

Application Ref: 17/01220/FUL

Proposal: Erection of detached garage for new bungalow

Site: Land To Rear Of, 37 And 39 Lincoln Road, Glington, Peterborough

Applicant: Mr Alan Cavender

Agent: Mr N P Branston
Branston Assoc.

Site visit: 20.07.2017

Case officer: Mr M A Thomson

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Recommendation: **GRANT** subject to relevant conditions

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

Site Description

The application site forms part of two rear gardens, formally serving no's 37 and 39 Lincoln Road, a detached bungalow and two storey dwelling respectively, and has a site area of 400 square metres.

The site has been cleared and is preparing to start works on a single storey dwelling previously approved in 2015. There exists a 2m high boundary fence to the north, east and west boundaries, and the southern boundary adjacent to the access there is currently herras fencing. The application site is set back some 50 metres from Lincoln Road, situated behind numbers 37 and 39 Lincoln Road.

To the north of the site is the rear garden to No.41 Lincoln Road, to the west is a Residential Care Home (Garden Lodge), to the south-west is a detached bungalow (No. 35A Lincoln Road), to the south is a recently built detached bungalow (No.35B Lincoln Road) approved under 09/01550/FUL, and to the south-east is a rebuilt detached bungalow (No.35 Lincoln Road).

The application site would be accessed by an existing access from Lincoln Road, which serves No's 35A, 37 and the Residential Care Home. It is understood that there are a maximum of 10 people residing at the Care Home.

Proposal

The applicant seeks planning permission for the erection of a single storey garage, which would have a floor area of 3.75m x 5.6m and proposes to stand at 2.4m to eaves and 4m to ridge. The materials would match the to-be built dwelling, with pilgrim buff brick and sandtoft double pantile (terracotta red) with a cream roller shutter door.

Planning permission is required as the garage would be over 2.5m in height situated within 2m of a boundary.

Condition 3 of the 2015 planning permission for the bungalow also restricted permitted development rights for outbuildings as Officers were concerned of the size of the dwelling itself situated within the plot, but also to ensure a sufficient sized garden would be retained to serve future occupiers.

2 Planning History

Reference	Proposal	Decision	Date
16/01168/FUL	Proposed two bedroom bungalow	Refused	04/10/2016
15/00621/FUL	Erection of detached bungalow with access	Permitted	14/07/2015
12/00297/FUL	Construction of 1 x 2 bed bungalow	Refused	30/04/2012

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)

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.

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.

PP04 - Amenity Provision in New Residential Development

Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

PP13 - Parking Standards

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

Peterborough Local Plan 2016 to 2036 (Preliminary Draft)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document took place between December 2016 and 9 February 2017. The responses are currently being reviewed. At this preliminary stage only limited weight can be attached to the policies set out therein.

4 Consultations/Representations

Welland & Deeping Internal Drainage Board (03.07.17)

No objection

Glinton Parish Council (19.07.17)

Object - Members of the parish council had objected to the bungalow development as overdevelopment of the site. However this had been permitted by committee.

In the opinion of the Parish Council the current application exacerbated the perceived overdevelopment of this back land site and should be refused.

PCC Peterborough Highways Services (19.07.17)

Comments - Please inform the applicant that PCC's minimum clear internal dimensions for single garages are 6.0m x 3.0m. The proposed garage is therefore clearly deficient in length.

Local Residents/Interested Parties

Initial consultations: 7

Total number of responses: 3

Total number of objections: 3

Total number in support: 0

A letter of representation has been received raising the following concerns;

- The garage would introduce a 4m high construction on the boundary; in combination with a 4.5m to 5m high hedge this would result in overshadowing;
- Increase in noise levels created by vehicles in close proximity to the boundary, elongating the length of the driveway, and increasing more vehicles into the site;
- The Local Highway Authority have advised the garage is too small, to make it the correct width and length (6m x 3m) this would increase the overall height of the structure;
- Pedestrian access door unnecessary, concerns of loss of privacy;
- The site has had a history of refusals confirming that the site is inadequate and would have an unacceptable harmful impact on neighbours;
- Concerns for potential future changes in use;
- Surfacing of the access road;
- Object to the use of a soak away and increasing the levels of the house by from 100mm to 150mm;
- Impact on the efficiency of a neighbours solar panel array.

5 Assessment of the planning issues

Principle of Development

The principle of residential development for an independent dwelling has been accepted given that there is an extant planning permission for a detached dwelling on the application site, which was approved under 15/00621/FUL. The only question for this application is whether the proposed garage to serve this dwelling is acceptable or not.

Design and Layout

Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP2 of the Peterborough Policies DPD (2012) state new development should respond appropriately to the particular character of the site and its surroundings and should not result in unacceptable impact on the amenities of occupiers of any nearby properties.

The 2015 planning permission attached a condition that restricted permitted development rights for outbuildings and extensions. The reason for this was, amongst other matters, to ensure satisfactory garden would be retained to serve the future occupiers and there would not be overdevelopment of the site. This restrictive condition requires the submission of a planning application for extensions, outbuilding etc., and any such application would be considered on its own merit.

The proposed garage would be situated within the north-eastern corner and it would be free standing from the host dwelling. Whilst the proposed garage would increase the amount of development on the site, on balance, because it would be single width only and is comparatively small it is considered to constitute overdevelopment of the site, and sufficient garden and parking would be retained to serve the dwelling.

The Parish Council have raised an objection advising that the proposal would result in overdevelopment of the site. The application site is situated some 50 metres from Lincoln Road, one of the main thoroughfares in and out of the village, and is screened by established residential development, as such the proposal would not be visually prominent from the public realm.

The proposed garage would be built using matching materials (buff brick, Terracotta tile) and would stand at 4m in height. Once constructed in juxtaposition to the approved 2015 dwelling and surrounding boundary treatment it is not considered that the proposal would unacceptably harm the visual character or appearance of the area, and is accepted in this instance.

Subject to conditions with respect to matching materials the proposal would accord with Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP2 of the Peterborough Policies DPD (2012).

Access and Parking

The Local Highway Authority have provided comment on the application advising that the proposed garage does not meet the minimum size requirement of 6m x 3m internal. These dimensions are necessary when a garage is providing a required parking space to serve, for example, a new dwelling. However, the site can provide two off-street parking spaces to front, and these parking spaces were secured by the 2015 planning permission.

Therefore the proposal would accord with Policies PP12 and PP13 of the Peterborough Policies DPD (2012).

Neighbour Amenity

The proposed garage would stand at 2.4m to eaves and 4m to ridge, and would be situated adjacent to a 2m high boundary fence. The proposed garage would be situated sufficient distance from the Care Home and No's 37 and 39 Lincoln Road to not result in an adverse loss of light, outlook or privacy.

Turning to the relationship with No. 41 Lincoln Road this property has a large single storey rear extension and outbuilding; there are solar panels situated on this neighbours rear extension. This rear extension is served by a set of double patio doors to the west and three pairs of patio doors to the south, as well as an access door. At 4m in height the gable end of the proposal would be visible from the garden serving No. 41 Lincoln Road, however given the juxtaposition of the proposed outbuilding to this rear extension (to the south-west), its proposed height, the surrounding boundary treatment and the angles involved it is not considered that the proposed garage would have an unacceptably adverse overbearing impact on the amenity of this property, nor result in an unacceptable adverse loss of light or outlook.

A letter of representation has raised concern of noise generated by traffic movements and activities associated with the proposed garage, and overlooking from the pedestrian door serving the garage. It is acknowledged that the garage would provide a permanent space for the parking of a vehicle, however there is nothing to suggest that the proposal in this location would give rise to levels of traffic, noise or disturbance, or being any different to that of a domestic garage in a residential area. With respect to the pedestrian door this would face west, and the site is bounded by a 2m high fence; as such the proposal would not result in overlooking into neighbouring gardens.

As such the proposal is considered to accord with Policies CS16 of the Peterborough Core Strategy (2011) and PP3 of the Peterborough Policies DPD (2012).

Amenity of Future Occupiers

The proposed garage would be situated on the site of a former willow tree which has been felled further to the site being cleared. Whilst this was an attractive tree it did not hold sufficient public amenity value to be protected by way of a Tree Protection Order.

The proposed garage would be sited on the location of this tree, which would have otherwise provided little useable private amenity space. This proposal would therefore not unacceptably diminish the amount of private amenity space to serve the dwelling, and is accepted in this instance.

The proposal would accord with Policy PP4 of the Peterborough Policies DPD (2012).

Other Matters

- A letter of representation has raised concerns of future use; this is a detached garage and states that it would serve the new dwelling, and is shown on the submitted layout to reflect this. As this is a FUL planning application a condition shall be attached stipulating that it shall only serve this dwelling as a domestic garage and for no other purpose, for example a business. If at a later date an occupier sought to use the building as a work from home salon, or business etc, a planning application could be submitted to the Local Planning Authority and Officers would assess any such proposal on its own merit.

- At the time of writing this report the conditions pertaining to the 2015 approval for the dwelling, such as the surface of the road, and finished floor levels, are being considered under a separate discharge of conditions application. Through the granting of planning permission for this stand alone garage this would not alter the conditions attached to the 2015 planning permission.

- Concerns have been raised with respect to a loss of light to a neighbours solar panels; whilst this in itself is not a material planning consideration it is not considered the proposed garage given its height and juxtaposition would result in overshadowing of the neighbours solar panels, especially so when considering the travelling sun path east through west.

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 proposed garage would not unacceptably harm the character or appearance of the area, and would accord with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP2 of the Peterborough Policies DPD (2012);
- The proposed garage would not unacceptably harm the amenity of adjoining neighbours, and would retain sufficient garden for future occupiers, and therefore accords with Policy CS16 of the Peterborough Core Strategy DPD (2011) and PP3 and PP4 of the Peterborough Policies DPD (2012); and
- The proposal would not result in a highway safety hazard and sufficient car parking can be provided on site thereby according with Policy PP13 of the Peterborough Policies DPD (2012).

7 Recommendation

The case officer 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 materials to be used in the construction of the external surfaces of the garage hereby permitted shall match those indicated on the submitted plans (Drwg 17.021)

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C 3 The garage hereby permitted shall only be used for residential purposes in connection with the dwelling as shown on Drwg 17.021 and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the amenity of the area, in accordance with Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP2 and PP3 of the Peterborough Policies DPD (2012).

- C 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

- o Location Plan
- o 17.021 – Proposed Garage

Reason: For the avoidance of doubt and in the interest of proper planning.