

Item Number: 15
Application No: 18/00174/HOUSE
Parish: Westow Parish Council
Appn. Type: Householder Application
Applicant: Mr & Mrs C Brooks
Proposal: Erection of a detached double garage and 2.10m high boundary fence.
Location: Westfield Cottage Chapel Lane Westow Malton YO60 7ND

Registration Date: 21 February 2018
8/13 Wk Expiry Date: 18 April 2018
Overall Expiry Date: 2 April 2018
Case Officer: Niamh Bonner **Ext:** Ext 325

CONSULTATIONS:

Parish Council Objections
Neighbour responses: No responses received

SITE:

This application site relates to a detached two storey residential dwelling, Westfield Cottage. An existing single garage is present to the rear of the site.

This site falls within the village development limits and is surrounded by residential dwellings to the north west, south west and south east. Open farmland is present to the north east.

PROPOSAL:

This application seeks approval for the erection of a detached double garage and 2.10 metre high boundary fence.

HISTORY:

The following applications are considered relevant to the current proposal:

3/147/21A/PA Outline application for the construction of a dwelling and garage at OS No 3845 Chapel Lane Westow

3/147/21A/PA Application for approval of reserved matters granted by Decision No 3/147/21/PA dated 6.3.84 for the construction of a dwelling and garage at OS Field 3845 Chapel Lane Westow.

POLICIES:

Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework
National Planning Practice Guidance

APPRAISAL:

The main considerations within the determination of this application are:

- i. Form and Character
- ii. Impact upon neighbouring amenity
- iii. Highway safety

iv. Other matters, including consultation responses.

i. Form and Character

This application seeks approval for the erection of a detached garage, forward of the principle elevation of Westfield Cottage, adjoining the north western boundary of the site.

The originally submitted plans indicated a garage with a footprint of 8m in length by 6.5m in width, with a pitched roof design, incorporating an eaves height of c3m and a ridge height of c5.35m. The agent was contacted to advise that following review of the scheme, the garage appeared overlarge in scale and incorporated a footprint and height that appeared inappropriate in this location, with significant massing forward of the dwelling in close proximity to the roadway and a neighbouring property.

Concerns were also raised that the proposed 2.1m high close boarded fence that would replace the existing high hedging along the north western boundary was too high in terms of scale and appearance in this location.

The agent was advised that by the Case Officer that alterations could be made to the design that would render the appearance of this development more acceptable, whilst still providing a double garage. Specific design advice was provided.

It is also noted that the agent was made aware of a consultation response from the Parish Council, which noted the following: "With reference to the above planning application the Parish Council objects to this plan. Whilst the proposed garage in itself does not present a problem the situation is inappropriate. This proposal falls well outside the existing building line for Chapel Lane and therefore would not, in our opinion, enhance the look of the Lane.

Regarding the 2.1m fence. The removal of this type of hedge is not a problem but replacing it with this style of fencing is, again in our opinion, removing 'the rural' for the 'suburban'. The visual appearance of this style of fencing would be inappropriate for the area.

The outlook both from the property and towards the property would not be enhanced by this proposal, as an immediate neighbour, resident of Chapel Lane or of the village we are keen to resist development of spaces forward of the properties."

Revised plans were received on Monday 23rd April which incorporated a garage with its length reduced to c7.15m and the garage positioned 400mm closer to the residential dwelling, with the height reduced in scale, incorporating a revised ridge height of c4.9m and a revised eaves of c2.6m.

It is considered that the scale of this structure now appears more appropriate in this location forward of the principal elevation of the dwelling. The point raised by the Parish Council in relation to the existing building line for Chapel Lane is acknowledged. However it is noted that the revised block plan illustrates the garage will be positioned just marginally further forward than the adjoining residential dwelling to the North West, Manor Rise. It is further noted that to the south east of the site, a range of six low quality garages, constructed with concrete incorporating a flat roof design which are also present forward of the terraced dwellings that they serve.

The agent noted the following support statement:

"The Street scene along Chapel Lane has no particular strong theme to it & has an eclectic mix of Dwelling Types & boundary detailing. It is considered that the Garage will align sympathetically with the Extension recently added to Manor Rise & will be aesthetically more acceptable than the Pre-Fabricated Garages. The Garage will be seen against the backdrop of the host Dwelling & will be built of matching stonework as previously indicated on the submitted material sample photo."

Consequently, given the high quality building materials, including natural stone to match the dwelling and sandtoft slate tiles, together with the traditional pitched roof design of the proposed garage, which has been repositioned further within the site, it is the view of the Case Officer that the siting of the

proposed garage would not present harm to the character of the street scene. A condition is recommended to require samples of all materials and the provision of a sample panel, given the visibility of the proposed garage within the street scene.

It is noted that within these revised plans, the large expanse of close boarded fence originally proposed along the north west to replace the existing hedge, has now been partly replaced with a lower post and rail fence running from the front boundary of the site and running behind the proposed garage.

It is considered that this would create a more suitable boundary treatment as it would result in a continuation of the traditional boundary treatment serving the application site along the principle north eastern boundary. This also contributes towards retaining a degree of openness along Chapel Lane. It is considered on balance that the more limited section of close boarded fence between the garage and the dwelling along this boundary is acceptable.

The updated plans indicated that a section of existing post and rail fencing along the south eastern elevation would remain forward of the row of 6 garages. However, a smaller section of 2.1metre high fencing along the rest of the boundary would be retained within this proposal. On balance this is considered acceptable as it is a less open section of the street scene and will form a rear boundary treatment for the properties to the south east.

It is therefore considered that the proposal is in accordance with Policies SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan, Local Plan Strategy.

ii. Impact upon neighbouring amenity

It is not considered that the proposed pitched roof garage would result in any harm to neighbouring amenity. Manor Rise, which directly neighbours the application site, to the North West.

Recent planning history for this property (under approved application 16/01856/HOUSE for a two storey extension and dormer window which appears to have been completed) indicates that within the facing south eastern elevation of the property at ground floor levels openings serve a utility room and secondary windows serving a kitchen and lounge. This, together with the distances between the proposed garage and this property would ensure that there would be no impact upon neighbouring amenity by virtue of overshadowing upon habitable rooms at the property.

It is not considered that any other properties would be located in close enough proximity to the proposed development to experience impacts on amenity.

It is therefore considered that the proposal complies with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Highway safety

The Local Highway Authority has not been consulted on this submitted application, as it would have no impact upon the existing parking provision within the site or would result in any alteration to the current access arrangements.

Therefore, it is not considered that this development will result in harm to access or highway safety, in accordance with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iv. Other Matters including Consultation Response:

The consultation response from the Parish Council has been fully detailed above (in section i). It is considered that the issue raised in relation to the positioning of the garage within the plot and the impacts upon the character of the street scene have been fully addressed. The highlighted concerns in relation to the fencing identified by the Parish Council are also considered to have been addressed through the submission of revised plans.

The Parish Council were made aware of the revised plans on the 25th April by the Case Officer and were advised that should they have any further comments to make, to supply these by midday on the 8th May 2018, prior to planning committee, so a verbal/written update can be provided to Members.

No response has been received from the occupiers of any neighbouring properties.

In light of the above assessment, it is considered that the design of the proposed garage is appropriate in terms of scale, materials and positioning, as are the proposed boundary treatments at the site and they will not negatively impact on neighbouring amenity or the character of the streetscene.

Therefore, subject to the recommended conditions, we can be satisfied that this proposal conforms with Policies SP16 Design and SP20 Generic Development Management Issues of the Ryedale Local Plan, Local Plan Strategy and the National Planning Policy Framework.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Site Location Plan
Proposed Block Plans, Floor Plans and Elevations (Drawing no. 18-1233-1A)

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

3 Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the garage the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

4 Before the development hereby permitted is commenced the developer shall construct on site for the written approval of the Local Planning Authority a one metre square free standing panel of stonework of the type of stone and mortar to be used in the construction of the garage hereby approved. The stonework panel so constructed shall be retained only until the development has been completed.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.