

Item No. 5.4

Planning and EP Committee 23 July 2019

Application Ref: 19/00738/HHFUL

Proposal: Single detached garage

Site: 16 Engaine, Orton Longueville, Peterborough, PE2 7QA
Applicant: Mr And Mrs D Thomson

Agent: Mr David Broker

Referred by: Head of Development and Construction
Reason: Applicant is a close relation of a member of the Planning Department
Site visit: 16.05.2019

Case officer: Mrs Louise Simmonds
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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 comprises a relatively large detached dwelling of brick and tile construction, set centrally within a spacious plot. The site is situated on a bend in the road of Engaine, a cul-de-sac with dwellings of similar style, appearance and size. The dwelling has previously been extended by virtue of a two storey rear extension (permitted under reference 17/01073/HHFUL) and there is a relatively large single storey garage with attached workshop sited along the northern boundary (the workshop element permitted under reference 10/00454/FUL).

The application site lies outside of the Orton Longueville Conservation Area albeit the boundary of the Conservation Area abuts the site to the east.

Proposal

The application seeks planning permission for the construction of a single storey single garage. The proposal would be sited to the front of the dwelling, between the side gable elevation and the public highway. The garage would be of brick and dual pitched tile roof design and measure: 3.7 metres (width) x 5.8 metres (length) x 2.45 metres (height to eaves) and 4 metres (height to ridge).

2 Planning History

Reference	Proposal	Decision	Date
10/00454/FUL	Construction of garage extension	Permitted	26/05/2010
17/01073/HHFUL	Two storey rear extension	Permitted	26/07/2017

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 pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area

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.

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.

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.

Peterborough Local Plan 2016 to 2036 (Submission)

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. The plan has now been examined by the Inspector and found sound, subject to certain modifications. Subject to final approval by the Council's Cabinet in June 2019, it is anticipated that the Plan will be formally adopted on 24 July 2019. On this basis, the Plan can be afforded considerable weight at this time.

LP13 - Transport

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

a) Amenity of Existing Occupiers - 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.

LP19 - The Historic Environment

Development should protect, conserve and enhance where appropriate the local character and distinctiveness of the area particularly in areas of high heritage value.

Unless it is explicitly demonstrated that a proposal meets the tests of the NPPF permission will only be granted for development affecting a designated heritage asset where the impact would not lead to substantial loss or harm. Where a proposal would result in less than substantial harm this harm will be weighed against the public benefit.

Proposals which fail to preserve or enhance the setting of a designated heritage asset will not be supported.

4 Consultations/Representations

Orton Longueville Parish Council (10.06.19)

No material comments to make.

PCC Conservation Officer (03.07.19)

No objections - The main reason the Conservation Area extends into the estate is in order to control development in areas that are potentially visible from The Village, rather than the area beyond the barns on the edge of Engaine having any notable conservation value.

The fact that this proposal sits on the far side of the dwelling, jutting out into the streetscene, would conceal any longer views of the proposal and as such, it would have little to no impact on the character and appearance of the CA.

Local Residents/Interested Parties

Initial consultations: 8

Total number of responses: 1 (Parish Council)

Total number of objections: 0

Total number in support: 0

No public representations have been received.

5 Assessment of the planning issues

The main considerations are:

- Design and impact to the character and appearance of the surrounding area
- Impact to designated heritage assets
- Neighbour amenity
- Parking and highway implications

a) Design and impact to the character and appearance of the surrounding area

The surrounding area is of varied design and style of dwellings albeit the overriding character is of large detached dwellings set within spacious plots. Nearly all dwellings are served by detached garages set away from the dwellings they serve, many forwards of the front building line. The application site presently benefits from a large detached double garage sited along the northern boundary, which has been significantly extended to provide additional ancillary accommodation. The proposal seeks to provide a further detached garage, albeit of smaller scale and height. Whilst the proposal would be sited immediately adjacent to the host dwellinghouse and forward of its elevation that fronts the public highway, this would not appear incongruous or alien given the context of the surrounding area.

Furthermore, the relatively small scale and height of the proposal, assisted by the dual pitched roof

design, would not appear unduly dominant or obtrusive within the streetscene. The use of matching materials to the host dwelling would ensure that it integrates with the existing development on the site and the surrounding area.

On this basis, it is considered that the proposal would not result in unacceptable impact to the character, appearance or visual amenity of the surrounding area, and is therefore in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP16 of the Peterborough Local Plan (Draft) (2019).

b) Impact to designated heritage assets

As detailed above, the application site abuts the Orton Longueville Conservation Area. This is situated to the east, with the proposal sited on the far side of the site away from the Conservation Area (CA). No formal consultation has taken place with the City Council's Conservation Officer albeit comments have been provided. The Conservation Officer has advised that the CA extends into the estate of Engaine in order to control development in areas that are potentially visible from The Village. Therefore the CA extending beyond the barns on the edge of Engaine (to the east) has no notable conservation value.

The proposal would only be briefly glimpsed from a relatively small area of the CA, and that area is within the modern development of Engaine which as detailed above, has no notable conservation value. Accordingly, the Conservation Officer has advised that the proposal would have little to no impact to the setting of the Conservation Area.

In light of this, the proposal is considered to be in accordance with Policy CS17 of the Peterborough Core Strategy DPD (2011), Policy PP17 of the Peterborough Planning Policies DPD (2012), emerging Policy LP19 of the Peterborough Local Plan (Draft) (2019) and paragraphs 184 and 191 of the National Planning Policy Framework (2012).

c) Neighbour amenity

The proposal would be sited a considerable distance from the nearest neighbouring property (to the west), with the public highway and an area of garden and a detached double garage intervening. To the north, the proposal would be screened by the existing detached double garage/outbuilding, and to the south the proposal would be set with the application site's garden and then public highway between. On this basis, the proposal would not have any impact to the amenities of neighbouring occupants. The proposal is therefore in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP17 of the Peterborough Local Plan (Draft) (2019).

d) Parking and highway implications

At present, the site has considerable parking provision with the existing detached double garage and a large area of hardstanding. The proposal would provide additional covered parking within the site which would not reduce the amount of available turning space within the site to allow vehicles to exit in a forward gear. Whilst the Local Highway Authority has not been consulted on the proposal given its smallscale nature, it is not considered that the proposal would pose any unacceptable risk to highway safety. On this basis, the proposal is considered to be in accordance with Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP13 of the Peterborough Local Plan (Draft) (2019).

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 single garage would not result in unacceptable harm to the character, appearance or visual amenity of the surrounding area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policies DPD (2012) and

- emerging Policy LP16 of the Peterborough Local Plan (Draft) (2019);
- the proposal would have little to no impact upon the setting of the Orton Longueville Conservation Area, in accordance with Policy CS17 of the Peterborough Core Strategy DPD (2011), Policy PP17 of the Peterborough Planning Policies DPD (2012), emerging Policy LP19 of the Peterborough Local Plan (Draft) (2019) and paragraph 191 of the National Planning Policy Framework (2019);
- the proposal would not result in unacceptable harm to the amenities of neighbouring occupants, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP17 of the Peterborough Local Plan (Draft) (2019); and
- the proposed development would not result in undue harm to the safety of the public highway, in accordance with Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP13 of the Peterborough Local Plan (Draft) (2019).

7 Recommendation

The Executive Director of Place and Economy 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 hereby permitted shall be carried out in accordance with drawing number 2079-1 GA 'Plans and Elevations'.

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

- C 3 The materials to be used in the construction of the external surfaces of the single garage hereby permitted shall match those used in the existing building.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP17 of the Peterborough Local Plan (Draft) (2019).

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