

## Proposed Garage at 6 Willowgate, Pickering, YO18 7BE, for Mr J Dyson: Planning Statement

- 1 This planning application is a resubmission with revisions. It follows application 17/00704/HOUSE, for similar development, which was refused on 1 August 2017. I am writing this planning statement on behalf of the applicant, Mr Dyson. Richard Waller of Peter Rayment Design is the agent for the application. The statement explains the background and covers Design, Access and Heritage matters.
- 2 **Site Description.** Willowgate is a very narrow road in the historic core of Pickering. It contains a mixture of old and new development, mainly housing, and including a few recent conversions. Most buildings on each side of the road come up to the road frontage, although there are a number of parking spaces and rear garages. Onstreet parking is prohibited and there are double yellow lines.
- 3 6 Willowgate is a two storey stone cottage with a clay pantile roof at the south end of a row. It has recently been refurbished. South and east of it are a garden which includes a single parking space. The total garden area is about 230 sq m. The garden land rises to the east and is fronted by a drystone wall up to 1.5 m high, running across the garden. Further south again is a wide grassed access way through to the allotments behind, about 10 m wide.
- 4 **The Proposal.** Mr and Mrs Dyson, the owners, need parking for their two cars as well as additional storage. They ask for a single storey garage behind the existing parking space.
- 5 **Amended Design.** The garage will be built of stone with a false roof of clay pantiles. Dimensions would be 4.5 m x 3.5 m with a height of 3.5 m from the front. It would be recessed into the garden and has been designed to create the appearance of a continuation of the drystone wall. The garage entrance would be an up-and-over door that is clad in natural timber and recessed heavily into the reveals. A heavy timber beam over the door would mirror garages diagonally opposite. The proposed design takes into account the scale and form of the traditional buildings in the area whilst using vernacular materials to create a building that adapts to the street scene.
- 6 **Access.** The access to the land and buildings is to remain as existing.
- 7 **Heritage Assets.** Willowgate is within the Pickering Conservation Area. Number 6 is not a listed building. Indeed there is only one listed building in Willowgate, Willowdene, number 1, which is Grade II but about 200 m away to the south. Therefore location within the Conservation Area is the sole relevant heritage asset affecting the proposal.
- 8 **Planning History.** The only relevant planning history is the previous refusal for a detached garage, 17/00704/HOUSE, mentioned previously and refused on 1 August. There were two reasons for refusal which in brief were:
  1. Scale and design considered inappropriate and unsympathetic to the character and appearance of the existing dwelling house, and which fails to reinforce local distinctiveness.
  2. Scale and location not considered to preserve or enhance the character of the Pickering Conservation Area.
- 9 These reasons are expanded in the Planning Application Report. The main points of concern are:
  - a) The flat roof is uncharacteristic of the conservation area.
  - b) Loss of what is described as “a vast amount” of green garden space.
  - c) Setting the garage back is also uncharacteristic of the Conservation Area and affects the street scene adversely.

- 10 To some extent b) and c) seem to oppose each other. At present there is some character of open space because of the area now used for parking. If built up to meet point c) this open characteristic would be lost.
- 11 After the refusal, revised plans were prepared and the Council was asked in writing for advice on a suitable solution. The main amendment made was inclusion of the sloping pantile roof at the front of the garage to alter to appearance as seen from the road which is the only public vantage point and therefore to resolve issue a). No changes were made to the exact location of the garage.
- 12 To date I have seen no written response but it is understood that the objection to the siting remains outstanding.
- 13 There are three reasons why the applicants do not wish to change the position of the garage:
1. A garage at the front would only provide one parking space. They need a space for each of their two cars. As explained it is in a part of Pickering where parking is tightly restricted and difficult.
  2. Bringing it forward would put it within barely 1 m of the south wall of the house which contains a ground floor window and French windows lighting a living room. The house would lose light and the outlook would be spoilt.
  3. There are practical advantages in having the garage set back as otherwise a car would be left on the very narrow highway, with yellow lines, while the garage door is opened. It does happen elsewhere in Willowgate where garage doors open direct onto the narrow road.
- 14 At present the garden area is about 230 sq m including about 20 m for the existing parking area. The proposed garage building will be slightly under 25 sq m. This would leave a generous amount of open space behind for the garden. It is not right to say that "a vast amount" of garden space would be lost.
- 15 Indeed I believe that setting the garage back protects the character of open space in this part of Willowgate.
- 16 It should be noted that not all buildings are on the road frontage. Diagonally opposite for instance is a large parking area for 17 Burgate which can accommodate six to eight cars.
- 17 **Conclusion.** The design has been amended to overcome the objection to a flat roofed garage. However it is not practicable to bring it to the front of the site. As it is set back in the site and as it partly replaces a 1.5 m drystone wall, its additional apparent height is only about 2 m. There are also many substantial shrubs in this part of the garden. The visual impact would therefore not be great.
- 18 A generous amount of space would remain as garden to number 6, some 185 sq m. The immediate vicinity has a character of openness anyway because of the adjacent wide grassed entrance to the allotments behind.
- 19 Suitable materials would be used, appropriate to the setting. Considerable care has been taken in the siting and design. In my professional opinion there would be no harm to the character and appearance of the conservation area, in accordance with Policy SP12 (Heritage) of the Ryedale Plan. I also believe that the siting and detailed design of the garage would reinforce local distinctiveness and be well integrated into its surroundings, in accordance with Policy SP16 (Design). Furthermore it accords with paragraphs 56, 60, 131 and 132 of the chapters of the National Planning Policy Framework dealing with Design and the Historic Environment.

**20** I commend this proposal to the Council. In the light of the amendment to the design and the additional information supplied I hope that it will be approved.

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13 November 2017