

Planning and EP Committee 24 January 2017

Application Ref: 16/02087/HHFUL

Proposal: Demolition of existing garage and erection of annex

Site: Forge Cottage, 10 The Green, Glinton, Peterborough
Applicant: Mr David Gregg

Agent: Scott Whight Architects & Development Consultants

Referred by: Glinton Parish Council
Reason: Impact upon Conservation Area and St Benedicts Church
Site visit: 22.10.2016

Case officer: Mr D Jolley
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Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal**Site and surroundings**

The application site contains a small C19th cottage with a modern two storey site extension and is located on the north side of The Green and within the Glinton Conservation Area. The cottage is set to the back of the plot and has a large garden to the front. A garage is located to the front of the dwelling 40 metres away. To the rear of the cottage are single storey extensions which form part of the east and north boundaries.

Proposal

Permission is sought for the erection of an annex on the footprint of the existing garage approximately 14.5m into the site from The Green. The dimensions are 7.6m x 5.3m with a ridge height of 5m.

2 Planning History

Reference	Proposal	Decision	Date
11/01160/FUL	Demolition of rear outbuildings construction of two storey side and rear extensions replacement of existing double garage with new double garage and workshop/store, replacement of windows and new door	Permitted	20/09/2011

3 Planning Policy

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

Planning (Listed Building and Conservation Areas) Act 1990

Section 72 - General duty as respects conservation areas in exercise of planning functions.
The Local Planning Authority has a statutory duty to have special regard to the desirability of

preserving the Conservation Area or its setting, or any features of special architectural or historic interest which it possesses.

Peterborough Core Strategy DPD (2011)

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

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.

Design in Selected Villages (SPD) 2011

Glin1

Any new building should be sympathetic to its neighbours and in keeping with the village character and take into consideration views into the village, particularly of St Benedict's church.

Glin7

The design of extensions and outbuildings should take into account not only views from the road but also other public views.

Glin12

New buildings should be sympathetic to neighbouring buildings and take into consideration views into the village, particularly of St Benedict's church.

4 Consultations/Representations

Glinton Parish Council (09.12.16)

Building cannot be described as an annex, it is too far from the building and appears as a separate dwelling.

The proposal is against policies Glin1, Glin 7 and Glin 12, detrimental to the setting of St Benedicts Church, also against CS17.

Any planning consent should be limited to the sole use by owners of Forge Cottage.

Please refer to committee if the intention is to approve.

PCC Conservation Officer (14.11.16)

Given the extant permission, from a heritage consideration the proposed works can be supported, subject to the omission of the roof lights from the west elevation.

Local Residents/Interested Parties

Initial consultations: 6

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No representations have been received in relation to the proposal.

5 Assessment of the planning issues

The main considerations are;

- The principle of development
- The impact of the proposal on the character of the Glington Conservation Area
- The impact of the proposal on the amenity of the occupiers of neighbouring dwellings

The principle of development

A replacement garage of identical size and practically identical appearance was approved under application 11/01160/FUL. Officers are satisfied that this permission was implemented and as such the previously approved garage could be constructed at any time. This garage could be constructed, then converted to an annex without planning permission, albeit with reduced internal head height as compared to this proposal as the annex is shown as sunk into the ground by 30cm.

The proposal was originally submitted without kitchen. Given the distance to the main house is approximately 40 metres, it was considered unlikely that the building would function as an annex with functional link to the host dwelling. The applicant has submitted revised plans showing a kitchen at ground floor, creating a self contained annex.

The applicant has submitted supporting documentation expanding upon why the building is required and its likely use. The building would be partly used as an annex for the applicant's elderly parents who live abroad but return to the UK for extended periods. At other times the building would be used as a quiet space for one of the applicants children who has health issues and requires a calm and quiet space. Long term it is likely that the building will be used by the disabled son who is unlikely to be able to live independently.

In both cases the Local Planning Authority consider that these uses have a functional link to the host dwelling and as such the use of the building as an annex is acceptable in principle.

The Parish have requested that if recommended for approval a condition should be appended to the permission limiting the use of the annex to the owners of Forge Cottage. It is normal procedure for the Local Planning Authority to append an ancillary accommodation condition to applications for annexe's and this condition is considered reasonable in this instance.

The impact of the proposal on the character of the Glington Conservation Area

The proposed garage occupies a prominent location within the Conservation Area and although the garage will be situated behind a relatively tall natural boundary the roof and top part of wall will be visible from the public realm. The stone quoin and semi smooth render finish is as previously permitted and will match that of the house.

The main changes are the sinking into the ground of the annex by 30cm, insertion of windows in

the west elevation instead of garage doors and the provision of bi-fold doors in the east elevation and the insertion of a roof light along the rear elevation roof slope. It is unlikely that the change to ground floor windows and garage door would be materially visible from the public realm due to the established boundary. The additional roof light will be visible from the public realm but it is considered that a single roof light will not unacceptably harm the character of the Glington Conservation Area. The Conservation Officer considers the single roof window acceptable.

Glington Parish Council have objected to the application stating that the garage would harm views of the adjacent church and as such the proposals are contrary to adopted planning policy. The previous garage was approved in September of 2011, four months after the Design and Development in Selected Villages SPD was adopted in June 2011. This document is quoted in the Case Officer report for application 11/01160/FUL and as such it was considered that the garage accords with the relevant policies contained within this document.

Notwithstanding this, although visible in wider views from and to the church, the annex is of a modest height of 5.0 metres and is sited more than 50 metres from the church building itself, this is an acceptable separation distance that provides for adequate visual separation between the buildings. The garage continues an established building line created by numbers 8 and 9 The Green and as such is considered unlikely to appear incongruous. The Conservation Officer has raised no objection to the proposal.

Given the similarity of this proposal to the approved scheme it would not be reasonable to refuse this application on design grounds. Notwithstanding this the as stated above the previously approved garage could be constructed as the permission has been implemented, then converted to an annex without planning permission.

In light of the above it is considered that the proposal will not unacceptably harm the character of the Glington Conservation Area or the setting of St Benedict's church.

It is therefore considered that the proposal is in accordance with policies Glin1, Glin7 and Glin12 of the Design and Development in selected villages SPD 2011 and section 72 of the Town and Country Planning Act (Conservation Areas).

The impact of the proposal on the amenity of the occupiers of neighbouring dwellings

The impact of a building of the size proposed was considered under application number 11/01160/FUL and found to be acceptable, not resulting in unacceptable overshadowing, overbearing impact or noise disturbance to neighbours. However the use as an annex is considerably different. The nearest dwelling is located approximately 15 metres from the proposed annex. The use of the building as living accommodation may result in some disturbance to the occupiers of number 9 through its day to day use, illumination of rooms and cooking smells. However the Local Planning Authority has no reason to believe that the annex would result in an unacceptable level of disturbance to neighbours; the annex faces away from the nearest neighbour and the 15 metre separation distance is considered to be adequate and commensurate to relationships between residential accommodation across the Authority.

In order to avoid overlooking towards number 9 The Green, a condition will be appended to the permission removing permitted development rights in relation to insertion of windows.

Subject to the above, the development is considered to comply with policy PP3 of the Peterborough Planning Policies (DPD).

Other matters

The existing garage does not appear to be useable and as such there will be no loss of parking following its demolition. There is ample space clear of the public highway to park two vehicles and as such the proposal accords with parking policy PP12.

The access is less than 5.0 metres wide and therefore would not be suitable as a shared access

servicing a standalone dwelling. The aforementioned condition, restricting the use of the building to ancillary accommodation, will prevent the use of the building as a separate planning unit.

Trees

The Landscape Officer has been consulted following submission of revised plans showing a retained tree. The outcome of this consultation will be recorded on the update report.

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 proposal will not unacceptably harm the character of the Ginton Conservation Area, the setting of the adjacent listed St Benedict's Church or the amenity of the occupiers of neighbouring dwellings; in accordance with policies CS16 and CS17 of the Peterborough Core Strategy DPD 2011, policies PP2, PP3 and PP17 of the Peterborough Core Strategy (DPD) 2012 and policies Glin1, Glin7 and Glin12 of the Design and Development in selected villages SPD 2011 and section 72 of the Town and Country Planning Act (Conservation Areas).

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **GRANTED** subject to the following conditions:

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

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

C 2 The development shall be carried out in accordance with drawings; 01A-A3, 02B-A3 and 03A-A3.

Reason: For the avoidance of doubt.

C 3 Notwithstanding the provisions of the Part 1 Class A, B, C and E of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the permitted extension other than those expressly authorised by this permission or those expressly authorised by any future planning permission.

Reason: In order to protect the amenity of the adjoining occupiers or the visual amenity of the area, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

C 4 The annex hereby permitted shall not be occupied or used at any time other than for purposes ancillary to the residential use of the dwelling known as Forge Cottage, 10 The Green and shall not be occupied, leased or rented as a separate dwelling.

Reason: The site is not adequate to support a separate dwelling and therefore this development is only acceptable as ancillary accommodation in accordance with Policy

CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP4 of the Peterborough Planning Policies DPD (2012).

- C 5 No above ground development shall take place until samples of all external facing materials, roof tiles, windows, doors and rainwater goods to be used have been submitted to or inspected on site by the Local Planning Authority's conservation officer, or representative and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to preserve the special architectural and historic character of the Ginton Conservation Area; in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).

- C 6 Windows and doors shall be inset from the exterior elevation by 50mm.

Reason: In order to preserve the special architectural and historic character of the Ginton Conservation Area in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).

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