

Planning Reference No:	09/4086N
Application Address:	Hope Cottage, School Lane, Bunbury, Nantwich, CW6 9NR
Proposal:	Proposed two storey detached garage block
Applicant:	Mr R Goodfellow
Application Type:	Full Planning
Grid Reference:	355991 358138
Ward:	Cholmondeley
Earliest Determination Date:	8 th January 2010
Expiry Dated:	4 th February 2010
Date of Officer's Site Visit:	12 th January 2010
Date Report Prepared:	13 th January 2010
Constraints:	N/A

SUMMARY RECOMMENDATION

Refuse

MAIN ISSUES

- Impact of the development on:-
- The living conditions of neighbouring properties
- Design and Impact upon the character of the area and setting of the existing dwelling
- Highway implications

1. REASON FOR REFERRAL

This application was to be dealt with under the Council's delegation scheme. However Cllr Bailey has requested it is referred to Committee due to concerns of over domination of the proposed garage block.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is located within the Bunbury Settlement Boundary. Hope Cottage is a detached dwelling which has a red brick finish with a pitched slate roof. The property faces south and is side on to the road with the vehicular access located to the south of the property. To the rear the property has a two-storey outrigger with a glazed link to a former two-storey outbuilding which now forms part of the property. To the south of the site a public footpath runs between the application site and the property directly to the south (Pear Tree Cottage). There is a large Silver Birch tree located onto the southern boundary of the site with a 3 metre high hedgerow forming the boundary to the road.

3. DETAILS OF PROPOSAL

This proposed development is for the erection of a detached garage block which would be positioned onto the southern boundary of the site. The proposed garage would have a width of 5.89 metres, a length of 9.39 metres, eaves height of 3.645 metres and a ridge height of 5.8 metres. The proposal would serve a double garage and storage area at ground floor level with a games room, shower room and gallery at first floor level.

4. RELEVANT HISTORY

09/2793N - Proposed Single Storey Extension to Existing Dwelling – Approved 8th October 2009

09/2775N - Proposed Two Storey Detached Garage Block – Withdrawn 18th November 2009

P07/0444 - Certificate of Lawfulness for an Existing Use. Removal of Agricultural Occupancy Condition – No decision made

P99/0853 - Part two storey, part first floor extension – Approved 15th November 1999

P91/0314 - Detached Dwelling and Garage – Refused 6th February 1992

7/05775 - New Vehicular Access – Approved 20th September 1979

5. POLICIES

Local Plan policy

RES.11 – Improvements and Alterations to Existing Dwellings

BE.1 – Amenity

BE.2 – Design Standards

BE.3 – Access and Parking

BE.4 – Drainage Utilities and Resources

Supplementary Planning Document on Extensions and Householder Development
Bunbury Village Design Statement

National policy

PPS1 – Delivering Sustainable Development

6. CONSULTATIONS (External to Planning)

N/A

7. VIEWS OF THE PARISH COUNCIL

No comments received at the time of writing this report

8. OTHER REPRESENTATIONS

No representations received at the time of writing this report

9. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement (Produced by North West Design Associates dated 8th December 2009)

- Hope Cottage is a large dwelling (141.5sq.m footprint) with a paddock and stables but with no garage for vehicles. The property has planning permission for a further extension which would increase the footprint to 164sq.m
- The proposal is for a one and a half storey building, the raised eaves would provide a useable area for a games room and office
- The garage would have a footprint of 55.3sq.m which is a reduction from the previous application which had a footprint of 71sq.m

- The applicant wishes to garage two cars and have a lockable store to house garden equipment and bikes. The scale of the development has been kept as compact as possible and is commensurate with being able to accommodate two cars and a large family car/4 x 4 size with adequate access around them to open doors and walk around the vehicles
- The lock up store is to take a lawn tractor, gardening equipment and bikes
- The height of the building has been kept as low as possible to allow sufficient headroom
- The style of the garage building is that of a typical Victorian coach house built in traditional materials with arched openings and a brick plinth. The proposed garage block will be constructed to a high standard in brickwork and bond to match the existing house
- If the garage was to be reduced to single storey the proportions would be out of place on a property like this
- The proposal is in accordance with the Bunbury Village Design Statement which states that the 'new properties should conform to the character, scale and wherever possible the building materials of existing nearby properties'
- The Design and Access Statement also makes reference to the local precedent for large detached garage buildings

10. OFFICER APPRAISAL

Principal of Development

The site is located within the settlement boundary of Bunbury and the provision of a garage within the curtilage of a residential property is acceptable in principal providing that it is in accordance with policies RES.11, BE.1 – BE.4 and the Councils Supplementary Planning Document on Extensions and Householder Development.

Design

Planning Authorities are encouraged to plan positively for the achievement of high quality and inclusive design for all developments and PPS1 states that *'Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted'*.

Policy RES.11 states that development within the curtilage of the dwelling should respect the design scale and form of the original dwelling. The garage would have a width of 5.89m, length of 9.39 metres, eaves height of 3.645 metres and a ridge height of 5.8 metres. The proposed garage would have a footprint of 55sq.m and the ridge height of the garage would be 0.1 metres lower than that of the Hope Cottage. The proposal includes ground floor parking space for two vehicles and storage area, the first floor will comprise of a gallery, shower room and games room.

The Councils SPD on Extensions and Householder Development gives guidance on the provision of garages and outbuildings within the curtilage of residential properties. The guidance states that *'The building should be modest in size and height and must appear subordinate or ancillary to the main dwelling'*.

Although the proposed garage would be 0.1 metres shorter than Hope Cottage it is not considered that the proposal would be subordinate to the host dwelling. This is due to the high eaves and ridge height to the proposed garage and the width of the proposed garage in comparison to Hope Cottage (the main gable to the Hope Cottage has a width of 4.1 metres compared to that of the proposed garage which is 5.89 metres) which results in an

increased bulk and massing to the garage which would not appear subordinate to Hope Cottage. It should also be noted that the garage would be visible when entering the site from School Lane and when using the Public Footpath which runs between the application site and the adjacent dwelling (Pear Tree Cottage) and across the paddock to the rear of Hope Cottage. Furthermore it is not considered that the garage is modest in size and height which is the first requirement of the SPD in relation to garages and outbuildings.

In terms of detailed design, the Design and Access Statement states that the style of the garage building is very much that of a typical Victorian coach house. However this is not accepted, as the gables to the garage would be wider than that of Hope Cottage. The proposal would result in a roof pitch of 38 degrees which is much steeper than that of the Hope Cottage which has a roof pitch of 30 degrees. In relation to this issue the Councils SPD states that *'the roof design and pitch should match that of the main dwelling'*. The garage also includes a large glazed opening and balcony to the south-western gable which is not typical of a Victorian outbuilding and would not respect the character of Hope Cottage. As a result it is considered that the design of the proposal is not acceptable and would not respect the setting, design, scale and form of the original dwelling.

The applicant's agent has referred to a number of similar large garages in the Bunbury area. However all of these were determined prior to the adoption of the Council SPD and each application is determined on its own individual merits.

Amenity

The proposed garage would be sited onto the southern boundary of the site and would be approximately 16 metres from the nearest point of Pear Tree Cottage. Given this separation distance and the existing tall boundary hedgerow it is considered that the proposal would not have a detrimental impact upon the residential amenities of this property or any other property in the area.

Highways

Two car parking spaces would be retained at the property and as a result it is not considered that the proposal would raise any highway safety/parking implications.

Trees

A large Silver Birch tree is located to the south-west of the garage and as the proposal would not encroach under the canopy of this tree it is not considered that this proposal would have a detrimental impact upon this tree.

11. CONCLUSIONS

The proposed garage would not raise any highway, amenity or tree issues. However it is not considered that the proposed garage is modest in size, would appear subordinate to the main dwelling or would respect the setting, design, scale and form of the original dwelling as such the proposal conflicts with Policies RES.11 and BE.2 of the Local Plan and the Supplementary Planning Document on Extensions and Householder Development.

12. RECOMMENDATIONS

REFUSE

1.The Local Planning Authority considers that the proposed development by reason of its design, size, bulk and scale would not be modest in height or size or would not appear subordinate to the main dwelling. As a result the proposed development would have a detrimental impact upon the character and appearance of the area and the setting of the existing dwelling. Therefore the proposal would be contrary to Policies RES.11 (Improvements and Alterations to Existing Dwellings) and BE.2 (Design Standards) and the Councils Supplementary Planning Document on Extensions and Householder Development.

Location Plan: Cheshire East Council Licence No. 100049045

