

DELEGATED ASSESSMENT

Application no: PA/2020/1994

Proposal: Planning permission to erect a single detached garage

Location: The Linhay, Old Barn Lane, Roxby, DN15 0DJ

Applicant: Matthew Prior

Officer: Emmanuel Hiamey

POLICY

National Planning Policy Framework 2019

Section 12: Achieving well-designed places.

North Lincolnshire Local Plan:

DS1 General Requirements
DS5 Residential Extensions
T2 Access to Development
T19 Car Parking Provision and Standards

North Lincolnshire Core Strategy:

CS1: Spatial Strategy for North Lincolnshire
CS2: Delivering More Sustainable Development
CS3: Development Limits
CS5: Delivering Quality Design in North Lincolnshire

Supplementary guidance

SPG1 Design Guidance for House Extensions

CONSULTATIONS

Highways have not responded to our consultation.
The LLFA Drainage Team have not responded to our consultation.

PARISH/TOWN COUNCIL

None

PUBLICITY

Public notice posted.

LETTERS OF COMMENT

None

PLANNING HISTORY

PA/2018/796: Application to fell a willow tree identified as T13 and subject to Tree Preservation (Roxby) Order 1975 was approved on 7 June 2018.

MATERIAL CONSIDERATIONS

Planning permission is sought for the erection of a domestic single detached garage at The Linhay, Old Barn Lane, Roxby.

The site is located within the development boundary of Roxby. The site comprises a T-shaped dwelling and a shed within the curtilage of the dwelling. The site is bound by a field to the south, 50 South Street including the existing access to the west and a plot with a grant of outline planning permission to erect three dwellings to the north and The Forge Old Hall Lane to the east.

The proposal seeks to replace the existing shed within the south-facing garden with a single storey detached domestic garage. The garage will measure 6.065m by 4.04m and would be at a height of 3.925m from the ground to the ridge. The garage door would be located at the west elevation and a door at the north elevation. There would not be any opening at the south and east elevations. The finish for the walls would be bricks and the roof covering would be concrete roof tiles to match the main house.

The main issues to consider in the determination of this application are as follows:

- The principle of the development
- Sitting, layout and design are appropriate.
- whether the garage would impact the character of the main house
- whether the garage would harm the amenities of the neighbouring properties.

Principle of Development:

Policy DS5 (Residential Extensions) indicates 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. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

In this case, the principle of erecting the garage is acceptable subject to compliance with other relevant policies of the North Lincolnshire Local Plan and the Core Strategy.

Layout Siting and Design

Policy DS1 (General Requirements) require a high standard of design in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. Policy CS5 (Delivering Quality Design in North Lincolnshire) supports developments which are well designed and appropriate for their context.

Considering the above policies, replacing the existing shed with a garage does not raise an issue, given that it would be within the footprint of the shed.

Regarding the scale, the garage would be slightly larger than the existing shed, however, it is not considered overly large and would not over dominate the main house. The appearance of the garage would match the main house and therefore deemed appropriate.

About the impact on the character of the area, the site is located at the end of a shared private road. While the garage is identified as slightly larger than the existing shed, it would not be noticeably visible to the public from the shared road and the neighbouring properties.

Overall, the position, scale and design of the garage are acceptable.

Impact on the adjacent properties

In terms of impact on adjacent properties, the position and scale of the garage within the curtilage of the main house is such that it does not cause any loss of daylight or sunlight to the amenities of the adjacent properties. Furthermore, the garage is not a habitable room and therefore does not raise an issue of privacy.

Technical Matters

As indicated earlier, the site is at the end of a shared private road and no new access would be formed to serve the garage and therefore it is not expected there would be an issue of access. Though Highways has not responded to our consultation, it is not likely they would object to the proposal. The site is not in a designated SFRA Flood Zone and the LLFA Drainage Team has not responded to our consultation. Equally, it is not anticipated the LLFA Drainage Team would object or provide adverse comments on the proposed development.

Conclusion

In conclusion, the garage is modest in size and will sit comfortably within the curtilage of the house without affecting the character and appearance of the main house and the surrounding area and would not give rise to visually harmful impacts. The garage complies with the relevant policies of the North Lincolnshire Local Plan and the Core Strategy and is therefore recommended for approval.

RECOMMENDATION: Grant subject to the following conditions