC Tree Officer (28.09.15)

no objections as no trees will be affected.

The Woodland Trust

No comments received

Forestry Commission

No comments received

Helpston Parish Council

No comments received

Local Residents/Interested Parties

Initial consultations: 5

Total number of responses: 1

Total number of objections: 0

Total number in support: 0

There have been no objections to the proposal. The Parish Council advised that they wanted the application to be determined by the Council having had an objection from a member of the public

5 Assessment of the planning issues

Planning Issues

The main considerations in assessing the merits of the case are -

The design of the shed, its impact upon the character and appearance of the Helpston Village Conservation Area and the impact upon the amenities of the occupiers of the two adjoining neighbours.

The design

The shed is of one of many designs for such buildings albeit slightly higher and of a greater mass. All elevations are to be in timber. Overall the design of the shed is considered acceptable.

The impact of the shed upon the character and the appearance of the Helpston Conservation Area.

Any development that requires planning permission in conservation areas, has to preserve/enhance the character and appearance of such areas. The proposal requires planning permission.

As it stands the shed is reasonably obvious from views directly from the north and to a degree from views from an easterly direction. The view of the shed from the west is screened by vegetation that covers a stone wall that forms the boundary with no.1.

However, the view of the shed from the east will be screened by a new dwelling. Views of the shed will still remain from the north but not to a dominant degree. Walking from west to east there will be a glimpse of the shed. However the vegetation above the stone wall of no.1 will mean that pedestrians walking in a west to east direction will not immediately gain sight of the shed.

Overall it is considered that the shed, upon weathering and by its screening from the east would have a neutral impact upon the character and appearance of the village conservation area. The Conservation Officer has no objections to the retention of the shed due to its soon to be screened from the east by a new dwelling and the choice of materials. The timber elevations should weather in time to a silver then darker shade thus reducing its prominence.

The case officer considers that it would be appropriate to stain the rear elevation of the shed in a deep green colour. This, it is considered, would have an immediate impact on reducing the impact of the shed by passers-by along the Glinton Road and therefore the impact of the sheds appearance of the character and appearance of the conservation area.

The impact of the shed upon the occupiers of the close by dwelling houses.

There are just two dwellings who are likely to be affected by the retention of the shed.

No.1 The Nook. - This dwelling has a good sized rear/side garden. The shed is located to the very rear of this garden and as such there will be limited impact in the outlook from the rear areas of this house both from within the dwelling and close to the rear of that dwelling where there is a patio. The occupiers of this dwelling have erected a trellis feature along the southern boundary of their rear garden to screen the shed but also along the east boundary of their garden.

No.5 The Nook This dwelling is to the south of the rear garden of no.3. The rear garden of this dwelling is far enough away from the shed to minimise any potential for an adverse impact. The larch wood material of the fencing should weather in time which will provide an appropriate in terms of the amenities of the occupiers of no. 5

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The shed is of a design, appearance and location that would not harm the character and appearance of the Helpston Village Conservation Area in accordance with policy CS17 of the Peterborough Core Strategy and policy PP17 of the Peterborough Planning Policies DPD.
- Whilst the shed is visible from the rear gardens of the two adjoining residential properties it is positioned in a location that is away from the rear elevations of the those dwellings such that it does not have an adverse impact upon the amenities of the occupiers of those dwellings in accordance with policies PP2 and PP3 of the Peterborough Planning Policies DPD.

7 Recommendation

The case officer recommends that Planning Permission is **GRANTED** subject to the following conditions:

C 1 Notwithstanding the submitted information the top 1m of the rear side (north facing) elevation of the shed be painted a dark green colour within 3 months of the date of this permission.

Reason: In the interests of the amenities of the occupiers of no.1The Nook and the character and appearance of the Helpston Village Conservation Area.

C 2 The development shall be carried out in accordance with the following drawing:-

- 0A0000/0001

Reason: For the avoidance of doubt

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