

APPLICATION NO PA/2021/22
APPLICANT Mr & Mrs Eamonn Dunne
DEVELOPMENT Planning permission to erect a garage/garden room
LOCATION 8 The Old School Yard, Redbourne, DN21 4QN
PARISH Redbourne
WARD Ridge
CASE OFFICER Emmanuel Hiamey
SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Redbourne Parish Council

POLICIES

National Planning Policy Framework:

Section 12: Achieving well-designed places

North Lincolnshire Local Plan:

DS1 General Requirements

DS5 Residential Extensions

DS14 Foul Sewage and Surface Water Drainage

DS16 Flood Risk

T2 Access to Development

T19 Car Parking Provision and Standards

North Lincolnshire Core Strategy:

CS1 Spatial Strategy for North Lincolnshire

CS2 Delivering More Sustainable Development

CS3 Development Limits

CS5 Delivering Quality Design in North Lincolnshire

CS19 Flood risk

Supplementary guidance:

SPG1 Design Guidance for House Extensions

CONSULTATIONS

Highways: No objections.

Drainage (Lead Local Flood Authority): No objections.

PARISH COUNCIL

Objects to this planning application on the following grounds:

- Main sewerage/drainage runs directly underneath the proposed development, potentially compromising these utilities for neighbouring properties, and potentially causing access issues for essential maintenance.
- Surface water run-off into neighbouring properties – insufficient land surrounding the proposed building to act as soakaway and may result in additional water on neighbouring land.
- The entrance onto Carr Lane is approximately 13ft wide, Carr Lane is a single track at this point, and the exit is bordered by high hedges/fences from neighbouring properties, and a telegraph pole on one side. The vehicular access to the narrow entrance to this development will present a significant hazard to both the other road users and pedestrians. There is no safe visibility on either side of the exit directly onto the narrow public highway of Carr Lane. It should be noted that the application form states that there is no new or altered vehicle access proposed to or from the public highway, whilst the plan shows that this is not the case.
- A structure of this kind is unsuitable and will not be in keeping with other properties in the area.
- Proximity to neighbouring properties would result in significant loss of privacy, overlooking and potential loss of light for these properties.

PUBLICITY

A site notice has been posted. Five responses have been received and the issues raised include the following:

- the location of the garage is out of keeping with the surrounding area
- the design of the garage would be obstructive and unsuitable for the area
- the garage would be erected on sewage drains that serve the surrounding properties
- the lane is not currently vehicular access
- concern about loss of privacy
- concerns about noise

- concern about loss of daylight or sunlight.

ASSESSMENT

Site and proposal

Planning permission is sought to erect a garage/garden room to the rear of 8 The Old School Yard, Redbourne. The property is a large, detached dwelling, located at the end of a cul-de-sac, with an integral garage and sufficient car parking provision at the front.

The primary access to the dwelling is from the cul-de-sac. The siting of the proposed garage is midway along a secondary access to the dwelling, taken from Carr Lane, which is a long narrow strip of land currently not in use as an access. The street scene of Carr Lane is characterised by two-storey detached properties, with separate access to each dwelling.

The garage would measure 2.49m by 17m and would be single-storey with a flat roof. It would contain a garage and gymnasium, games room and garden room. The garage door would face Carr Lane, and a separate entrance would face the dwelling to provide access to the gymnasium, games room and garden room. There would be no windows in the sides of the building.

The main issues to consider in determining this application are:

- **the principle of the development;**
- **whether the siting, layout and design are appropriate;**
- **whether the garage would impact the character of the main house; and**
- **whether it would harm the amenities of neighbouring properties.**

Principle of development

Policy DS5 (Residential Extensions) indicates that planning applications for residential extensions and the erection of garages, outbuildings, walls, and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

In this case, the principle of erecting the garage is acceptable subject to compliance with other relevant policies of the North Lincolnshire Local Plan and the Core Strategy.

Siting, layout and design

Policy DS1 (General Requirements) requires a high standard of design in all developments in both built-up areas and the countryside, and proposals for poorly designed development will be refused. Policy CS5 (Delivering Quality Design in North Lincolnshire) supports developments that are well designed and appropriate for their context.

In considering the siting, domestic curtilage is usually a garden but can include parking areas and a driveway. In principle, the curtilage of a specific house is defined on a case-by-case basis and is dependent on the dwelling's own planning unit, which could exclude access.

In this case, when considering the lawful use of the site as access, it is in the ownership of the applicant but not part of the relevant planning unit as the curtilage of the dwelling since it is a driveway to the site. However, as the site is unused access in the ownership of the applicant, on balance, it is judged that an alternate use could be considered. In this case, the siting of the garage would be considered appropriate.

Turning to the layout of the garage and the impact on the surrounding area, the garage would follow the building line. While the site is not related to the adjacent properties, the garage would be seen together with them and therefore would not be out of character with the area.

Accordingly, the siting of the garage is acceptable and would not appear prominent on the street scene or harm the character of the area.

Regarding the design, such a long narrow garage is unusual; however, it would not be overly visible from the road on the sides and therefore the impact would be minimal. Overall, the position, scale and design of the garage are satisfactory.

Impact on adjacent properties

In terms of impact on adjacent properties, having reviewed the position and scale of the garage plus the separation distance from the adjacent properties, it is judged that the garage would not impact them in terms of being overbearing, overshadowing or privacy.

Highways

Policies T2 and T19 are concerned with access to development and parking, respectively. These policies require all development to be served by satisfactory access and parking provision. While there is existing primary access and parking provision for the dwelling, an additional garage for the dwelling would not raise an issue.

Highways have not objected to the proposal and during telephone discussions have commented that since the site is an existing access and Carr Lane is not a classified road, they have no issue with reversing into the road and visibility splay at the junction where the access joins the road.

Flood zone

The application site is within SFRA Flood Zone 2/3 (a) Fluvial, an area of medium to high probability of flooding. Policy DS14 (Foul Sewage and Surface Water Drainage) requires satisfactory provision to be made for the disposal of foul and surface water from new development. The LLFA Drainage Team has not objected to the application. Consequently, it is judged that the proposal is designed to be flood resilient and would not raise an issue regarding surface water. The proposal therefore meets the terms of the policy.

Parish council comments

As indicated earlier, Redbourne Parish Council has objected to this planning application on the basis that there is main sewerage/drainage directly underneath the proposed development that could potentially be compromised.

The supposed drains on the site do not show up in the planning constraints and the LLFA Drainage team has not commented on them. In this case, it is believed that the alleged drains are not the main sewerage/drainage infrastructure. Additionally, it is expected that the

applicant would take responsibility for any damaged drains. It is worth noting that this is a private matter.

Regarding the parish council's concerns about access to the site by neighbouring properties to carry out essential maintenance on utilities within it, this is not a relevant planning matter to be considered in the assessment of this application. It would also be a private matter.

Concerns about surface water have been addressed in this report. The concern about visibility splays from the access point on Carr Lane has also been addressed in this report. The design of the garage, privacy, overlooking and potential loss of light have again been addressed in this report.

Comments received

The concerns raised by the public, such as the location of the garage, its design, sewage drains, vehicular access, loss of privacy, and loss of daylight or sunlight have all been addressed in this report.

Conclusion

The siting, design, and appearance of the proposal are acceptable and will not significantly impact the character and amenities of adjacent properties or the street scene to warrant refusal.

The proposal complies with the relevant policies of the North Lincolnshire Local Plan, North Lincolnshire Core Strategy and SPG1: Design Guidance for House Extensions, as well as the National Planning Policy Framework. The proposal is therefore recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

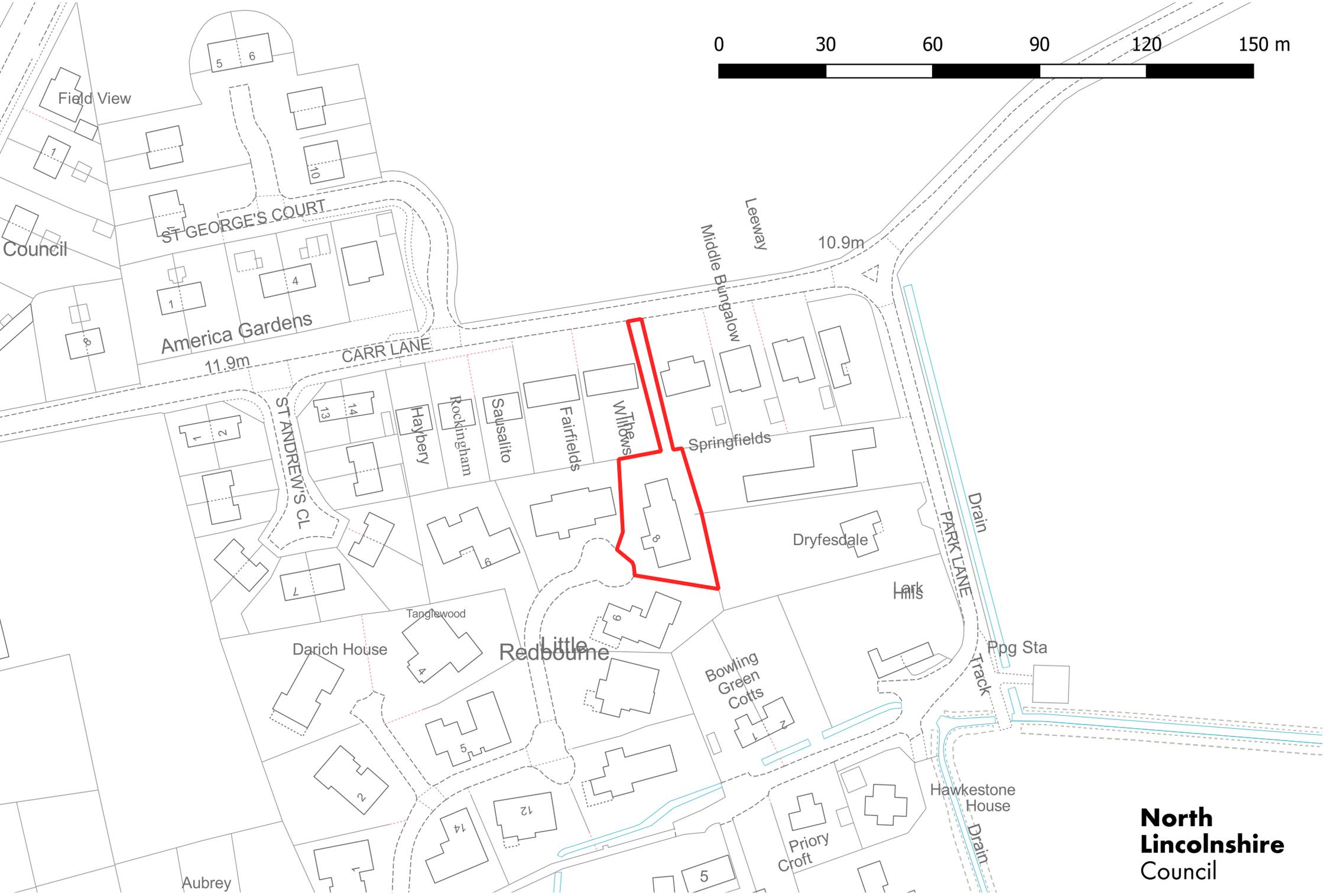
The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Reference No. 20 24 106.

Reason

For the avoidance of doubt and in the interests of proper planning.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



ST GEORGE'S COURT

America Gardens

CARR LANE

ST ANDREW'S CL

Wilbens

Springfields

Dryfesdale

Lark

Little Redbourne

Bowing Green Cotts

Pog Sta

Hawkestone House

Priory Croft

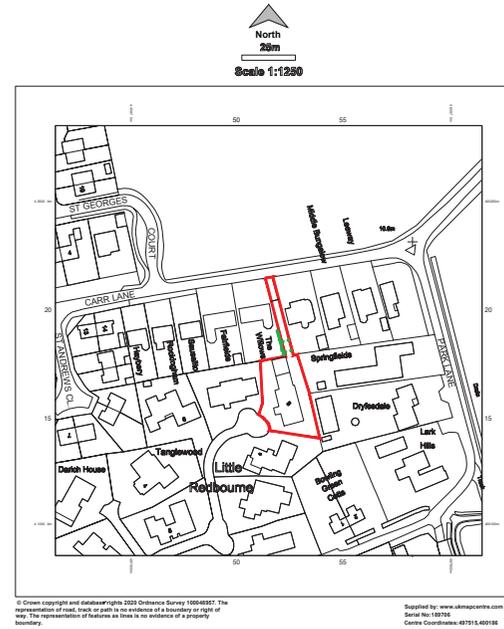
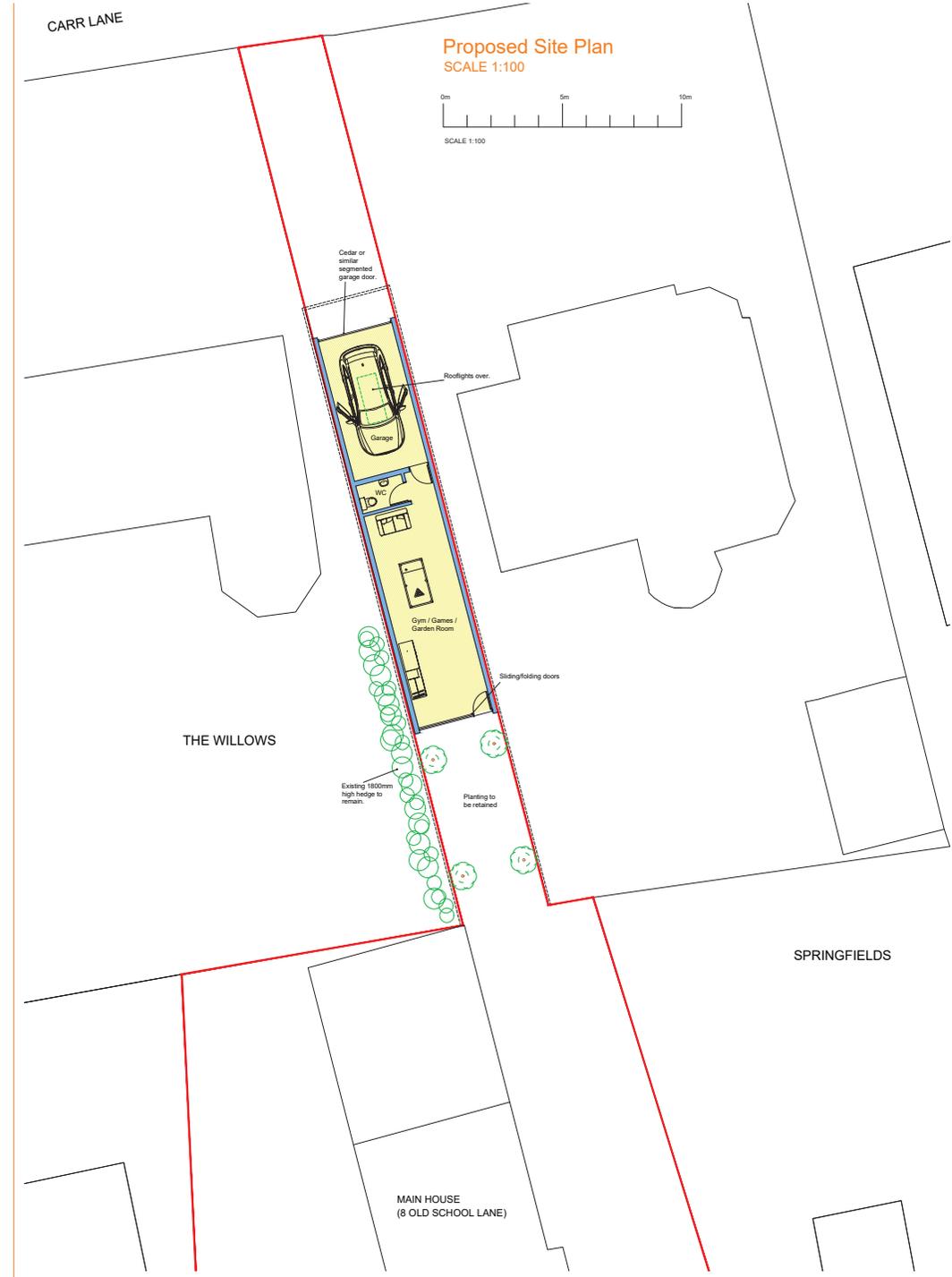
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**North
Lincolnshire
Council**

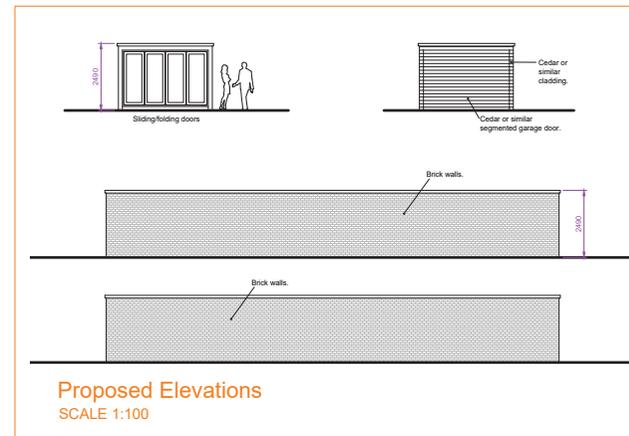
PA/2021/22

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PA/2021/22 Plans and elevations (not to scale)



OS Map
SCALE 1:1250



General Notes

NOTES: -

This drawing must NOT be scaled.

Work shall not commence until planning and building regulation approvals have been obtained in full.

All dimensions and levels to be checked on site by contractor and any discrepancies to be reported to the architect and client prior to commencement of work on site.

All drains & services to be located by contractor.

This drawing is for building control purposes only. Detail design and specification shall be the sole responsibility of the contractor.

The Contractor is to allow for those items of work which are not specifically identified in the Contract Documents but which it is reasonable to expect an experienced contractor to identify from them as being necessary (such as but without prejudice to the foregoing - screws, noggin, supports, flashings etc).

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Amendments

Rev	Amendment	Date

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Project:
8 Old School Yard
School Lane
Redbourne
DN21 4QN

Client:

Eamonn Dunne

Drawing Title:

Garage & Garden Room
Proposed Proposed Plan,
Elevations & OS Map

Compass: 	Phase: PLANNING
Drawn by: CN	Checked by: DE
Drawing No: 20 24 106	Scale: 1:1250 / 1:100 @ A1 Date: JANUARY 2021