

DELEGATED ASSESSMENT

Application no: PA/2020/914

Proposal: Planning permission to erect a detached garage and store

Location: 120 Bellingham Road, Scunthorpe, DN16 1RR

Applicant: Mr Stuart Covel

Officer: Nick Salt

POLICY:

NPPF: Section 12

Core Strategy: CS1, CS5

Adopted Local Plan: DS1 and DS5

SPG1 Design Guidance for House Extensions

CONSULTATIONS:

Highways

No comment or objection.

Local Lead Flood Authority

No comment or objection.

PUBLICITY: Site notice posted

LETTERS OF COMMENT: None received.

HISTORY: None recent or relevant.

SITE AND PROPOSAL

The application site is the residential curtilage of a semi-detached two storey dwelling within the development boundary of Scunthorpe towards the eastern side of the town. The property faces Franklin Crescent, in an area characterised by semi-detached and terraced houses.

The site features a front garden/yard which appears to be used for parking and a rear garden bounded by hedging.

Proposed is the erection of a large garage/store building to the rear of the garden. The building would be L-shaped, with the outer elevations following the length of the south and most of the east boundaries of the rear garden. Internal floorspace would measure 97m², with a garage door to the north gable end of the pitched roof. The building would also feature a single door and two windows facing onto the site garden.

There are no listed buildings within the vicinity, nor does it fall within a Conservation Area.

MATERIAL CONSIDERATIONS

Principle of Development:

The extension of existing properties (including domestic outbuildings such as garages) is usually acceptable in principle subject to the proposed development being in accordance with Development Plan policies and proposals. In this case, the main considerations will be the impact on the visual amenity of the area, the character of the existing site, and the residential amenity of neighbouring residents.

Visual amenity

Both policies DS5 and CS5 are concerned with visual amenity and that proposals should be sympathetic in design, scale and materials.

The garage/store building proposed would cover a footprint of approximately 97m², larger than that of the parent dwelling. It is also noted that the building would exceed the average floorspace for a new build home in the UK (76m²). Whilst the 2.9m high eaves and pitched roof design would ensure that impact from the wider streetscene is limited to partial views at a distance, the proposed building would nevertheless be overly dominant within its context.

The garage building is considered excessive in scale for a domestic garage/store and would appear as a separate dwelling due to its size and design, and as unacceptable backland development.

The footprint of the garage would occupy approximately 50% of the existing rear garden amenity space for the site. Not only would this reduce useable amenity space for current and future occupants, but this would further serve to give the proposal a dominant appearance within the site. It is therefore considered that the proposal would be a form of overdevelopment of the site, out of keeping with the residential area and the site, and contrary to policies DS1 the Local Plan and CS5 of the Core Strategy.

Residential Amenity

Policy DS5 of the North Lincolnshire Local Plan is concerned with residential extensions. In respect of amenity it states that Planning applications for residential extensions and the

erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. Policy DS1 (iii) states that no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.

Whilst the garage would bound the rear gardens of two neighbouring properties, the 4m ridge height of the pitched roof and distance from habitable room windows would reduce any unacceptable overshadowing risk.

No overlooking is likely to occur due to the positioning of the windows proposed, facing into the site.

As such, the application is considered acceptable when assessed against the requirements of policy DS5 of the Local Plan in that neighbour amenity would not be unacceptably impacted as a result of the proposal.

RECOMMENDATION: Refuse for the following reason:

1. The proposed garage, by virtue of its scale and siting, would be a visually dominant feature within the site and would be excessive for a residential outbuilding, having the appearance of backland development and a standalone bungalow. The proposed garage would reduce the useable area of rear garden at the site property by approximately 50%. This would impact on the amenity of current and future occupants and appear as an overdevelopment of the site. The proposal is therefore contrary to policies DS1 of the Local Plan and CS5 of the Core Strategy.