

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	26 th July 2018
Application Number	18/03584/FUL
Site Address	Florence House Romsey Road Whiteparish SP5 2SD
Proposal	Erection of 2 bay garage/outbuilding (Resubmission of 17/00444/FUL)
Applicant	Mr Simon Kulas
Town/Parish Council	WHITEPARISH
Electoral Division	ALDERBURY AND WHITEPARISH – Councillor Britton
Grid Ref	424888 123809
Type of application	Full Planning
Case Officer	Christos Chrysanthou

Reason for the application being considered by Committee

The application has been called-in to Committee by Councillor Britton citing concerns in respect of the following reasons-

- The scale, design of the development
- The visual impact upon the surrounding area, and;
- The relationship to adjoining properties.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be APPROVED.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Scale, siting and design
- Impact on amenity
- Highways/parking

3. Site Description

The application site is a detached dwellinghouse situated within an established residential area in Whiteparish. The site is accessed off Romsey Road and is situated within an adopted housing policy boundary.

4. Planning History

17/00444/FUL Erection of 2 bay garage to front of property. REFUSED 11 April 2017

1 *The proposed garage would be sited directly in front of the main dwellinghouse and would be readily visible in the surrounding street scene, being positioned closer to the road than the existing dwellinghouses. The proposed garage, by reason of its scale, mass and siting would be visually prominent and would have a detrimental impact on the character and setting of the street scene.*

The proposed development is therefore considered contrary to the aims and objectives of CP57 of the Wiltshire Core Strategy and the aims and objectives of the National Planning Policy Framework.

5. The Proposal

Planning permission is sought for the erection of a two bay detached garage. This is a resubmission to application ref: 17/00444/FUL which was refused by the Southern Area Planning Committee in April 2017.

6. Local Planning Policy

National Planning Policy Framework
Section 7 Requiring good design

Wiltshire Core Strategy
Core Policy 57 Ensuring high quality design and place shaping

7. Summary of consultation responses

WC Highways No objection

The proposal is for the erection of a 2 bay garage (resubmission of 17/00444/FUL). From a highway safety perspective this application is preferred to the previous application due to the fact that the structure is set back into the site further which allows better visibility from the vehicle access and easier entry and egress from the garage itself. I therefore wish to raise no highway objection.

I would have no objection to a hedge being planted along the boundary of Florence House, provided that it is not allowed to grow higher than 600mm above carriageway level and is maintained as such.

I recommend that no highway objection be raise providing the following condition is attached to any permission.

The development hereby permitted shall not be first brought into use until the area between the nearside carriageway edge and a line drawn 2.4 metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

Parish Council Objection

Whiteparish Parish Council recommends refusal to this application on scale, mass and siting.

8. Publicity

The Parish Council have made an objection (scale, mass and siting). In addition 1 letter has been received by the Neighbour/third parties. The application was advertised by site notice and neighbour consultation letters.

Neighbour/third parties 2 neighbour/third party letters received –

'Unless I am very much mistaken the plans being resubmitted for the proposed garage/outbuilding are exactly the same in size and scale to the original planning application (17/0044/FUL) which was refused. The position of the proposed garage has been set back from the road which gives more visibility on exiting our property, which is beneficial providing the existing fence is left as it is and not obstructed with plants or a hedge. I would have no problem with this application if the garage was built into the bank on the opposite side of the house (LHS facing property) there is an existing very high fence on that side and it would detract from the scale of the garage, making for a more balanced appearance from the road.'

'We believe the following material planning considerations should be taken into account when a decision is made regarding this application:

- 1. The loss of daylight and overshadowing/loss of outlook to the detriment of neighbouring properties' residential amenity*
 - 2. The scale, height and density of the proposed building in its context*
 - 3. The visual impact of the proposed building on the surrounding area*
- Accordingly, we object to this planning application.'*

9. Planning Considerations

Scale, siting and design

Core Policy 57 states a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

The proposed garage consists of the same dimensions as the previous scheme (revised) submitted with application ref: 17/00444/FUL. The proposed garage would have a depth of 5.8m and a width of 6.1m and an overall height of 4.1m. The proposed garage has been re-sited 1.5m closer to the house than the previous scheme; the garage would be sited at a distance of 4.8m to the principal elevation and 40cm away from the boundary to Mulberry House.

The proposed garage is of a typical design and would be constructed in timber. Clay roof tiles are proposed and the exterior walls are proposed to be cladded with horizontal timber weatherboarding above a brick plinth.

Hedging

The case officer has discussed the proposal with the applicant who has expressed a willingness to provide soft landscaping to the boundary in the form of beech hedging to provide further screening as presented in the landscape plan. This type of hedge is fast growing and can achieve a height of 5-6m, and in officers view would provide sufficient screening.

However, WC Highways have no objection to a hedge being planted along the boundary of Florence House, provided that it is not allowed to grow higher than 600mm above carriageway level and is maintained as such. Officers understand that a highway objection would be raised if the hedge were higher than 600mm.

Should Members therefore wish to have the garage screened by a hedge, it should be noted that it seems that there could be visibility issues.

In officers view it is considered that the proposal is acceptable in terms of its scale, design and siting with or without the proposed hedging.

Impact on amenity

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF's Core Planning Principles (paragraph 17) includes that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.'

The content of the representation made by the neighbour, Mulberry House is noted as are the letters of objections from the previous application.

In officers view whilst some shading to the neighbour's access/turning area may occur during the later hours of the day this would not significantly impact the amenities of the neighbour to warrant refusal.

Whilst the garage would be visible at an oblique angle from the neighbour's front window, the proposed garage would be single storey and set away at an acceptable distance from the neighbouring property to not unduly impact amenity.

For the above reasons, officers consider that a refusal on amenity grounds would be difficult to sustain.

Highways/parking

Criteria (ix) of Core Policy 57 aims to ensure that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible.

WC Highways have considered the proposed development and have responded with no objection. The proposal is therefore considered to be acceptable in terms of highway safety including visibility.

Hedging

Having considered the proposed landscaping plan, WC Highways have no objection to a hedge being planted along the boundary of Florence House, provided that it is not allowed to grow higher than 600mm above carriageway level and is maintained as such. An appropriate condition has been suggested by the highway officer to the above effect and could be imposed on any consent should Members consider it necessary.

10. Conclusion

The amended proposal relocates the previous garage building, and in officers opinion, overcomes the previous reason for refusal. Consequently, the proposed garage conforms to the objectives of core policy 57 of the Wiltshire Core Strategy and the aims of the NPPF. Therefore, officers consider that planning permission should be granted.

Whilst hedging planting is being offered as part of this proposal to screen the garage, Members should be aware that in order to comply with the visibility requirements, any hedge would need to be no higher than 600mm, and at that height, any such hedge would not offer significant screening. Members should therefore consider carefully whether a hedge planting and/or visibility condition is required. It is officers advice that the proposal is acceptable without such planting.

RECOMMENDATION : APPROVE, subject to the following Conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drg. no. P1-01/# Site Location Plan Date rec. 16/04/18

Drg. no. P1-02/# Site Plan Date rec. 16/04/18

Drg. no. 1 R2 Proposed Elevations Date rec. 16/04/18

Drg. no. 2 R2 Proposed Plan Views Date rec. 16/04/18

Drg. no. P1-03/# Landscape Plan Date rec. 07/06/18

REASON: For the avoidance of doubt and in the interests of proper planning