

Application Number: F/YR12/0503/F
Minor
Parish/Ward: Wimblington Parish Council
Date Received: 4 July 2012
Expiry Date: 29 August 2012
Applicant: Mr M Shoesmith

Proposal: Erection of a detached single garage and conversion of garage to form additional living accommodation to existing dwelling
Location: 2 Tudor Place, Wimblington

Site Area/Density: 0.04 ha

Reason before Committee: Applicant is related to a Planning Committee Member

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of a single garage to the front of an existing dwelling and the conversion of an integral garage into additional living accommodation at 2 Tudor Place, Wimblington.

The site benefits from a large front amenity space, which is presently used for parking and turning and is also landscaped. The development also involves the conversion of the existing integral garage into a study.

Whilst the conversion of the garage will result in the loss of a car parking space, the introduction of a detached single garage will replace this loss and parking provision on the site remains as existing.

The new garage is modest in size with an overall height of 3.7 metres with a fully hipped roof to reduce any impact on neighbours.

The proposal falls to be considered under Policy E8 of the Local Plan and is considered acceptable and, therefore, recommended for approval.

2. HISTORY

Of relevance to this proposal is:

- | | | | |
|-----|-------------|---|-----------------------|
| 2.1 | F/93/0890/F | Erection of 2 x 4-bed detached houses with integral garages | Granted 29 March 1994 |
|-----|-------------|---|-----------------------|

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

3.2 **East of England Plan 2008:**
ENV7: Quality in the Built Environment

3.2 **Draft Fenland Core Strategy:**
CS14: Delivering High Quality Environments

3.3 **Fenland District Wide Local Plan:**
E8: Landscape and amenity protection

E9: Alterations and extensions to respect scale and character of building and amenity.

4. **CONSULTATIONS**

4.1 **Parish/Town Council** No comments yet received.

4.2 **Local Residents:** No comments yet received.

5. **SITE DESCRIPTION**

5.1 The application site is a detached dwelling located along Eastwood End and is part of 5 dwellings known as Tudor Place, the application site being No.2. All these dwellings are set back from the road by approximately 15 metres. Each dwelling is individually designed with parking and turning available within the site.

6. **PLANNING ASSESSMENT**

6.1 The proposal is for a detached single garage to replace the loss of the existing integral garage, which is to be converted into a study. The conversion involves the removal of the garage door and the introduction of a window. This alteration is acceptable and will not significantly alter the appearance of the dwelling.

The single garage is 4.8 m long x 3.8 m wide with a roller shutter door. It has an overall height of 3.7 m with a fully hipped roof and will be constructed with materials to match the house. Turning is available on the site together with parking for 2 further cars.

The main issue is whether the siting of the garage will have a detrimental impact on the character of the area and the neighbouring properties.

There are no other detached garages forward of the dwellings along this section of Tudor Place, although all the dwellings are individually designed. Further to the south east of the site the dwellings are located closer to the highway with the structures approximately 5 – 6 metres from the highway. The introduction of a detached garage to the front of No.2 will bring the structure approximately 5.5 metres from the highway verge and will not therefore appear overly dominant in the street scene.

Design and Impact upon Amenity

The design of the garage relates well to the surrounding built form and the materials for the walls and roof will match the existing dwelling. The hipped roof will lessen the impact of the structure on the neighbours and the set back position will not hinder vehicle visibility from the adjoining properties.

There is a proposed rear window in the garage, which is located along the boundary between No. 2 and No.3, and it is appropriate to condition that this window is obscure glazed to avoid any potential impact on the neighbour.

Access and Parking

Access to the garage is via the existing access point and there is 6 metres between the garage door and the fence to allow vehicle to exit the garage and then leave the site in forward gear. 2 further parking spaces are available on the site.

7. CONCLUSION

- 7.1 It is the opinion of the LPA that the erection of the garage can be supported in line with the policies contained within the Local Plan and the NPPF. It is considered that the proposal will not have a detrimental impact on the character of the area or on neighbouring properties.

It is, therefore, recommended to grant the erection of the garage with appropriate conditions.

8. RECOMMENDATION

Grant

1. **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

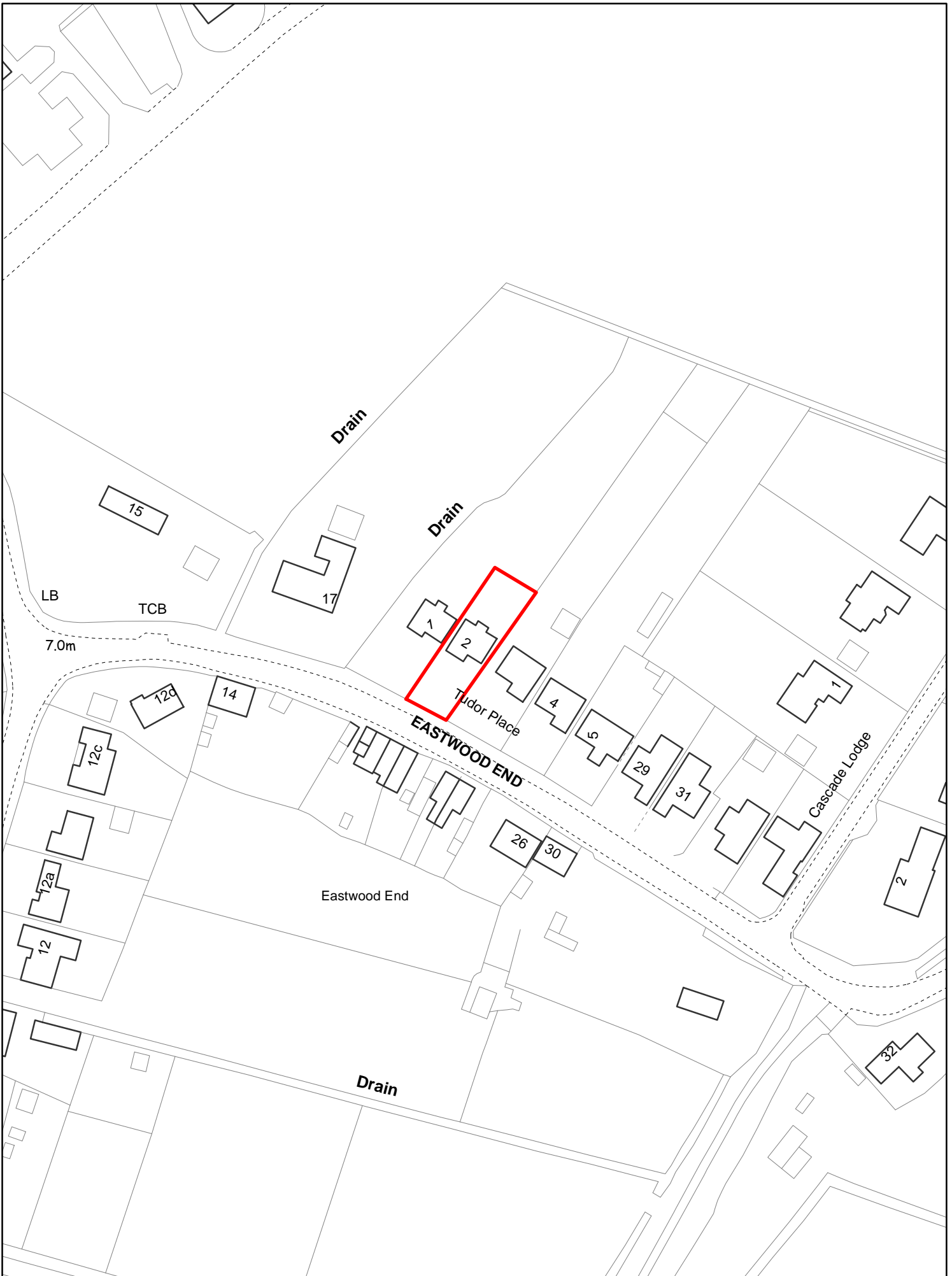
2. **The development hereby approved shall be finished externally in materials to match the existing building, unless the Local Planning Authority otherwise agrees in writing prior to commencement of development.**

Reason - To safeguard the visual amenities of the area.

3. **The window in the south eastern elevation of the garage hereby approved shall be glazed with obscure glass and fixed shut and so maintained in perpetuity thereafter.**

Reason - To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings.

4. **Approved plans.**



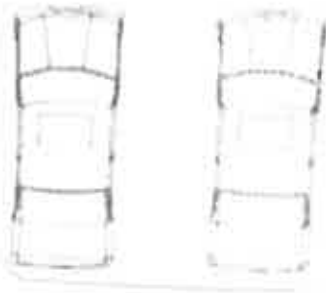
GRASS VERGE



Window →

← ROLLER SHUTTER DOOR

↑ PERSONAL DOOR



EXISTING INTEGRAL GARAGE

2 TUDOR PLACE
WIMBLINGTON PE15 0PX

SCALE 1:100

