

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 8 June 2011

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APPLICATION REF. NO:	11/00034/FUL
STATUTORY DECISION DATE:	26 March 2011
WARD/PARISH:	MIDDLETON ST GEORGE
LOCATION:	3 Hill Rise, Middleton One Row
DESCRIPTION:	Erection of detached double garage to rear (amended plans received 28 March 2011)
APPLICANT:	Mr N Strike

APPLICATION AND SITE DESCRIPTION

The application site is situated on the north western side of Hill Rise at its junction with East View and lies adjacent to the Middleton One Row Conservation Area. The site is occupied by a detached bungalow with extensive rear garden.

The application proposes the erection of a detached double garage in the rear garden. It would be situated approximately 10m to the rear of the bungalow and positioned close to the boundary with the adjoining property to the north east (No.4 Hill Rise) and behind the double detached garage of that dwelling. It would be a traditional pitched roof design, constructed of brick with tiled roof.

As originally submitted the approximate dimensions of the garage were 12.2m in depth and 7.3m in width, with a height of 2.5m to eaves level and 4m to the ridge. The amended scheme is for a smaller garage measuring some 8m in depth and 6.4m in width with a ridge height of 3.8m.

PLANNING HISTORY

None.

PLANNING POLICY BACKGROUND

Policy H12 [Alterations and Extensions to Existing Dwellings] of the Borough of Darlington Local Plan is of Relevance as is Planning Policy Guidance Note No7 on Design

National planning policy planning policy statement (PPS) 5 – Planning for the historic environment is also applicable.

RESULTS OF CONSULTATION AND PUBLICITY

Two letters of have been received from neighbouring residents objecting to the proposal on the following grounds: -

- The garage may have a significant visual impact and may alter the character of the surrounding area.
- Its size and design suggest that it may be used as a workshop in what is a residential area. It would result in noise and disturbance for neighbouring residents. There is also the potential for odours resulting from renovating/ paint spraying of vehicles and other process using chemicals.
- The presence of luxury wedding cars at the premises has been noted which suggests that a commercial operation is being set up.
- Having many vehicles entering and leaving the premises preens a road safety hazard because the visibility splays are inadequate due to the narrow footpath adjacent to the road. The road itself is narrow and a bus route.
- The garage should be reduced in size and a restriction placed on any approval prohibiting it from being used for any commercial activities.

Middleton St George Parish Council has objected to the development on the grounds that the garage is too large and that it would be used as a business workshop as vehicles are already using the site.

The Council's Highways Engineer has no highway objections to the proposal.

PLANNING ISSUES

The main issues to be considered are: -

- Visual Amenity.
- Residential Amenity, and
- Highway Implications.

Visual Amenity

The garage, as amended is considered acceptable in terms of its overall size and design and given its location would not be readily visible within the street scene. The Council's Conservation Officer has commented that it would have little impact on the character or appearance of the Middleton One Row Conservation Area.

Residential Amenity.

The physical relationship with adjoining residential properties is such that there would be adverse effects on the amenities of adjoining or nearby residential properties either by way of overbearing impact or loss of light.

In response to concerns raised by objectors and the Parish Council, the applicant has stated that the proposed garage is solely for domestic use. He also states that he is the owner of four classic cars and two modern cars for every day use. The classic cars are for hobby use but on occasions, in the summer season, he provides a personal chauffeur service for weddings, to help pay for the upkeep and maintenance bills required to keep the classic cars road worthy. On the evidence that

the applicant has provided officers are satisfied that the extent of the activity undertaken is incidental to the main residential use of the building and therefore there is material change of use. Nevertheless it would be appropriate to attach a condition to any grant of planning permission to prohibit the use of the garage from being used in connection with any commercial activity in order to safeguard the amenities of neighbouring residents.

Highway Implications

The proposal raises no issues with regard to highway safety.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

CONCLUSION

It is considered that the proposed garage by reason of its size, position and appearance is in keeping with the external appearance of the property and will not cause significant harm to the character and appearance of the host dwelling, the adjacent Middleton One Row Conservation Area or the visual amenities of the area generally. The garage has no significant impact in terms of loss of daylight or sunlight to adjoining dwellings and maintains adequate levels of privacy. The proposal does not adversely affect car parking provision on the site nor impact upon highway safety. No issues are raised in relation to crime prevention.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS: -

1. A3 Implementation Limit (3 years)
2. B4 Details of Materials (Samples)
3. B5 Detailed Application (Accordance with plan)
4. The garage hereby permitted shall be used for private purposes only and no trade or business (nor any storage of goods and other articles in connection therewith) shall be carried on, in or from the building.

REASON – To enable the Local Planning Authority to retain control of the building in the interests of residential amenity.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

It is considered that the proposed garage by reason of its size, position and appearance is in keeping with the external appearance of the property and will not cause significant harm to the character and appearance of the host dwelling, the adjacent Middleton One Row Conservation Area or the visual amenities of the area generally. The garage has no significant impact in terms of loss of daylight or sunlight to adjoining dwellings and maintains adequate levels of privacy. The proposal does not adversely affect car parking provision on the site nor impact upon

highway safety. No issues are raised in relation to crime prevention. The proposal is considered acceptable in the light of policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan 1997 and the Council's adopted supplementary planning guidance and Planning Policy Statement (PPS) 5: Planning for the Historic Environment.