

Application No: 12/4636C

Location: 33, MILLMEAD, RODE HEATH, STOKE ON TRENT, CHESHIRE, ST7 3RX

Proposal: Garage Conversion into Ancillary Accommodation.

Applicant: MR ANDREW BARRATT

Expiry Date: 04-Feb-2013

SUMMARY RECOMMENDATION

Approved with conditions

MAIN ISSUES

- **Impact on residential amenity**
- **Impact on streetscene**

REASON FOR REPORT

This type of application would normally be dealt with under the Council's scheme of delegation; however it has been called into the Northern Planning Committee as the applicant is an elected member of Cheshire East Council.

DESCRIPTION OF SITE AND CONTEXT

The application site is found to the bottom of the residential cul-de-sac of Mill Mead

This application relates to a detached single storey garage that lies to the east of the main dwelling, 33 Mill Mead. The garage self it set back from the front elevation of Mill Mead and at an angle to the cul-de-sac of Mill Mead.

Neighbouring dwellings lie to the north, east and south of the application site.

DETAILS OF PROPOSAL

The proposed development s the conversion of the existing detached garage to ancillary accommodation encompassing a bedroom, lounge, kitchen and shower room. The addition of a bay window in place of the existing garage door is the only external alteration. The proposed by window will project from the existing front elevation by 1.5 metres, with a width of 3.2 metres and a total height of 3.5 metres.

The

RELEVANT HISTORY

64976P – First floor extension, porch roof and internal alterations – approved 1990
18348/3 – Garage – approve with conditions 1987
18138/3 – Internal alterations, pitched roof over flat roof areas
18116PB – Sun lounge extension
14863PB – Porch and WC extension

POLICIES

Congleton Borough Local Plan First Review 2005 Policy

GR 1 – New Development
GR 2 – Design
GR 6 – Amenity and Health
PS.5 – Villages in the Open Countryside and Inset in the Green Belt

National Planning Policy Framework

VIEWS OF THE PARISH / TOWN COUNCIL

None received at time of writing report

OTHER REPRESENTATIONS

None received at time of writing report

CONSIDERATIONS (External to Planning)

Canal and River Trust

No comment to make

APPLICANT'S SUPPORTING INFORMATION

None received

OFFICER APPRAISAL

Principal of Development

The proposal is for the conversion and alteration of a detached garage to provide ancillary accommodation to a dwelling within the Rode Heath infill boundary which is acceptable in principle providing that the design is appropriate and that the development does not give rise to any detrimental impact on the amenities of adjacent properties

It is important to note that the conversion of outbuildings and detached garages, within the residential curtilage, to ancillary residential accommodation is considered to be Permitted Development under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2008 (as amended).

Amenity

In terms of the residential amenity of neighbouring dwellings Policy GR.6 (Amenity and Health) of the Congleton Borough Local Plan allows for development where the proposal would not have an unduly detrimental effect on neighbouring residential property by reason of:

- Loss of privacy
- Loss of sunlight and daylight, and
- Visual intrusion

With the above in mind the application site is situated approximately 7 metres, at the closest, point from the neighbouring dwelling to the north.

Given this, and the orientation of the garage and the neighbouring dwelling it is not considered that the proposed development will have a significantly detrimental effect upon residential amenity.

There are to be no changes to the existing rear or side elevations with the existing door and windows remaining in place. Therefore, there will be no change to the amenity of the neighbouring dwellings to the east or south.

As a result the proposed development is in accordance with Policy GR.6 (Amenity and Health) of the Borough of Congleton Local Plan First Review.

Design

Policy GR.2 (Design) states that development should be sympathetic to the character, appearance and form of the site and the surrounding area in terms of:

- Height, scale, form and grouping of buildings
- Choice of materials
- External design features, and
- The visual, physical and functional relationship of the proposal to neighbouring properties, the street scene and the locality generally.

Mill Mead is home to a variety of housing sizes and types, with this in mind it is not considered that the addition of a bay window to the existing garage will have a detrimental impact upon the street scene of Mill Mead.

As a result the proposed development is in accordance with Policy GR.2 (Design) of the Borough of Congleton Local Plan First Review.

CONCLUSIONS

Overall it is considered that the proposed development will not have a significantly detrimental effect upon residential amenity.

The design of the proposed development is considered to be acceptable in terms of its size, scale and location and will not have a detrimental impact upon the streetscene of Mill Mead.

RECOMMENDATIONS

APPROVE subject to the following conditions:-

1. Standard time
2. Approved plans
3. Materials as application

REASON(S) FOR THE DECISION

The proposed development respects the size and character of the existing building, host dwelling and the surrounding area and will not have a significant impact upon neighbouring amenity. The proposed development is of a suitable design appropriate to the purpose it will serve in keeping with Policy GR.1 (New Development). The proposal therefore complies with Policy GR.2 (Design), Policy PS.5 (Villages in the Open Countryside and Inset in the Green Belt) and Policy GR.6 (Amenity & Health) of the Borough of Congleton Local Plan First Review 2005.

Application for Householder

RECOMMENDATION:

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application

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