

Planning Reference No:	10/3317C
Application Address:	71 Main Road, Goostrey.
Proposal:	Proposed Extension to Existing Double Garage to Provide Annexe Accommodation to Main House, Including Workshop, Study and Storage Area
Applicant:	CB Homes Ltd on behalf of Mr R Hart
Application Type:	Full Planning Permission
Ward:	
Earliest Determination Date:	26 th October 2010
Expiry Dated:	18 th October 2010
Date Report Prepared:	19 th October 2010
Constraints:	Jodrell Bank Consultation Zone

SUMMARY RECOMMENDATION: APPROVE WITH CONDITIONS

MAIN ISSUES:

The key issues that Members should consider in determining this application are:

- Principle of Development
- Design and visual impact
- Amenity
- Highway Safety

1. REASON FOR REFERRAL

2.

Councillor A. Kolker officially requested that the application be determined by Southern Planning Committee. The reason being that 'Local residents have expressed concern that the proposal may have effects upon the amenity and character of adjoining land and buildings.'

3. DESCRIPTION OF SITE AND CONTEXT

4.

The application site relates to a detached cottage property located within the Goostrey Settlement Zone Line. The property benefits from an existing detached double garage and sits within a large residential curtilage.

3. DETAILS OF PROPOSAL

Full planning permission is sought for an extension to the existing detached garage to provide ancillary accommodation to the main dwellinghouse.

4. RELEVANT HISTORY

15130/3 Approved (1983)	Refurbishment of cottage
19219/1 Refused (1988)	Three Dwellings
19542/1 Refused (1988)	One dwelling
23678/3 Approved (1991)	Extension to form conservatory and new bedroom with garage conversion
23679/3 Approved (1991)	Detached garage
36425/3 Refused (2003)	Demolition of garage and erection of single dwellinghouse
36809/3 Withdrawn (2003)	Demolition of garage and erection of single dwellinghouse
09/0367C Withdrawn (2009)	Extension to existing double garage

5. POLICIES

Adopted Congleton Borough Local Plan First Review 2005:

PS4 Towns

GR1 General Criteria

GR2 Design

GR6 Amenity and Health

Supplementary Planning Guidance Note 2: Private Open Space

6. CONSULTATIONS (External to Planning)

Highways:

[19.10.2010] The Strategic Highways Officer has no objection to the proposed development.

VIEWS OF THE PARISH / TOWN COUNCIL

No response was received at the time of report preparation. Members will be informed via an update of the Parish Councils response.

OTHER REPRESENTATIONS

No responses were received at the time of report preparation. Members will be informed via an update of any other representations received during the consultation period.

7. OFFICER APPRAISAL

Principle of Development

The principle of the development is acceptable as the application site lies within the Goostrey Settlement Zone Line where there is a presumption in favour of development subject to a proposal's impact in terms of design, amenity, and highway safety.

With regard to use, the proposal would be used as ancillary accommodation in connection with the existing dwellinghouse on the site. To ensure that the proposal remains ancillary, it is considered that it would be reasonable to restrict the use of the building via condition and also to remove certain permitted development rights to ensure that the building does not increase in size or become physically separated from the main dwelling.

Design and visual impact

The proposed extension would wrap around the northwest and northeast elevation of the existing garage and would increase its height by 0.9 metres.

It is acknowledged that the resultant garage would be of a large scale however, consideration is given to the scale of the existing dwellinghouse, which is relatively large, and the existing curtilage which is also of a large scale. In such context, it is not considered that the proposed building would appear significantly detrimental in relation to the character, appearance or form of the site. In addition, it is noted that there is no specific restriction on size, which relates to residential extensions within the Settlement Zone Line.

With regard to the impact upon the surrounding area, the proposal is located down an existing narrow driveway and as a result only limited glimpses of the building would be achieved from the wider area. As a result the proposal would not appear highly visible and would not be harmful to the character of the surrounding area.

Amenity

The existing garage is located adjacent to the common boundary shared with residential properties on Shearbrook Drive – namely numbers 5 and 7. A close-boarded fence of approximately 2 metres in height along with some vegetation separates the sites.

The proposal would be located in close proximity to the boundary of the site, approximately 1.5 – 2.5 metres. However, it is noted that this is a similar distance to the existing garage and that the eaves height of the proposal would remain the same as the existing garage. Whilst it is appreciated that the proposal would be higher, this increase is limited to 0.9 metres and the roof would slope away from the common boundary which would aid in negating the impact of the height increase.

The proposal would not be adjacent to the entire width of the curtilage of either 5 or 7 Shearbrook Drive. As a result it is not considered that the proposal would dominate neighbouring properties when viewed from their curtilages.

Highway Safety

In the absence of any objection from the Strategic Highways Manager it is not considered that the proposal would cause any detriment to highway safety.

8. CONCLUSIONS

The principle of the development is acceptable, as are the proposals design and its impact upon amenity and highway safety. As a result the proposal complies with the relevant policies of the adopted local plan and is recommended for approval accordingly.

9. RECOMMENDATION

Approve subject to the following conditions:

- 1. Standard three years**
- 2. In accordance with plan numbers**
- 3. Materials as per planning application**
- 4. Removal of permitted development rights for alterations to building**

- 5. Removal of permitted development rights for the erection of walls/fences**
- 6. Building to remain ancillary to 71 Main Road, Goostrey**

Location Plan : Licence No 100049045

