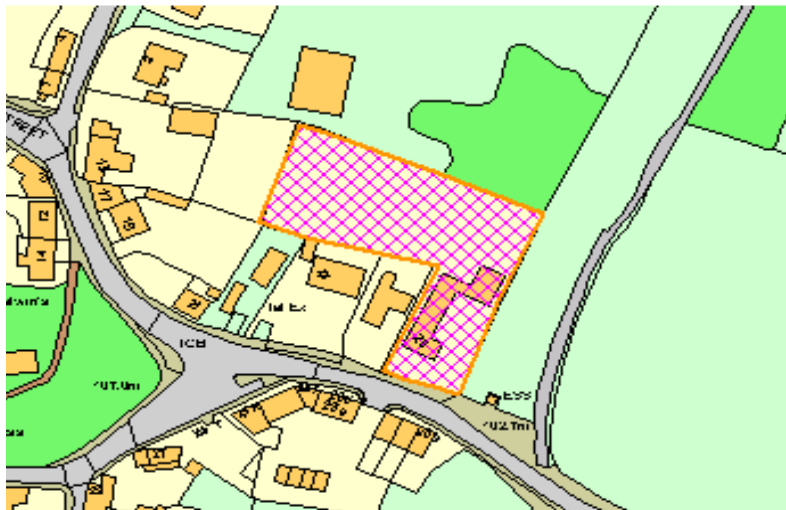


Reference: 14/00526/FULHH
Date submitted: 8.7.14
Applicant: Mr & Mrs Evans
Location: Brook House, 25 Church Street, Scalford
Proposal: New garage and conversion of existing garage to annex.



Proposal :-

The proposal comprises the erection of a double garage and the conversion of the existing garage into an annex. The proposed garage would be sited adjacent to the front elevation of the dwelling providing two parking spaces together with a storage room to the rear. The existing garage, set towards the rear of the site, would be converted into an annex providing two floors of accommodation including two bedrooms on the first floor.

It is considered that the main issues relating to the proposal are:-

- **The principle of the proposal**
- **Impact upon the Character of the Area**
- **Impact upon Neighbouring Properties**
- **Impact upon Highway Safety**

The application is to be considered by Committee due to the applicant being a Council employee.

Relevant History:-

There is no relevant history.

Planning Policies:-

Melton Local Plan (saved policies):

Policies OS1 and BE1 allow for development within Village Envelopes providing that:-

- the form, character and appearance of the settlement is not adversely affected;
- the form, size, scale, mass, materials and architectural detailing of the development is in keeping with its locality;
- the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; and,
- satisfactory access and parking provision can be made available.

Policy OS2: states that planning permission will not be granted for development outside of the town and village envelopes except for:-

- Development essential to the operational requirements of agriculture & fishery;
- Limited small scale development for employment, recreation and tourism, which is not significantly detrimental to the appearance or rural character of the open countryside;
- Change of use of rural buildings;

The National Planning Policy Framework introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

The NPPF introduces three dimensions to the term Sustainable Development: Economic, Social and Environmental: It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- deliver development in sustainable patterns and
- re-using brownfield land.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

On Specific issues it advises:

Delivering a Wide choice of High Quality Homes

- deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities;
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

Require Good Design

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12).

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
Scalford Parish Council – no objection provided the application conforms to local and national planning policies.	Noted
Highway Authority – refer to standing advice	<p>Noted. The proposal would replace the existing double garage with a new build double garage providing parking for two cars. Furthermore, additional off street parking spaces would remain available towards the front of the site and vehicles could pull clear of the highway to access the property and garage and turn within the site.</p> <p>The width of the proposed garage doors are however insufficient to allow ease of access for vehicles and revised plans would be required to address this issue and which could be subject of a condition.</p> <p>The proposals, subject to the receipt of satisfactory revised plans, are considered acceptable in terms of highway safety.</p>

Representations:

A site notice was posted and neighbouring properties consulted. No comments have been received.

Considerations not raised through Representations.

Representation	Assessment of Head of Regulatory Services
Principle of Development:	The proposal comprises the erection of a double garage to replace the existing garage which is to be converted into an annex. The annex would be of a significant size providing an open plan living room, dining room and kitchen, bathroom and two bedrooms, would have an independent access and would not be connected internally to the host dwelling. However, due to the position of the proposed double garage, being physically attached to the main dwelling and sharing an access, the proposed annex could not easily be used as a

	<p>separate, independent dwelling. Furthermore, the annex would be an ancillary element to the main dwelling and a condition could be imposed to limit the use to an annex.</p> <p>The village boundary runs through the site with part of the garage on land classed as countryside. The intentions of Policy OS2 would not be compromised by the proposal as no significant building work would take place beyond the village envelope.</p> <p>As such the proposal is considered to be acceptable in principle in terms of land use.</p>
<p>Design:</p>	<p>The proposed double garage would be located towards the front of the site, set slightly behind the front building line of the dwelling. It would be subservient in size and scale and would not be unduly prominent from the public realm as it would be set well into the site which is well landscaped.</p> <p>The conversion of the existing garage could take place with limited alterations which would include changes to fenestration and the insertion of rooflights. The proposal would be visually acceptable and would have a limited visual impact on the site and surroundings.</p> <p>The site is adjacent to the conservation area and the proposals would preserve the character and appearance of that designation.</p> <p>It is therefore considered the proposal complies with the requirements of policies OS1 and BE1 and would be visually acceptable.</p>
<p>Impact upon neighbouring properties:</p>	<p>The proposed garage would be set on the eastern side of the dwelling where the site borders the countryside. To the south the neighbouring properties would be separated from the garage by the highway and properties to the west would be separated by the host dwelling. Countryside borders the site to the north.</p> <p>The proposed annex would result in limited changes to the building which would not impact upon residential amenity to any significant degree. The use of the building as an annex would intensify the level of activity at the property as a whole; however, the impact would not be significant and the annex would remain an ancillary element to the dwelling.</p> <p>The proposals would not have an undue adverse impact on the residential amenities of neighbouring properties.</p>
<p>Application of the Development Plan Policies:- The site sits partly within the village envelope</p>	<p>The proposed double garage would be within the village envelope and the extent to which the existing garage encroaches into the countryside is marginal</p>

<p>where residential development is supported. Policies OS1 and BE1 seek to ensure that development respects the character of the area and that there would be no loss of residential amenities and satisfactory access and parking provisions can be complied with.</p> <p>Part of the site lies outside of the village envelope. Policy OS2 is generally restrictive in the type of development allowed in the countryside.</p>	<p>and is already in residential use. It is considered the development within the village envelope complies with Policies OS1 and BE1 and the element of the dwelling in the countryside is so marginal as not to undermine the intentions of Policy OS2. It is considered that the development complies with the thrust of local plan policies and promotes sustainable housing growth as stipulated within the NPPF.</p>
<p>Compliance (or otherwise) with Planning Policy</p>	<p>As stated above, the development is considered to accord with the applicable Local Plan policies. In this instance, the policies are not considered to conflict with the NPPF and as such there is no requirement to balance the regimes against one another.</p>

Conclusion

The principle of the proposed annex is acceptable, the conversion details and the design and siting of the proposed garage would be visually acceptable and would have a limited impact on adjoining properties. The proposal would be acceptable in terms of highway safety subject to revised plans allowing for ease of access for vehicles which could be achieved through the imposition of a condition. The proposal complies with policies OS1 and BE1 and although a small part of the annex would be located beyond the village envelope this is an existing building in residential use and the proposal is not considered to undermine restrictive policies in the countryside. Accordingly, the proposal is recommended for approval subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be constructed strictly in accordance with the plans submitted (Drawing A001 1:1250 Location Plan and Drawing A002 Block Plan received by the Local Planning Authority 25.6.14, Drawing PL003 A, and Drawings PL002 Rev A (excluding the garage door width) and PL001 Rev A (excluding the garage door widths on the front elevation of the garage building) received by the Local Planning Authority on 8.7.14.
3. Before development commences and notwithstanding the plans submitted revised plans shall be submitted to and be approved in writing by the Local Planning Authority in order to achieve minimum garage door openings of 2.3 metres in width. Development shall be carried out in accordance with these approved details.
4. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application.
5. The living accommodation hereby permitted shall be occupied solely by members of the household of the principal dwelling, or their dependants as ancillary residential accommodation and it shall not be used or severed from the principal house and used as a separate and unconnected dwelling unit.

The reasons for the conditions are:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. For the avoidance of doubt.
3. For the avoidance of doubt and to ensure the garages are capable of accommodating vehicles.
4. To ensure a satisfactory standard of external appearance.
5. To ensure the use remains compatible with the site and surroundings.

Officer to contact: **Mr Joe Mitson**

Date: 10th September 2014