

Planning Reference No:	P09/0130
Application Address:	24 Gainsborough Road, Crewe
Proposal:	Conversion of Garage to Habitable Space and Increase in Roof Height
Applicant:	Mr P Garrett
Application Type:	Householder
Grid Reference:	355137 370060
Ward:	Crewe South
Earliest Determination Date:	16 th March 2009
Expiry Dated:	13 th April 2009
Date of Officer's Site Visit:	25 th February 2009
Date Report Prepared:	31 st March 2009
Constraints:	None

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES: Design Standards, Amenity of adjacent neighbours and loss of off-street parking

1. REASON FOR REFERRAL

This application would normally be determined under the Councils Scheme of delegation; however it has been called into Committee by Cllr Thorley on the grounds of amenity, parking provision and over domination.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is situated within the Crewe Town settlement boundary as defined on the Proposal Map of the Crewe and Nantwich Replacement Local Plan 2011. It is situated on the corner of Gainsborough Road and Stamford Avenue, and adjacent to the site (across the road) is a local shop in an area of large terraced dwellings, which have large bay windows to the front elevation and are accessed at the back by an alley-way. The existing dwelling has a single garage to the rear which is accessed off Stamford Avenue via double gates. To the rear of the dwelling is a small yard which is block paved and within the curtilage of the dwelling is a green house. The residential area around the dwelling has visible on-street parking issues at certain times of the day and this application will include the loss of an off-street parking space within the application site.

3. DETAILS OF PROPOSAL

The proposed development is for the change of use of an existing garage extension into a habitable room, and the increase of the roof height to accommodate a pitched tiled roof. The existing garage is used for storage purposes and has a corrugated roof.

4. RELEVANT HISTORY

No Planning History

5. POLICIES

The development plan includes the North West of England Plan Regional Spatial Strategy 2021 (RSS) and the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

The relevant development plan policies are:

Local Plan Policy

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

RES.11 (Improvements and Alterations to existing dwellings)

Other Material Considerations

PPS1 Delivering Sustainable Development

Crewe and Nantwich Borough Council - Extensions and Householder Development SPD

6. CONSULTATIONS (External to Planning)

Highways: Unable to support this application due to the reduction in off-street parking, in an area of saturated on-street car parking

7. VIEWS OF THE PARISH / TOWN COUNCIL: N/A

8. OTHER REPRESENTATIONS

Objections

Duplicate letters of objection have been submitted by the occupiers of;

1, 3, 6, 7, 10, 12, 13, 16, 18, 19, 21, 23, 27, 28, 29, 30, 31, 32, 33, 34, 40, 41, 42, 43, 45 Gainsborough Road; and 3, 4, 9, 10, 11, 12, 13, 15, 16, 18, 20, 21, 32, 33, 36 Stamford Avenue.

The main planning issues raised in the letter are;

- Concerns over possible multiple occupancy of the dwelling to be used as lodging or bed sits;
- Loss of on-street parking due to conversion of existing garage in area of highly saturated on-street parking;

Further Objections have also been raised by the occupiers of;

34 Bidvale Way, Coppenhall (on behalf of the occupiers of 36 Gainsborough Road); and 26 & 36 Gainsborough Road, Crewe.

The main planning issues raised are;

- Reduction in on-street parking in the area due to increase occupancy of the dwelling, which will affect residence, church and adjacent shop parking/deliveries facilities;

- Concerns raised over possible increase in noise to neighbours;
- Concerns raised regarding the stability of the boundary wall between No.24 and No.26 and any possible disturbance which may occur if it is required to be rebuilt.

Also an objection letter has been received from the local councillor, Cllr Dorothy Flude of 6 Tynedale Avenue, Crewe

Issues raised are;

- Loss of parking
- Possible Change of Use

Support

In support of the application letters have been received from the applicant addressing some of the above objections (dated the 17th and 24th March 2009)

The main planning issues raised are;

- The application is only for the change of use of the garage to a habitable space and increase in roof height to accommodate a tiles roof;
- The existing garage has not been in use as a 'garage' and has been used for storage;
- Two off-street parking spaces will be achievable at the rear of the property once existing green house is removed;
- The dwelling is to be let to students of the nearby MMU campus; and the long term plan is to use the dwelling for the applicants permanent residence;
- Students more likely to use public transport than have lots of cars;

9. APPLICANT'S SUPPORTING INFORMATION

None received

10. OFFICER APPRAISAL

General Matters

The proposal is for an extension to a roof of an existing garage and the conversion of the garage into a habitable living space. The dwelling is to be let out to graduate students, and will accommodate 5 bedrooms. The existing dwelling does not require a change of use to 'a house in multiple occupancy' as it will not accommodate six or more people living separately. Within the neighbour objections, issues have been raised in relation to increased noise due to proposed occupancy levels, and change of use of the dwelling to 'a house in multiple occupancy'; however as stated above permission is not required for change of use and therefore will not be discussed further within this report.

The conversion of the existing garage into a habitable living space does not require planning permission and can be carried out without consent from the planning authority and therefore this is taken into account when reaching the recommendation for this application.

Design

The proposed development will include increasing the height of the existing attached garage from 2.6m at the ridge and 2.05m at the eaves to 3.4m at ridge and 2.3m at the eaves. The existing corrugated roof will be removed and replaced with a tiled roof and the additional external surfaces will be bricked-up in materials to match the existing building.

The proposed development is currently visible from Stamford Avenue, and the existing roof type is an inconstant material within the streetscene. The proposed roof alteration will enhance the character and appearance of the existing dwelling, removing a less desirable roof material with a tiled roof which will be more in-keeping with the streetscene.

The proposed increase in height from 2.6m to 3.4m will have a minimal impact on the character and appearance of the existing dwelling. The existing garage appears subordinate to the existing dwelling and the proposed increase in height and external alterations will not affect this hierarchy and it therefore considered that the proposed development in accordance with policies RES.11 and BE.2 of the Local Plan 2011.

Should the application be approved as per the recommendation, a condition will be attached to the permission to ensure external materials to match the existing dwelling are used to ensure the proposal does not adversely affect the character and appearance of the street scene by means of the materials used.

Amenity

The existing garage forms part of a boundary wall with the adjacent dwelling No. 26 Gainsborough Road. The proposal will include the alteration of the boundary wall by increasing it from 2.6m to 3.4m in height. The adjacent neighbour has raised concerns over the stability of the boundary wall; however this is not a planning matter and will be dealt with through Building Regulations.

There is a very small window on the rear of the adjacent property; however the proposal will have a very limited impact on this window due to its position and size. Given that the majority of the building is already in situ it is considered that the proposed development will have a very minimal impact on the adjacent neighbour.

There are no new openings proposed for this development, only replacement windows/doors and 'bricking-up' of some existing doorways. Therefore the proposed development will not have impact on neighbouring amenity by means of overlooking any more than that which already exists.

Access and Parking

The Highways Authority has objected to the proposed development on grounds of loss of an off-street parking provision in an area which is highly saturated with on-street car parking.

The existing garage is very small (4.85m by 4.27m) and would struggle to fit an average sized car within it. Currently it is not used for garaging purposes and is instead used for storage. However, notwithstanding its current use the applicant could convert the existing garage into a habitable room without consent from the Local Planning Authority under Permitted Development Rights.

The applicant states in their supporting letters that two off-street parking spaces will be provided to the rear of the property within the yard area. The proposal does not achieve the minimum provision for three off-street spaces for dwelling houses with 4 or more bedrooms. However, it is considered that there is available on-street parking provision in the area with no restrictions, and the dwelling is within close proximity to the town centre and public transport links.

It is therefore considered that the proposed development will not have a significant impact on highway safety and is therefore in accordance with Local Plan Policy BE.3 (Access and Parking).

11. CONCLUSIONS

The proposed development will have limited impact on the amenity of the adjacent neighbours, and will enhance the character and appearance of the local area and the existing dwelling by means of a more appropriate roof material. The loss of an existing off-street car parking space is mitigated by the provision of two further spaces within the rear yard of the proposal site, and is therefore considered acceptable and in accordance with the relevant policies of the Local Plan 2011.

12. RECOMMENDATIONS

APPROVE subject to the following conditions

- 1. Standard Time**
- 2. Approved Plans**
- 3. Materials to match existing**
- 4. Two off-street parking spaces to be provided and retained**

LOCATION PLAN:



P09/0130 – 25 Gainsborough Road Crewe
N.G.R; - 370.060 355.142

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Not to scale