

DELEGATED ASSESSMENT

Application No: PA/2015/1172

Date: 02/11/2015

Proposal: Planning permission to erect a detached garage

Location: Peek A Boo Lodge Low Street, South Ferriby

Applicant: Mr J Leach

Officer: Andrew Law

POLICY

Local Plan: DS1, DS5

CONSULTATIONS

Highways: No objection

PARISH/TOWN COUNCIL

No response received

PUBLICITY

Neighbouring properties have been notified by letter

LETTERS OF COMMENT

One letter of objection has been received on the grounds that the garage will be used for the stabling of additional horses which will result in additional odour and vermin from manure.

MATERIAL CONSIDERATIONS

The application site is a large, modern, detached dwelling which sits within a spacious plot within the development boundary for South Ferriby. The surrounding area is predominantly residential in nature and the site is surrounded by dwellings to all sides. This application seeks planning permission to erect a detached double garage in the north eastern corner of the site. The proposed garage measures 6.85 metres wide by 5.1 metres deep, with a ridge height of 5.1 metres and will be constructed of timber with a tile roof.

Policy DS5 of the North Lincolnshire Local Plan is the most relevant policy in the determination of this planning application. This policy sets out the council's approach to proposals for new extensions and outbuildings at residential properties. Policy DS5 is generally permissive of such development providing that it is sympathetic to the area and does not have an unacceptable impact on the amenity of neighbouring properties.

There was a previous application on the site for a detached garage (PA/2004/0223) which was refused due to the impact on neighbouring properties. This application was for a large garage with accommodation in the roof space resulting in a ridge height of 6.5 metres and dormer windows within the roof slope. The proposed garage is significantly lower at 5.1 metres high, has no accommodation in the roof slope and has no dormer windows in its roof slopes. Therefore the impact of the garage has been significantly reduced and it is considered that the proposed structure will not have an unacceptable impact on the amenity of neighbouring dwellings as a result of loss of light or over-dominance. Neighbouring properties have been notified by letter and one objection has been received; however this objection relates to a concern that the garage will be used to keep horses and does not relate to the size or scale of the building.

The applicant property is in a backland position, a significant distance to the rear of existing residential properties and as such is not highly visible. The proposed garage is a typical domestic structure that would be expected in a residential area such as this. For these reasons, the proposed garage will not have a significant impact on the character or appearance of the area.

A neighbouring resident has raised a concern that the garage will be used for the keeping of horses and not for garaging. There is nothing within the application to suggest that this is the case and the building is quite clearly designed as a garage.

In conclusion it is considered that the proposed development accords with the provisions of policy DS5 of the North Lincolnshire Local Plan, will not be harmful to the amenity of neighbouring properties or the character of the area and as such should be supported.

RECOMMENDATION Grant permission subject to conditions.