

Planning Reference No:	10/0842N
Application Address:	The White House, Dig Lane, Acton, CW5 8PB
Proposal:	Demolition of Existing Garage and sheds and Erection of Replacement Garage
Applicant:	Mr A Williams
Application Type:	Full Planning
Grid Reference:	363292 351521
Ward:	Cholmondeley
Earliest Determination Date:	7 th April 2010
Expiry Dated:	30 th April 2010
Date of Officer's Site Visit:	24 th March 2010
Date Report Prepared:	1 st April 2010
Constraints:	Open Countryside

SUMMARY RECOMMENDATION

Refuse

MAIN ISSUES

Impact of the development on:-

- Design and Impact upon the character of the area and setting of the existing dwelling
- The impact upon Dorfold Historic Park and Garden

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 to allow members to assess the impact of the development upon the character and appearance of the open countryside.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is located within the Open Countryside. The Whitehouse is a detached dwelling which has a render finish with a brown tiled pitched slate roof. The property faces south and is side on to the road with the vehicular access located to the north of the property, to the north of the site a Dorfold Historic Garden. There are a number of small garages and sheds which are located on the site which would be demolished as part of this application.

3. DETAILS OF PROPOSAL

This proposed development is for the erection of a detached garage block which would be positioned onto the northern boundary of the site. The proposed garage would have a width of 5.7 metres, a length of 11 metres and a ridge height of 5.754 metres. The proposal would serve a double garage and implement store at ground floor level with an external staircase and a store room at first floor level.

4. RELEVANT HISTORY

P08/0088 - Two Storey Side and Rear Extension and Single Storey Front Extension with an Increased Roof Height (Re-submission of P07/0171) – Approved 18th March 2008

P07/0171 - Two Storey Side and Rear Extension and Single Storey Front Extension with an Increased Roof Height – Refused – Appeal Lodged – Appeal Dismissed

5. POLICIES

Local Plan policy

RES.11 – Improvements and Alterations to Existing Dwellings

NE.2 – Open Countryside

BE.1 – Amenity

BE.2 – Design Standards

BE.3 – Access and Parking

BE.4 – Drainage Utilities and Resources

BE.14 - Development Affecting Historic Parks and Gardens

Supplementary Planning Document on Extensions and Householder Development

National policy

PPS1 – Delivering Sustainable Development

6. CONSULTATIONS (External to Planning)

N/A

7. VIEWS OF THE TOWN 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

Supporting Statement

- The applicants own 0.5 acres of land which is separated by hedgerows. The hedges are too extensive to maintain by hand and the fields require regular maintenance which brings storage requirements
- Storage is also required for the storage of chicken feed, garden equipment and children's play equipment
- Storage of works tools is also required as these have to be kept in a secure location 7 miles from the White House in a rented lock up following the burglary from the applicants van
- The double garage for two vehicles and implement store with the added roof storage space will meet all present and future needs
- The width and height of the garage has been reduced since the first planning application, any further reduction will not provide sufficient storage needs

- The garage will be subordinate to the main house. The main house has a volume of 744cu.m and the proposed garage has a volume of 285cu.m and will replace the unsightly sheds
- The finish of the garage will be the same as that for the existing house
- A hedgerow screen would be planted to minimise the impact of the development upon Dorfold Historic Gardens

10. OFFICER APPRAISAL

Principal of Development

The site is located within the open countryside 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, NE.2, 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 5.7 metres, a length of 11 metres and a ridge height of 5.754 metres. The proposal includes ground floor parking space for two vehicles and storage area, the first floor will comprise of a store.

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'*.

The proposed garage would be shorter and have a smaller footprint than the White House which has seen considerable extensions in the past and it is considered that the proposal would be subordinate to the host dwelling. However the SPD states that the proposal should also be modest in size and height and it is not considered that this is the case, furthermore due to the unbroken eaves and ridge height of the proposed garage and its length, the proposed garage would appear bulky. It should also be noted that a public footpath (Acton FP2) runs to the north along the access track into Dorfold Hall.

On elevation A there will be three garage doors and two roof lights, on elevation B there will be a bulls eye window at first floor level, on elevation C there are two rooflights and no other apertures are proposed, whilst on elevation D there is external staircase and window at ground floor level. Internally the ground floor accommodation will comprise of garage which is sufficient for 2 vehicles to be parked and an implement store. Whereas, the first floor accommodation will

comprise store room, which will be accessed by the external staircase. The design and materials of the garage are similar to those used the local area. The use of render and slate would match the existing dwelling and will not appear out of place. However the provision of rooflights, a bulls eye window and external staircase give the garage the appearance of a two-storey property and the size, bulk and massing of the proposal is not considered to be acceptable.

Impact on Dorfold Hall

Located to the north of the application site is Dorfold Hall. Its land is classified as being an Historic Park and Garden. Policy BE.14 (Development Affecting Historic Parks and Gardens) states that proposals for development which may affect any historic park or garden, or the setting of such a park or garden will be permitted providing that they respect the character and appearance of the park or garden and they do not harm features of architectural or historic interest. The applicants curtilage abuts the Dorfold Hall Historic Park and Garden and the proposed outbuilding will be erected adjacent to the boundary which comprises a patchy hedgerow and is interspaced with trees and this separates the two parcels of land. It is considered given the scale and bulk of the proposal the outbuilding will have a detrimental impact on the setting of the Historic Park and Garden and is contrary policy BE.14 (Development Affecting Historic Parks and Gardens).

Amenity

The proposed garage would be approximately 40 metres from the nearest point of Dig Lane Cottage. Given this separation distance and the existing tall boundary treatment 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.

11. CONCLUSIONS

The proposed garage would not raise any highway or amenity issues. However it is not considered that the proposed garage is modest in size, whilst the massing of the garage and its bulk are not considered to be acceptable. 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 garage would not be modest in size and its bulk and massing would not be an appropriate form of development in the open countryside and would be tantamount to a new dwelling in the open countryside. As a result the proposed development would have a detrimental impact upon the character and appearance of the area and the setting of Dorfold Historic Park and Garden. Therefore the proposal would be contrary to Policies RES.11 (Improvements and Alterations to Existing Dwellings), BE.2 (Design Standards) and BE.14 (Development Affecting Historic Parks and Gardens) and the Councils Supplementary Planning Document on Extensions and Householder Development.

