

Application No: 13/0762N

Location: 4, Park Lane Mews, PARK LANE, HATHERTON, CW5 7QX

Proposal: Proposed new detached car port with loft over.

Applicant: G Britton

Expiry Date: 24-Apr-2013

**SUMMARY RECOMMENDATION:**

**APPROVE** subject to conditions

**Main issues:**

- The principle of the development
- The impact of the design
- The impact upon neighbouring residential amenity
- The impact upon protected species
- The impact upon highway safety

**REASON FOR REFERRAL**

This application was called in to Southern Planning Committee on 7<sup>th</sup> March 2013 by Councillor Janet Clowes for the following reasons:

*'The Parish Council and local residents are concerned that this additional building is an inappropriate overdevelopment of the site.'*

*This property has already benefited from the application for and subsequent building of a garage on this property. Therefore this application for a further detached building of another garage with room above is out of character in relation to the other adjacent Mews properties.*

*There is also concern that the first garage has already been converted for residential use.*

*Should this application be permitted, it is suggested that conditions should be imposed that preclude this building from future residential usage.'*

## **DESCRIPTION OF SITE AND CONTEXT**

The application site is within the garden of No.4 Park Lane Mews, Park Lane, Hatherton within the Open Countryside.

The associated dwelling is a barn conversion that consists of an open brick finish, cream painted timber fenestration and a dual-pitched, grey tiled dual-pitched roof.

In 2006 the applicant's existing detached garage was converted into living accommodation and a glazed link erected to attach this unit to the main dwelling.

## **DETAILS OF PROPOSAL**

The garage would measure approximately 6 metres in depth, 6 metres in width and would have a pitched roof with a maximum height of approximately 5.6 metres in height from ground floor level.

The proposal will also include an external staircase on the eastern side elevation.

The driveway extension would measure approximately 144 metres squared and be sited forward of the applicant's proposed car port / garage within the curtilage of the dwelling.

The applicant also seeks to re-position a garden wall and erect a new set of gates with associated pillars.

## **RELEVANT HISTORY**

**P06/1272** - Glazed Link to Garage Conversion with Galleried Level – Approved 21<sup>st</sup> December 2006

**P06/1270** - Listed Building Consent for Glazed Link to Garage Conversion with Galleried Level – Approved 20<sup>th</sup> December 2006

**P06/0686** - Garage Conversion and First Floor Extension – Refused 2<sup>nd</sup> August 2006

**P06/0659** - Listed Building Consent for Garage Conversion and First Floor Extension – Refused 28<sup>th</sup> July 2006

**P03/1331** - Double Garage & Change of Use – Approved 10<sup>th</sup> December 2003

**P01/0763** - Conversion of Farm Building to Four Dwellings (LBC) – Approved 26<sup>th</sup> September 2001

**P01/0762** - Conversion of Farm Building to Four Dwellings – Approved 26<sup>th</sup> September 2001

## **POLICIES**

## **National policy**

National Planning Policy Framework (NPPF)

## **Local Plan policy**

NE.2 – Open Countryside  
NE.9 – Protected Species  
BE.1 – Amenity  
BE.2 – Design Standards  
BE.3 – Access and Parking

Extensions and Householder Development Supplementary Planning Document (SPD)

## **CONSULTATIONS (External to Planning)**

N/a

## **VIEWS OF THE PARISH COUNCIL:**

**Hatherton & Walgherton Parish Council** – No comments received at time of report

## **OTHER REPRESENTATIONS:**

No comments received at time of report

## **APPLICANT'S SUPPORTING INFORMATION:**

None

## **OFFICER APPRAISAL**

### **General information**

No.4 Park Lane Mews has its Permitted Development rights intact. As such, the applicant can create the driveway extension and erect the walls and gates under these rights. These developments are acceptable under Class F, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) 1995 (As amended) and Class A, Part 2, Schedule 2 of The Town and Country Planning (General Permitted Development) 1995 (As amended).

Therefore, these developments are deemed to be acceptable in principle and are not considered in the below assessment.

### **Principle of Development**

The site is located in the Open Countryside so is therefore subject to Policy NE.2 of the Local Plan. Policy NE.2 of the Local Plan advises that development will only be permitted if it is for agriculture and forestry, outdoor recreation, essential works undertaken by Public Service Authorities or statutory undertakers or for other uses appropriate to a rural area.

The development of a new outbuilding within the curtilage of a dwelling is not referred to directly within this policy so the determination in this instance is whether or not the development would preserve the character and amenity of the countryside. This would be determined by its design and its impact upon neighbouring properties and in this instance, its impact upon the nearby listed building. These are discussed below.

## **Design Standards**

The proposed development would be sited approximately 1.5 metres to the southeast of the applicant's dwelling within the domestic curtilage.

The proposed garage would consist of 2 open bays on the principal elevation and hardwood timber slats with '*stained finish to approval*' to the 3 other sides. It would have a pitched tiled roof. It would include 2 '*Conservation Velux roof lights*' in the roof space in the rear elevation and an external staircase to the roof space above on the eastern side elevation. The rainwater goods would be black uPVC. In order to ensure that the appropriate materials are used in this development, should the application be approved, it is recommended that the materials be conditioned for prior approval.

The development would naturally appear subordinate to the associated dwelling because of its single-storey nature. It would measure approximately 2 metres lower than the maximum height of the dwelling.

It is considered that a light timber structure such as the one proposed would respect the traditional nature of the associated unit. It is also considered that the development would not have a detrimental impact upon the streetscene as it would be set over 100 metres in from the road and would be largely screened by an existing boundary treatment.

Once the materials have been conditioned, it is considered that the proposal would adhere with the relevant design policies within Policy BE.2 of the Local Plan.

## **Amenity**

Other than the applicant's property, the closest neighbour to the development would be over approximately 45 metres away from the proposed garage. As such, it is not considered that the proposal would cause any impact with regards to loss of privacy, loss of light or visual intrusion and would adhere with Policy BE.1 of the Local Plan.

## **Protected Species**

The Council's Nature Conservation Officer has advised that he does not anticipate there being any significant ecological issues associated with the proposed development. As such, the garage would adhere with Policy NE.9 of the Local Plan.

## **Highway Safety**

The proposed development would be accessed from the applicant's existing driveway that would link into a proposed driveway extension within the applicant's curtilage.

It is not considered that this development would have a detrimental impact upon highway safety and would adhere with Policy BE.3 of the Local Plan.

## **Other Matters**

Although the proposed development is located within the residential curtilage of Park House, a grade II listed building, given the large distance of the proposal from the listed building; it is not considered that it would detract from the character and setting of the building concerned.

## **CONCLUSIONS**

The proposed development would not have a detrimental impact upon the character and amenity of the Open Countryside, be of an acceptable design and would not have a detrimental impact upon neighbouring amenity, protected species or highway safety.

The proposed development is therefore in compliance with Policies: NE.2 (Open Countryside), BE.1 (Amenity), BE.2 (Design), BE.3 (Access and Parking) and NE.9 (Protected Species) of the Borough of Crewe and Nantwich Replacement Local Plan 2011. The proposal would also accord with the NPPF.

## **RECOMMENDATIONS**

**APPROVE** subject to conditions

- 1. Standard (Time)**
- 2. Plans**
- 3. Materials details to be submitted**

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