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| Planning Reference No: | 09/0546C |
| Application Address: | 194 Main Road, Goostrey, Cheshire, CW4 8PD. |
| Proposal: | Replacement of existing low pitch corrugated sheet roof, with new pitched roof over existing garage. |
| Applicant: | Dr Peter Kolker |
| Application Type: | Full Planning |
| Registered: | 19 th March 2009 |
| Grid Reference: | 377545 370037 |
| Ward: | Congleton Rural |
| Expiry Date: | 13 th May 2009 |
| Date Report Prepared: | 2 nd April 2009 |

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES:

Impact on the character of the existing dwelling and the street scene
Impact on neighbour amenity

1. REASON FOR REFERRAL

Applicant is related to a member of the Southern Planning Committee

2. DESCRIPTION OF SITE AND CONTEXT

The application site consists of a garage within the domestic curtilage of a large detached dwelling, situated on the southern side of Main Road, Goostrey. The garage is sited to the side of the dwelling and is of a brick construction with a very shallow mono-pitched corrugated asbestos roof. The site is situated within the settlement zone line of the village of Goostrey.

3. DETAILS OF PROPOSAL

The application seeks to replace the asbestos roof with one constructed with slate panels, with timber boarding to the side. This alteration would result in an increase in the roof height of 1.3 metres.

4. RELEVANT HISTORY

No relevant planning history on this site.

5. POLICIES

Local Plan Policy

GR1 (General criteria for development)

GR2 (Design)

GR6 (Amenity and health)

6. CONSULTATIONS (External to Planning)

None received at the time of report writing.

7. VIEWS OF THE PARISH / TOWN COUNCIL:

The Parish Council has no objections to this application.

8. OTHER REPRESENTATIONS:

None received at the time of report writing

9. OFFICER APPRAISAL

Design

Policy GR2 requires that proposals are sympathetic to the character, appearance and form of the site and the surrounding area. With regard to this proposal, the garage as existing has little character due to the unattractive appearance of the asbestos roof. It is considered that the creation of a pitched roof to the garage would give it a more traditional appearance, which would improve the appearance of the site and the character of the street scene.

Amenity

Policy GR6 requires that proposals will only be permitted where would be no undue detrimental effect on the amenity of neighbouring residential properties. The garage is adjacent to the rear garden of number 196 Main Road, which is to the east of the site. Due to the small increase in height and the orientation of the properties, it is not considered that the proposal would have an impact on the amenity of this property.

10. CONCLUSIONS

Due to the form and design of the replacement roof, and its position relative to adjoining property, the proposal is considered to comply with relevant Local Plan policies, and approval of this application is recommended.

11. RECOMMENDATION

APPROVE subject to the following conditions:-

1. Commencement of development (3 years)
2. Notwithstanding the details submitted with the application, no development shall commence until samples of the roofing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

LOCATION PLAN:

