

Application Number: F/YR13/0535/F

Minor

Parish/Ward: Leverington Parish Council/Roman Bank

Date Received: 15 July 2013

Expiry Date: 9 September 2013

Applicant: Mr F Skelly

Agent: Mr David Broker, David Broker Design Services

Proposal: Conversion of detached double garage to 1-bed annexe ancillary to the main dwelling

Location: 2 Waverley Gardens, Leverington, Wisbech.

Reason before Committee: This application is before committee given that an elected Member is acting as agent for the scheme. Should this not have been the case it would have been determined under delegated powers by Officers

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the conversion of a detached double garage to a 1-bed annexe ancillary to the main dwelling at 2 Waverley Gardens, Leverington.

The key issues to consider are;

- Principle and Policy Implications;
- Design and Appearance;
- Impact on Amenity.

It is considered that the proposed conversion of the detached double garage to a 1-bed annexe ancillary to the main dwelling would be acceptable in terms of design and appearance. Furthermore, the proposed development would not result in an adverse impact upon the amenity of the occupants of adjoining properties.

Therefore, the proposed development complies with Policy CS16 of the emerging Fenland Local Plan – Core Strategy (2013), and Policies E8 and E9 of the Fenland District Wide Local Plan (1993), and the National Planning Policy Framework. It is therefore recommended that the application be approved.

2. HISTORY

Of relevance to this proposal is:

- 2.1 F/YR08/0154/F – Erection of a 4-bed detached house with detached double garage – Granted (04/04/2008).

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that applications 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 **Emerging Fenland Core Strategy:**

CS3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS12: Rural Areas Development Policy

CS16: High Quality Environments

3.3 **Fenland District Wide Local Plan:**

H3: Development should be within existing settlement

E8: Landscape and Amenity Protection

E9: Alteration and Extension to existing buildings

4. **CONSULTATIONS**

4.1 ***Parish Council***

No comments received at time of report -
Full update at meeting

4.2 ***North Level IDB***

No comments to make.

4.3 ***Local Residents***

1 letter of concern however no objection to the change of use. Raised concerns over;
- Top gable window overlooks our garden room, lounge and especially our master bedroom window. We therefore suggest the glass in this window is changed to obscure glass to give privacy to our property;
- Also, building was built with two windows over looking our garden at ground level. No windows were shown on the detached garage plans as granted.

5. **SITE DESCRIPTION**

5.1 The site is located within the modest Waverley Gardens development. There is a detached house to the north and east of the site and a bungalow to the south. The site is bounded by close boarded fencing to the sides and a conifer hedge to the east.

6. **PLANNING ASSESSMENT**

6.1 The key issues to consider are;

- Policy Considerations;
- Layout and Impact on Amenity;
- Highways and Access.

6.2 **Policy Considerations –**

Policy E8 and E9 of the Local Plan seeks to ensure that when considering proposals for new development and the alteration and extension of existing buildings issues including the scale, style, character, appearance, amenity, and access and parking are taken into consideration.

Policy CS16 of the Emerging Local Plan sets out criteria to consider for all new development proposals including the impact on the amenity of neighbouring users. Therefore, it is necessary to assess this application in terms of the design, appearance and impact on amenity.

6.3 Layout and Impact on Amenity –

Under planning application ref: F/YR08/0154/F permission was granted for the erection of a 4-bed detached house with detached double garage. The dwelling and garage have been erected; however the garage has not been erected in accordance with the approved plans.

The approved plans for the garage featured a ground floor garage with loft space above. Neighbour comments regarding the approved plans, the existing building and the proposed plans are noted.

The approved plans featured no ground floor windows on the south elevation. Whilst, the garage as built features 2 x ground floor windows on the south elevation. Although built at variance to the approved plans, it is considered that this is acceptable, and does not have a significant impact upon the living conditions of neighbouring properties.

In terms of the first floor windows in the gable ends it is noted that such openings were approved in the previous application. However, the previously approved use of the first was for a 'loft', this proposal introduces a bedroom at first floor level. Therefore, it is considered that in this instance the first floor window in the gable end (east elevation) should be obscure glazed in order to protect the level of amenity for the occupants of the neighbouring property.

It is considered that the proposed conversion to an annexe (subject to conditions) will not result in an adverse impact upon the amenity and living conditions of neighbouring properties and is considered to be in line with policies E8 and E9 of the existing Fenland District Wide Local Plan 1993 and Policy CS16 of the Emerging Local Plan – Core Strategy (February 2013).

7. CONCLUSION

- 7.1 This application has been assessed in line with Local and National Planning Policies in relation to issues including the design, scale, appearance and layout of the proposal and the impact upon the residential amenities of the occupants of neighbouring properties.

In this instance, it is considered that the proposed development is acceptable in light of the requirements of Policies E8 and E9 of the Fenland District Wide Plan (1993), and Policy CS16 of the emerging Fenland Local Plan-Core Strategy (2013).

8. RECOMMENDATION

Grant

8.1 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.

8.2 The living accommodation hereby approved shall be used only in association with, and ancillary to, the occupation of the existing dwelling at 2 Waverley Gardens, and shall not be used as a separate dwelling unit.



Reason - In view of the location the formation of a separate dwelling would be unacceptable in this location.

8.3 The first floor window in the east elevation of the development hereby approved shall be glazed with obscure glass prior to the occupation of the annexe and so maintained in perpetuity thereafter.

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

8.4 Approved Plans



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