

Application Recommended for Delegation

APP/2012/0475

Cliviger with Worsthorne Ward

Full Planning Application

Erection of detached triple garage (demolish existing garage)

3 GRANGE ROAD BURNLEY

Background:

An objection has been received from the Parish Council.

Summary of Reason for Decision:

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

GP2 - Development in the Rural Areas

GP3 - Design and Quality

H13 - Extensions and conversion of existing single dwellings

Site History:

None.

Consultation Responses:

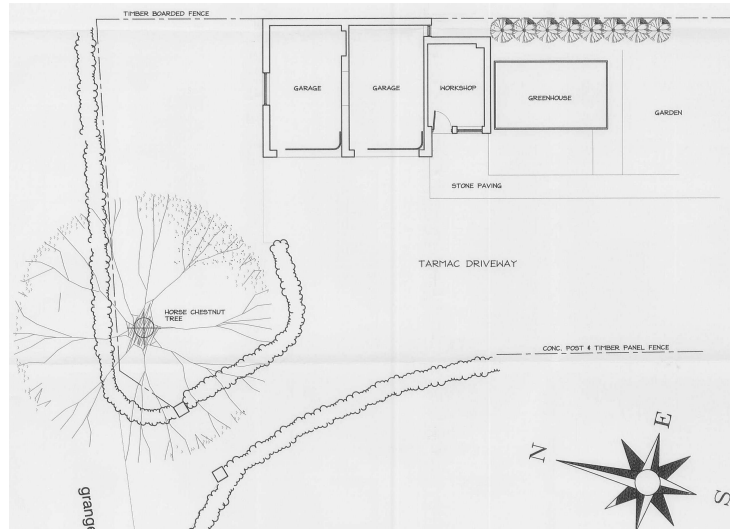
Parish Council – Object to the overall scale and height of the proposal. Ask if a condition can be put on, if passed, that it remains as a garage (*the garage will only be able to be used for the storage of private motor vehicles only and for no purposes other than those incidental to the enjoyment of a dwelling house without a further permission being granted*).

Highway Authority – The proposal is a replacement of the existing garage unit and has no highway implications. The Highway authority therefore raise no objection to the proposal on highway grounds.

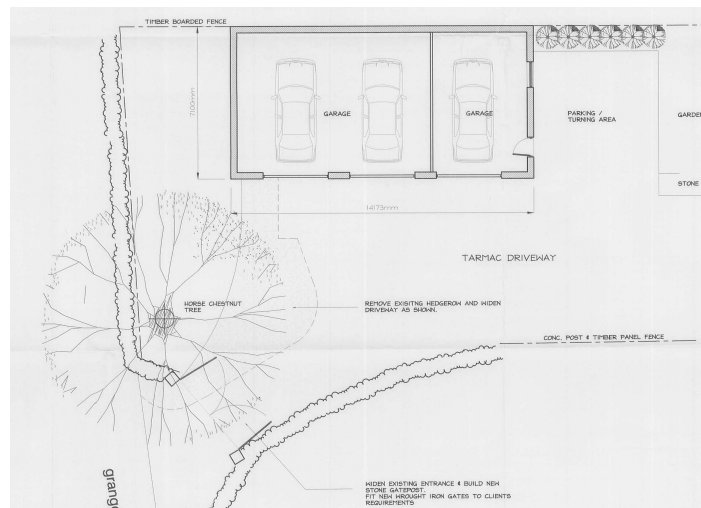
Planning and Environmental Considerations:

The property is a detached dwelling in large grounds and is accessed from Grange Road. It is proposed to demolish the existing two garages and workshop and replace them with a garage for three cars. There was also a large greenhouse adjacent to the existing garages however this has already been demolished.

The main considerations are design/materials, privacy/outlook, highway issues and trees.



existing layout



proposed layout



existing double garage / workshop



proposed triple garage

Design/materials

The proposed garage would be on the site of the existing garage/workshop. It would have a slightly larger footprint than the existing buildings, being 7.1m x 14.17m. The overall design is similar to that of the existing building with a hipped roof and a central pediment above the middle garage door; the house is of a similar style.

The proposed materials are random natural stone for the front (west) and the south elevation (facing the house) and render for the rear (east) and north (adjacent to Grange Road) elevations; a natural slate roof is proposed. The house is natural random stone with a slate roof.

It is considered that the side (north) elevation of the garage which is adjacent to the road (which is likely to be visible from Grange Road) should be natural stone instead of render to match the house and in the interests of visual amenity. The applicants have been asked to amend the materials accordingly.

The design of the garage is in keeping with the house and is considered to be acceptable. The materials are acceptable providing that the side elevation adjacent to Grange Road is amended to natural stone.

Privacy/outlook

The proposed triple garage has a window and pedestrian door proposed on the side (south) of the garage which faces the house. No other windows are proposed.

Although the garage will be 1.2m nearer to the houses on the opposite side of Grange Road it will still be in excess of 20m away.

Privacy and outlook are considered to be acceptable.

Highway issues

The existing access to the property is to be widened and new gateposts and gates erected. The Highway Authority have no objections to the application on highway grounds.

Trees

No trees will be lost for the erection of the garage. The garage will be a little nearer to the large mature horse chestnut tree at the entrance to the property; however, the garage will not be within the extent of the canopy (the tree roots normally extend out approximately the same distance as the canopy) of the tree and should not therefore have an adverse effect on the tree.

Conclusion

The proposed garage is considered to be acceptable and in accordance with the Local Plan policies listed above; providing that the side elevation of the garage which fronts Grange Road is built in natural stone.

Recommendation:

That the Head of Housing and Development be delegated to approve the application, subject to the following conditions, providing the applicant agrees to amend the side elevation (adjacent to Grange Road) materials to natural stone.

Conditions

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the drawings listed above.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to ensure that the development remains in accordance with the development plan.