

Application Number: F/YR13/0168/F

Other

Parish/Ward: Wisbech St Mary

Date Received: 11 March 2013

Expiry Date: 6 May 2013

Applicant: Mr & Mrs A Woods

Agent: Mr D Broker, David Broker Design Services

Proposal: Erection of a detached double garage to existing dwelling

Location: Woodlands, Sandbank, Wisbech St Mary

Reason before Committee: The Agent is a Councillor

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for a detached double garage to serve the existing dwelling at Woodlands, Sandbank in Wisbech St Mary. The existing site currently houses the existing chalet-style dwelling with associated parking and garden areas.

The key issues to consider are:

- Scale and Design

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in terms of the principle and design of the proposal. It is considered that there will be no adverse impacts on residential amenity, highway safety or the character of the surrounding area. Therefore the application is recommended for approval.

2. HISTORY

Of relevance to this proposal is:

| | | | |
|-----|---------------|---|--|
| 2.1 | F/YR07/0748/F | Erection of a 2-storey side extension to existing dwelling. | Refused 29 th August 2007. |
| 2.2 | F/YR07/0173/F | Erection of a detached domestic garage/store | Refused 21 st March 2007. |
| 2.3 | F/YR06/0910/F | Erection of a 2-storey side extension to existing dwelling. | Refused 15 th September 2006. |
| 2.4 | F/YR06/0075/F | Erection of a 2-storey side extension to existing dwelling | Refused 20 th March 2006. |
| 2.5 | F/96/0699/F | Erection of 3-bed detached 2-storey dwelling, involving demolition of existing dwelling | Approved 16 th January 1997. |

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.

3.3 **Draft Fenland Core Strategy – February 2013:**

CS16: Delivering and Protecting High Quality Environments across the District.

3.4 **Fenland District Wide Local Plan:**

E8 – New Development.

4. **CONSULTATIONS**

- | | | |
|-----|--------------------------------|---|
| 4.1 | <i>Town Council</i> | Support the development and recommend approval. |
| 4.2 | <i>North Level IDB</i> | Not yet received. |
| 4.3 | <i>Local Residents:</i> | None received. |

5. **SITE DESCRIPTION**

- 5.1 The site currently comprises a chalet-style detached dwelling with a driveway and parking area to the front and residential garden space to the sides and rear. The site is very large and is bounded by hedging and trees with wooden gates at the access. Within the site is a glasshouse and a container. The site is bounded by agricultural land to the South and West, with residential dwellings and a residential caravan site to the North and East. The site is capable of accommodating a garage in the proposed location.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:

- Scale and design

(a) Scale and Design

This application seeks consent for a detached double garage to be situated adjacent to the existing dwelling, within the site. The garage will have a pitched roof with an up and over door and will be constructed in materials to match the existing dwelling. The site is capable of accommodating the garage and the location will not result in the loss of any parking or turning areas. Ample residential amenity space will remain for the dwelling. The design of the proposal reflects the existing dwelling and will not appear out of character with the existing dwelling or the wider area. The proposed location of the garage will not have any adverse impacts on the wider area and relates well to the existing dwelling.

There was a previous refusal on the site for a garage/store however this was for an industrial style building of steel sheeting and was therefore not in keeping with the existing dwelling and would have been unacceptable in terms of scale and design. This application is for a domestic garage with materials to match the existing dwelling and therefore has overcome the previous reasons for refusal. As such the proposal is acceptable in this location and is recommended for approval.

7. CONCLUSION

- 7.1 The proposal has been assessed in line with Local and National Planning Policies in relation to the design, scale and impact on the surrounding area and residential amenity. The proposal is considered to be acceptable in terms of siting and design and will not give rise to any adverse visual, highway or residential amenity impacts. As such the proposal is recommended for approval with appropriate conditions.

8. RECOMMENDATION

Grant – Subject to the following conditions.

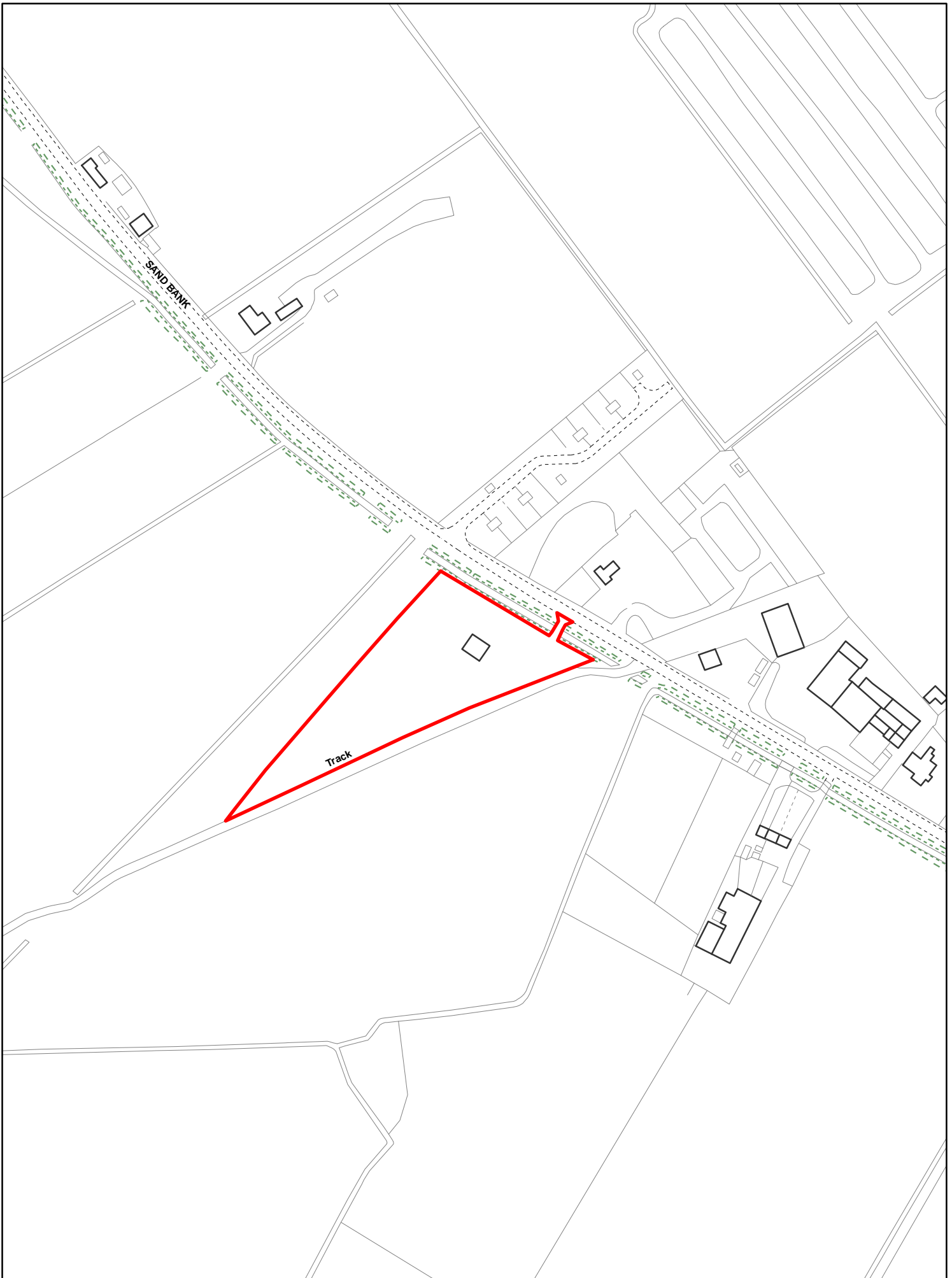
1. **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

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 the commencement of development.**

Reason - To safeguard the visual amenities of the area.

3. **Approved Plans.**



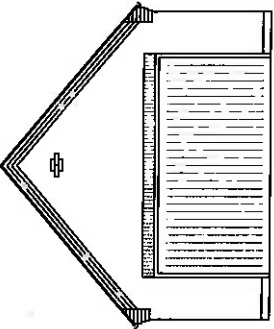
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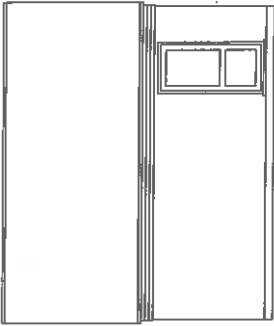
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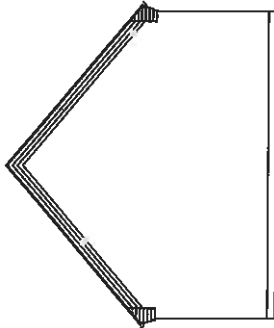




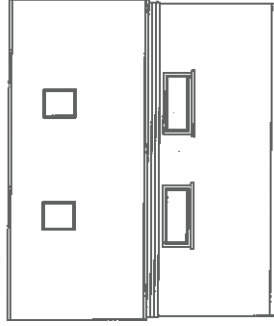
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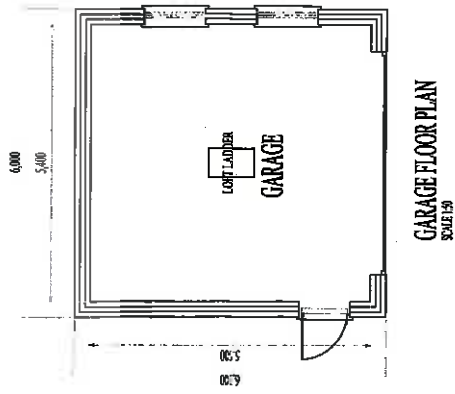
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SCALE 1/8"



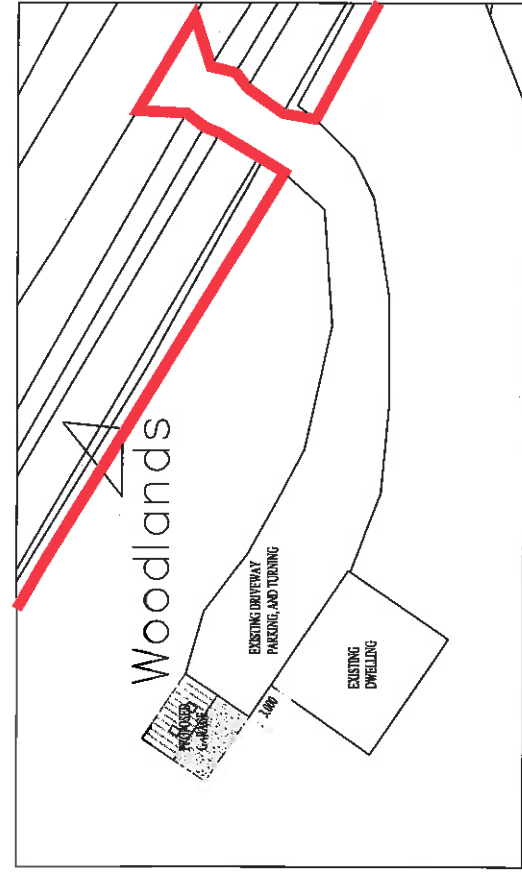
SIDE ELEVATION
SCALE 1/8"



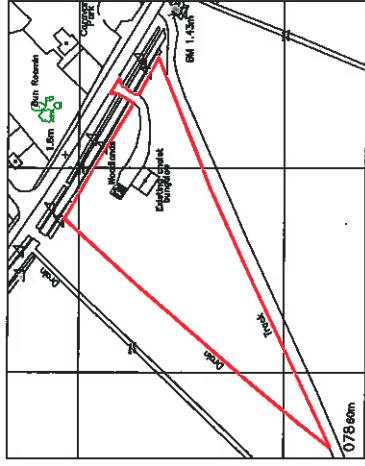
REAR ELEVATION
SCALE 1/8"



GARAGE FLOOR PLAN
SCALE 1/8"



BLOCK PLAN
SCALE 1/80



LOCATION PLAN
SCALE 1/50



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 DATE: 01/02/2011
 SCALE: 1/80
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