

DELEGATED ASSESSMENT

Application no: PA/2023/191

Proposal: Planning permission to demolish existing garage and to erect a double garage

Location: 139 Waterside Road, Barton Upon Humber

Applicant: Mrs J Martyn

Officer: Scott Jackson

POLICIES

National Planning Policy Framework: Sections 12, 14 and 16

North Lincolnshire Local Plan: DS1, DS5, DS16, HE5

North Lincolnshire Core Strategy: CS1, CS2, CS5, CS6, CS19

New North Lincolnshire Local Plan Submission: Policies HE1 and SS3 apply

CONSULTATIONS

Highways: No objection or comments

LLFA Drainage: No objection or comments

Conservation: No response received

PARISH/TOWN COUNCIL: No objection, the shed is made from asbestos sheeting and should be carefully removed.

PUBLICITY: A site notice was displayed; no letters of representation have been received.

MATERIAL CONSIDERATIONS: The main issues in the consideration of this planning application are the impact on the setting and character of the listed building(s), upon the character and appearance of the street scene and upon residential amenity.

Listed Buildings

Planning permission is being sought to demolish the existing detached garage and replace it with a double garage. The existing garage is located to the rear of the dwelling, in the north western corner of the garden and immediately to the south of the grouping of dwellings which form Humber Terrace and which are Grade II listed. The existing garage is located approximately 7m to the rear of the existing house and consists of a garage and workshop constructed from blockwork with pebble dash render with a timber shed and log store attached to the rear which is constructed from corrugated material, timber and a corrugated sheeted roof. Given

the replacement outbuilding will occupy a similar position to the ones it is proposed to replace it is considered the relationship is similar in terms of its proximity to the listed building (Waterside House) and it represents a subservient outbuilding within its curtilage.

The primary consideration of policy HE5 of the North Lincolnshire Local Plan is to ensure the need to preserve to enhance the fabric and character of the listed building. The proposed replacement outbuilding will have a ridge height of 5.96m, this is significantly higher than that of the existing cluster of outbuildings, however the replacement scheme will ensure the ridge line of the garage will run parallel to the main dwelling, this is consistent with the existing arrangement and relationship between Waterside House and its outbuildings and the plans show it will not be attached to the dwelling nor will it protrude any further forward towards the listed building than as per the existing situation (i.e. than the existing outbuilding it is proposed to replace). It is therefore considered that whilst a taller, marginally larger outbuilding (in terms of its width) is proposed, it still represents a subservient outbuilding and given the visual prominence of the listed buildings (i.e. closer to the public highway) and the degree of separation involved the proposed replacement garage is considered to preserve the fabric and character of Waterside House and Humber Terrace in this case.

In conclusion the proposed development for a replacement garage is considered to preserve the fabric, character and setting of the listed buildings within the vicinity of the site and as such no issues are raised in relation to the impact of the development upon the setting of the listed buildings in this case.

Street scene

The plans show the erection of a replacement outbuilding located to the rear of the dwelling known as Waterside House, it will be located at a similar distance from the dwelling as the outbuildings it will replace and, despite the evident increase in the ridge height it is considered the proposed development represents a subservient addition within the curtilage of this listed building and one which will appear neither visually dominant in the street scene nor will it visually compete with the listed buildings around which it will be sited.

In addition, the plans also show the replacement garage is to be constructed from pebble dash render and a pantile roof, this will ensure consistency of appearance with the existing listed dwelling and the row of listed buildings (Humber Terrace) located immediately to the north; the proposed outbuilding will also result in the removal of a collection of outbuildings which are dilapidated in their appearance and are constructed from a variety of materials and it will have the result of introducing a modern, purpose built garage which consolidates all of the mix of outbuildings within one single building. An up and over door is proposed within the front elevation of the garage (facing east), this reinforces the functionality of the building and the inclusion of the circular window and the stone lintel above the garage door adds some visual interest when viewed from Waterside Road. It is worth noting the proposed garage is afforded some screening in the street scene by existing built form consisting of the applicant's dwelling and the detached garage located to the north east, therefore views of the proposed garage will be restricted to a position level with the driveway access to the east and from within the parking and garden area serving Humber

Terrace to the north east. The proposed garage will be screened by existing mature trees to the rear of the site and will therefore not be highly visible within the street scene.

Residential amenity

The increase in the ridge height of the proposed replacement outbuilding is noted, however the plans show the first floor of the garage is to be utilised for storage and the roof lights to serve this area will be positioned on the southern facing roof slope meaning it will have an outlook onto the applicant's rear garden and there is sufficient separation distance (25m) further to the south to mitigate any potential overlooking from the upper floor roof lights towards the garden of 137 Waterside Road . The garage is located at a sufficient distance from the dwelling to the north to mitigate potential for having an overbearing impact and there are no windows located in the southern elevation of 8 Humber Terrace, therefore no potential for loss of light will occur, this is a blank gable. The applicant will retain sufficient off-street parking provision to the side of their property and the introduction of a larger outbuilding (the replacement garage) will not reduce the amount of resultant garden area available to the rear of the applicant's property.

Other issues

There is potential some of the existing buildings on the site contain asbestos roofing material and therefore it is considered necessary to include an informative as part of any planning permission granted which highlights to the requirement for the safe removal and disposal of any asbestos (to be undertaken by a licensed waste carrier). The application is recommended for approval.

RECOMMENDATION: Grant permission with conditions