

APPLICATION NO PA/2023/1145

APPLICANT Strawson

DEVELOPMENT Application for a non-material amendment to PA/2018/1884 namely to revise plot 12's garage to home office

LOCATION Land to the rear of 19, 21 and 23 West Street, Scawby, DN20 9AS

PARISH Scawby

WARD Broughton and Scawby

CASE OFFICER Scott Jackson

SUMMARY RECOMMENDATION **Approve**

REASONS FOR REFERENCE TO COMMITTEE Manager discretion

POLICIES

Town and Country Planning Act 1990 Section 96A (as amended)

CONSULTATIONS

None.

PARISH COUNCIL

Objects on the following grounds:

- Replacing the garage doors with fully glazed doors will adversely affect the privacy of neighbouring properties, particularly the bungalows opposite – the glazed doors will allow an obtrusive view into these bungalows.
- Replacing the traditional garage doors with glazed doors is detrimental to the street scene – it is not in keeping with the rest of the development.
- Allowing the garage to become a home office reduces the parking facility to this property. Francis Gardens is a narrow development and all opportunities to park 'off street' should be retained.
- Requests the planning committee hold a site meeting to view/consider this planning proposal – this will give a true indication of how the neighbouring properties will be adversely affected, in terms of privacy, by this proposal.

PUBLICITY

Under the non-material amendment provision, there is no requirement for statutory consultation or publicity to be carried out. Therefore, no public or statutory consultation has taken place.

Notwithstanding the above, nine letters of objection from members of the public, and an objection from the parish council, have been received, together with a request by Councillor Janet Lee for the application to be determined by the planning committee. These objections raise the following issues:

- the deeds state no changes should be made to the exterior
- it was intended to revert to a garage once its use as a site office ceases
- it is unsympathetic to the design of the estate
- it cannot be considered as a link-detached dwelling
- overlooking to bedroom window of bungalow
- out of keeping
- replacing it with glass and uPVC is not in keeping
- reduction in parking
- it will look different from the neighbouring property
- it could be used for business purposes.

ASSESSMENT

Planning history

PA/2018/1884: Planning permission to erect eight dwellings with associated access and landscaping (including reconfiguration of part of previously approved scheme) – approved 17/06/2019.

The site consists of a dwelling which is one of a pair of semi-detached dwellings within a new residential development on the eastern side of West Street in Scawby. It is a modern dwelling constructed from a buff brick and red pantile, and has an integral garage attached to the side. The dwellings are linked via the respective garages.

The main issue in determining this application is whether the non-material amendment is acceptable in terms of its impact on the character and appearance of the area and upon residential amenity.

A non-material amendment is sought to planning permission PA/2018/1884, namely to substitute an integral garage for a home office to serve plot 12.

The plans show the garage door to the front of plot 12 to be replaced with a full height glazed window and door, and the door to the rear replaced with a full height glazed window which spans the full width of the former garage. The works are not considered to unbalance

the pair of linked detached dwellings, nor is it out of keeping with the character and appearance of the street scene and the applicant's agent has confirmed the window is to match the appearance of existing windows in the dwellings, namely Anthracite grey UPVC. The applicant can apply for changes to the approved scheme under a non-material amendment regardless of whether there are any legal restrictions in their deeds; this is separate legislation to the Town and Country Planning (Development Management Procedure) (England) Order 2015.

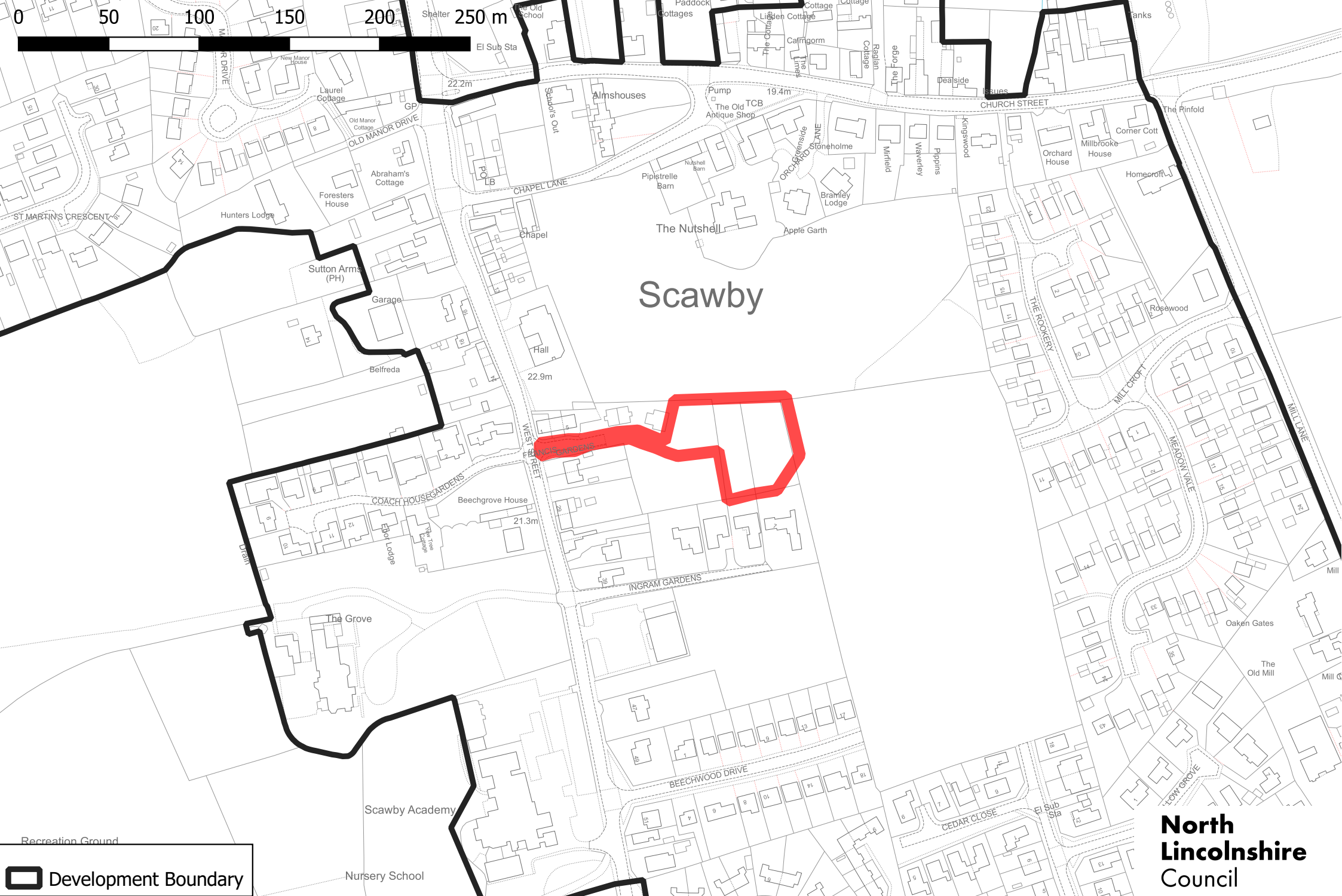
The proposals are not considered to result in loss of residential amenity or impact on highway safety and the amendment will not compromise the amount of parking provision for plot 12. The proposed materials are consistent with the remainder of the pair of semi-detached dwellings. In addition, the room will remain in use for domestic purposes, being a home office. Any material change of use to commercial use would require planning permission in its own right; such a use is not being proposed as part of this application nor would it be consented should the non-material amendment be granted. It is worth noting there are no planning conditions which restrict or remove householder permitted development rights and as such the occupier could have undertaken the same works being considered here once the dwelling was occupied without the need for planning permission. This non-material amendment application is only made necessary by the fact that the changes to the approved design were carried out prior to the building being occupied for residential purposes; however, it should be noted that the changes were originally made to facilitate the use of the dwelling as a site/sales office used by the developer, which is common practice on new housing developments. It is also noted that both the garage and home office uses fall under the same planning use class (residential) and as such the use of this part of the building as a home office does not constitute development; the only element which requires consent from the local planning authority is the external changes to the building, which amounts to the replacement of the garage door with windows.

The retention of the window to the front is not considered to result in overlooking – there is a separation distance of 15.59m from the home office window to the bungalows opposite and the new window is positioned further to the north than the lounge window in the same property – 2.7m further back. Therefore, the replacement of the garage door with a glazed window and door would not bring windows closer to neighbouring properties and would not result in a markedly different relationship between the properties given the large, glazed window already in place in the front elevation, serving the lounge.

The local highway authority does not consider garages as parking spaces to serve new properties. This is because modern garages, and in particular attached garages, tend to be small and are often used for storage as opposed to garaging. As such all new residential developments are required to provide off-street parking spaces in addition to any garaging proposed. In this instance, whilst the potential for parking within the building will be lost, there will be no loss or reduction in external car parking provision and as such the level of parking provision remains acceptable. Despite there being no statutory requirement for consultation, the council's highway department has been consulted on the application and has raised no objections with regard to highway safety or parking provision.

Therefore, the application is recommended for approval.

RECOMMENDATION **Approve a non-material amendment to substitute the integral garage for a home office to serve plot 12, including associated external alterations as shown on drawing 18-141-001.**



Scawby

Recreation Ground

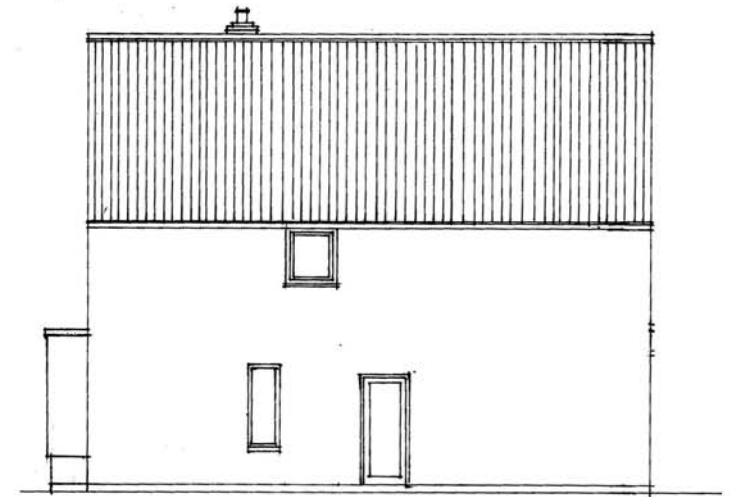
 Development Boundary

**North
Lincolnshire
Council**

PA/2023/1145

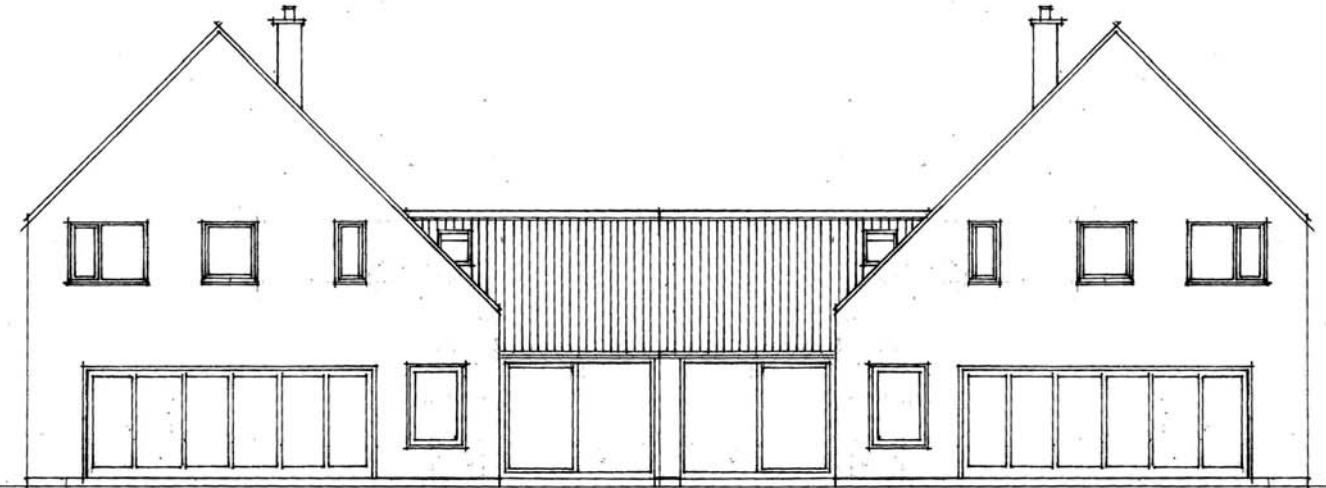


Front Elevation

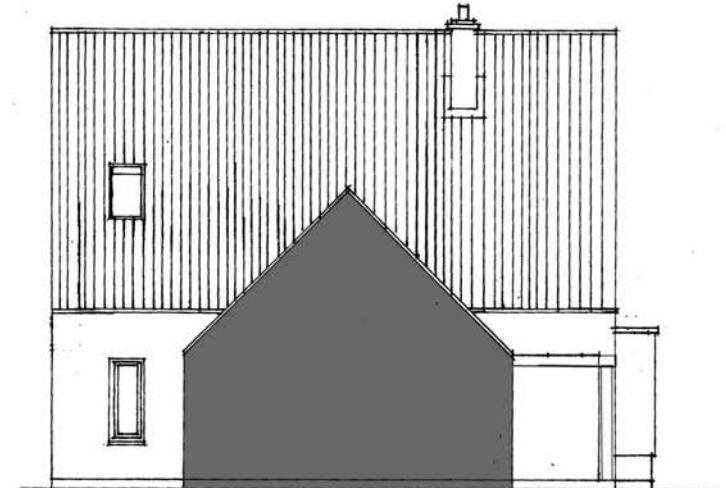


Non Garage Side Elevation

Previously approved plan



Rear Elevation



Garage Side Elevation

PA/2023/1145 Previously approved elevations (not to scale)

© Mother Architects
 This drawing and any design hereon is the copyright of the Consultants and must not be reproduced without their written consent.
 All drawings remain property of the Consultants.

Figured dimensions ONLY to be taken from this drawing
 ALL dimensions to be checked on site.
 Consultants must be informed immediately of any discrepancies before work proceeds.



10 Units, West Street, Scawby
 Qudos Homes
 Drawing 052/0073
 May 2017

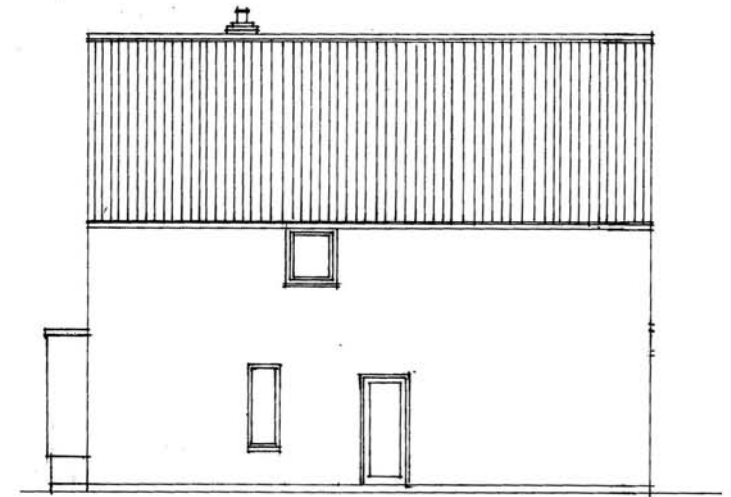
07855 828 938
 jo@motherarchitects.co.uk
 motherarchitects.co.uk

Mother
 architects

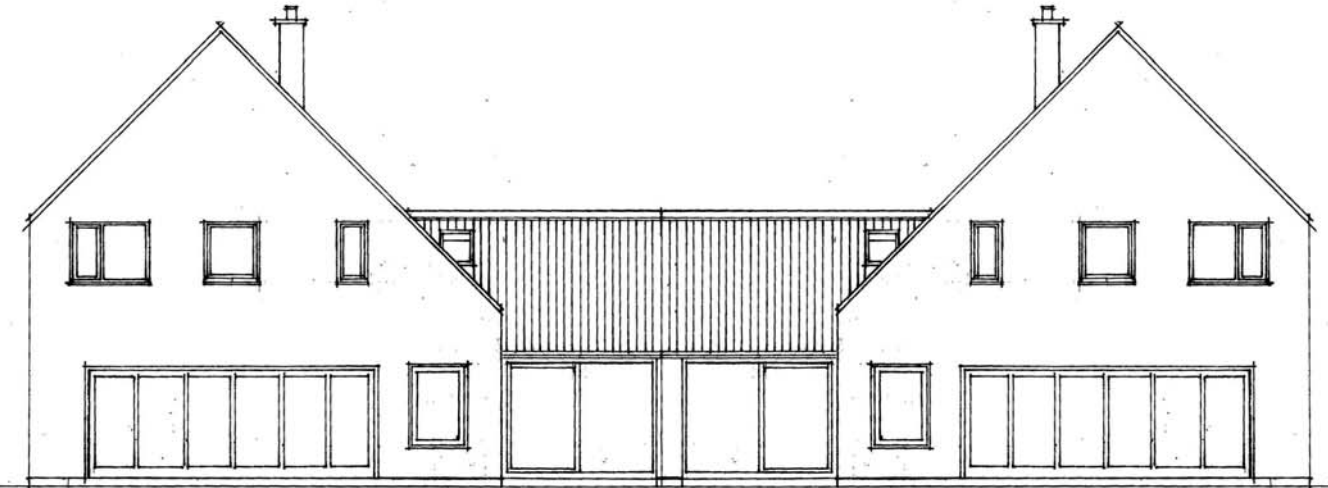
LINK UNIT ELEVATIONS
 1:100 AT 100% A3



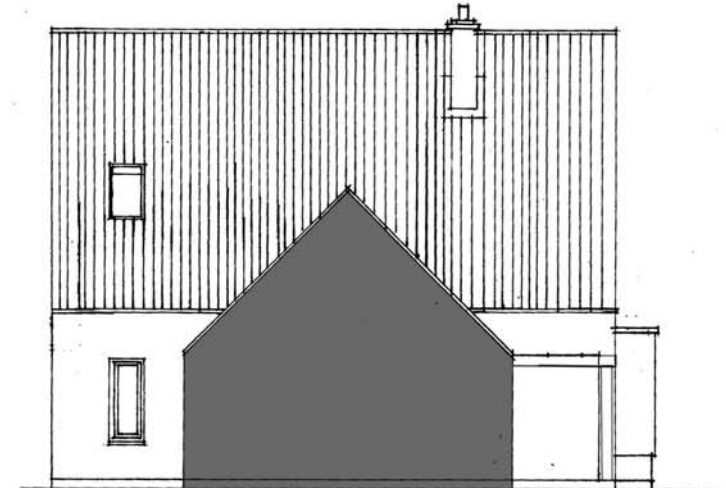
Front Elevation



Non Garage Side Elevation



Rear Elevation



Garage Side Elevation

Plot 11/12 | New Dwelling | Francis Gardens - Scawby

PA/2023/1145 Proposed elevations (not to scale)

18-141-001

web: hydearchitecture.com
tel: 01472 869061
email: info@hydearchitecture.com

Hyde
Architecture