



Application Number: 2015/1301

130B Main Road, Ravenshead, Nottinghamshire, NG15
9GW.

Location:



NOTE:

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Report to Planning Committee

Application Number: 2015/1301

Location: 130B Main Road, Ravenshead, Nottinghamshire, NG15 9GW.

Proposal: Detached garage and garage conversion

Applicant: Mr G Flint

Agent: Mr A Hill

Case Officer: Christina Dinescu

Background

This application is being referred to the Planning Committee at the request of the Delegated Members Panel.

Site Description

No. 130B Main Road is a detached two-storey dwelling with an integral garage measuring internally 4.3m in width and 5.6m in depth, and an additional parking space in front of the dwelling, towards no.126A Main Road.

The site is adjoined by other detached dwellings at no.130A, no. 132A, no. 132B and no. 126A Main Road, and a play area to the rear.

The site level is higher than the highway level and no.130A dwelling level is lower than no.130B dwelling level.

Relevant Planning History

2000/1314 - Planning Permission was granted in November 2000 to erect 4 new dwellings and replacement of fifth.

Following consultation with the County Council Highways Authority amendments to the internal turning arrangements were made to the landscaped area between Plots 4 and 5 (130A and 130B Main Road) that was reduced in order to provide additional space for delivery traffic to manoeuvre / turn around at the end of the private drive.

Condition 5 attached to app. Ref. no. 2000/1314 states:

- The garages shown to be provided on the approved plan shall remain in use

for garage purposes ancillary to the dwelling houses which they serve. They shall be kept available for the accommodation of private vehicles at all times and shall not be used for any other purpose unless otherwise agreed in writing by the Borough Council as local planning authority.

2015/0188 – Planning Permission was refused for the conversion of the integral garage into habitable space incorporating a front extension, and a new detached garage. The grounds for refusal were as follows:

- Net loss of usable off street car parking provision;
- Detrimental impact on residential amenity and encroachment onto the shared turning area for service vehicles.

Proposed Development

The proposal seeks Planning Permission to enclose the front canopy to create a porch, conversion of the integral garage into habitable room and a detached garage over the existing parking space.

The proposed front porch would have pitched roof and would measure 1.115m in depth, 3.0m in width, 2.4m at eaves height and 3.0m at maximum roof height from ground level.

The proposed detached garage with hipped roof and a gable towards no.130A Main Road, would measure 5.9 metres in width, 5.7 metres in depth, 2.65 metres at eaves height and 4.7 metres at ridge height from ground level. The garage would be equipped with a roller shutter door and it would be positioned in front of the dwelling, at a distance of 3.1m, on the right hand side of the property. The internal measurements would be 5.45m in width x 5.227m in depth.

The proposed retaining wall, between 130B and 130A Main Road, would measure 1.3m in length, 0.85m in height from 130B level and 1.3m in height from 130A level.

The proposal would include altering the existing low level retaining wall towards no.132B Main Road and the one in front of the existing access to create a 4.8m wide hardstanding area at its narrowest point.

Materials are specified as to match existing according to application form.

Consultations

Ravenshead Parish Council – Object to this application as per the previous application; no improvements in the submission and limited neighbouring shared space, and drainage problems.

It is noted that previous objection refers to application 2015/0188 and the reason for objection at that time was “over development of the site”.

The Highway Authority (Notts County Council) - The drive is private and not in the control of the Highways Authority.

North Fire Safety – No comments received.

Fire Protection South – No comments received.

Adjoining neighbours have been notified and a site notice posted – six letters of representation from two adjoining neighbours were received as a result and the objections are outlined as follows:

- Submitted drawing almost identical with those rejected earlier this year;
- Original development of four dwellings with two of them (no.130A and no. 130B) to have integrated garages due to smaller plots.
- Access driveway and courtyard to remain as it was originally approved; Construction of the garage would mean parking vehicles in front of them and therefore obstruction of shared courtyard.
- Concern about emergency services accessing and exiting the property and also turning manoeuvres for ambulance or fire engine.
- The proposed wall between the garages would restrict the movement of neighbours' vehicles and service vehicles in case of an emergency;
- Submitted plans do not show the present garden retaining walls which prevent flooding;
- Where would visitors to 130B park their cars?
- Shared area to be affected.

Planning Considerations

In my opinion the main planning considerations in determining this application are the impact of the proposals on the safe and convenient circulation of pedestrians and vehicles in respect of the shared turning area, the impact on neighbouring amenities and the visual impact of the proposals.

At the national level the National Planning Policy Framework (NPPF) is relevant. At the heart of the NPPF there is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development, paragraphs 56-68 are particularly relevant to this application and relate to "Requiring good design".

At local level, Gedling Borough Council at its meeting on 10th September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area. The following policy is relevant:

- Policy 10 – Design and Enhancing Local Identity

Appendix E of the ACS refers to the Saved Policies from Adopted Local Plan. The following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014 are relevant:

- ENV1 – Development Criteria;
- H10 – Extensions;

The Government attaches great importance to the design of the built environment. Section 7 of NPPF states inter alia that good design is a key aspect of sustainable

development and that it should contribute positively to making places better for people. Developments should function well and add to the overall quality of the area, respond to local character and history, reflecting the identity of local surroundings and materials and be visually attractive as a result of good architecture and appropriate landscaping.

Policy 10 – 1 of the ACS states inter-alia that development should be designed to:

- a) Make a positive contribution to the public realm and the sense of place;
- b) Create attractive, safe, inclusive and healthy environment;
- c) Reinforce valued local characteristics;
- d) Be adaptable to meet changing needs of occupiers and the effects of climate change;
- e) Reflect the need to reduce the dominance of motor vehicles.

Policy ENV1 requires development to be of a high standard of design, in keeping with the scale, bulk, form, layout or materials and should not cause unacceptable harm to the amenity of neighbouring residents. In addition Policy ENV1 requires appropriate parking and circulation of pedestrian and vehicles to be made.

Policy H10 requires the appearance of the proposal to be kept with the scale and character of the dwelling to be extended and not to cause unacceptable harm to the amenities of nearby residents.

In respect to parking, regard should be had to the Borough Councils Supplementary Planning Document “Parking Provision for Residential Developments” (May 2012). Paragraph 4.7 of the SPD states that, planning permission should not be granted for extensions that result in a loss of parking provision for a property. When referring to the SPD a dwellinghouse with 4 or more bedrooms in a rural area is required to provide 3 off-street car parking spaces. The proposal is to replace the existing parking space with a detached garage and retain the existing off street car parking provision in front of the existing garage proposed to be converted into habitable room. I note the proposal also includes altering the low level retaining wall towards the neighbouring property at no. 132B Main Road that would create a hardstanding area of 4.8m in width at its narrowest point.

When referring to the Nottinghamshire 6cs Highway Design Guide I note that the required width for an off street car parking space is 2.4 metres and therefore two vehicles can be accommodated in front of the converted garage as proposed. I am mindful about the neighbour’s comments regarding the requirement of a 0.5m wider hardstanding area in the case of a parking space bounded by a wall, however, given the low height of the retaining wall and the fact that the proposal now includes widening the hardstanding area by altering the retaining wall, it is my opinion the proposal is in accordance with the Nottinghamshire 6cs Highway Design Guide.

Given that a third car can be parked in the proposed detached garage I am satisfied it would not result in a net loss of parking spaces and that 3 vehicles could successfully be parked off street in line with the SPD. Should planning permission be forthcoming, I would suggest a condition be attached requiring the garage door to remain as a roller shutter door and a restrictive condition preventing vehicles being parked in front of the proposed detached garage at all times, in order to avoid

encroachment onto the shared turning area.

I note the front porch extension would involve enclosing the existing canopy and would incorporate a mono-pitched roof, as such; I am satisfied the proposed extension would be visually acceptable and in keeping scale and character with the property itself and the wider setting. I am also satisfied, given the size of the proposed front porch extension; it would not affect the shared turning area.

Given the plot orientation and relationship with neighbouring properties, it is my opinion the proposed detached garage would be visually acceptable and in keeping scale and character of the property and the wider setting and it would have no significant undue overbearing, overshadowing and overlooking impact on any adjoining residential properties. I also note that the proposed garage reflects the design of the garages opposite the application site.

In my opinion, the proposed development would have no undue impact onto the shared turning area. The proposal would result in the existing parking space being occupied by the proposed detached garage, with the restriction of having cars parked in front of it, and the proliferation of the existing situation of having cars parked in front of the existing garage proposed to be converted into habitable room.

I note the neighbour's comments with regards to access for fire engines and emergency vehicles. Two emergency services responsible for two different areas were consulted in respect to the turning area. However, in my opinion the proposal would not affect the existing shared area therefore the turning area as designed originally in 2000 under ref. no. 2000/1314.

I am mindful of the Parish Council and neighbouring representations. However, the application has been amended to make the proposal acceptable and to mitigate the adverse impacts onto the shared turning area. The officer advice which was considered and reflected in the current application has resulted in a reduction in length of the retaining wall, a garage equipped with a roller shutter door and no additional extension in front of the proposed converted integral garage.

For the reasons set out above I consider the proposal to accord with Policy 10 of the Aligned Core Strategy 2014 and saved Policies ENV1 and H10 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) and Government advice contained within the NPPF. I would therefore recommend that Planning Permission be granted.

Accordingly I recommend that planning permission is granted.

Recommendation:

GRANT PLANNING PERMISSION subject to conditions:-

Conditions

1. The development must be begun not later than three years beginning with the

date of this permission.

2. The development shall be carried out in accordance with the application form, site location plan and deposited plans, drawing no's 2015-05-A, 2015-05-B, 2015-05-D, received on 5th November 2015, and drawing no' 2015-05-G titled "Site Plan Existing Landscape", "Site Plan Proposed" received on 29th January 2016.
3. The materials to be used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
4. The detached garage hereby approved shall be equipped with a roller shutter door for the life of the development unless otherwise agreed in writing by the Borough Council.
5. The detached garage shown to be provided on the approved plan shall remain in use for garage purposes ancillary to the dwelling house which it serves. It shall be kept available for the accommodation of private vehicles at all times and shall not be used for any other purpose unless otherwise agreed in writing by the Borough Council as local planning authority.
6. The shared turning area in front of the proposed detached garage shall remain free of parked vehicles for the life of the development.
7. The existing area to front of the converted integral garage hereby approved shall be left available for the parking of 2 vehicles for the life of the development unless otherwise agreed in writing by the Borough Council. The space available for off street car parking shall measure a minimum of 4.8 metres in width and 5 metres in depth.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
5. To ensure that adequate off street car parking provision is available to serve the development in accordance with the Gedling Borough Council Car Parking Provision for Residential Dwellings SPD.
6. In the interests of road safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved

2014).

7. To ensure that adequate off street car parking provision is available to serve the development in accordance with the Gedling Borough Council Car Parking Provision for Residential Dwellings SPD.

Reasons for Decision

In the opinion of the Borough Council, the proposed development would have no significant undue impact on neighbouring residential amenity or the locality in general. The proposal is of a size and design in keeping with the existing dwelling and its wider setting. The development therefore complies with Policies ENV1 and H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), the Supplementary Planning Document "Parking Provision for Residential Developments" (2012), Policy 10 of the Aligned Core Strategy (September 2014) and advice contained within the NPPF.

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.gedling.gov.uk. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.