

**Parish: Kirklington-cum-Upsland**

Ward: Tanfield

Committee Date:

28 April 2016

Officer dealing:

Mrs H M Laws

Target Date:

29 April 2016

**6**

**16/00534/FUL**

**Construction of a domestic open fronted double garage  
at The Rosary, Whinwath Lane, Kirklington  
for Mr Carl Les**

**1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The dwelling is a two storey detached dwelling located on the northern side of the village within the Kirklington Conservation Area.
- 1.2 An existing double garage is at the front of the plot adjacent to the driveway. The building also has a store and first floor space within the roof served by an external staircase.
- 1.3 It is proposed to construct a detached, open fronted garage between the dwelling and the existing garage on an existing paved parking area at the front of the house. The dimensions of the proposed building are 7.2m x 6.8m with a ridge height of 4.9m (600mm below the ridge of the existing outbuilding).
- 1.4 The garage would be built in horizontal timber boards and a natural slate roof to match the existing garage building.
- 1.5 The applicant is a Member of the Council.

**2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 05/01573/FUL - Two storey extension to dwelling; Granted 30 August 2005.
- 2.2 08/00248/FUL - Alterations and porch extension to existing dwelling and construction of a detached domestic garage; Granted 4 April 2008.

**3.0 RELEVANT PLANNING POLICIES**

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development

Core Strategy Policy CP2 - Access

Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets

Core Strategy Policy CP17 - Promoting high quality design

Development Policies DP1 - Protecting amenity

Development Policies DP28 - Conservation

Development Policies DP32 - General design

Supplementary Planning Document - Domestic Extensions - Adopted 22 December 2009

National Planning Policy Framework - published 27 March 2012

**4.0 CONSULTATIONS**

- 4.1 Parish Council - no comments received.
- 4.2 Site notice/local residents - no comments received.

## 5.0 OBSERVATIONS

- 5.1 The issues to be considered include the effect of the extension on the character and appearance of the existing dwelling and surrounding Conservation Area and the impact on residential amenity.

### Character and appearance

- 5.2 The proposed building would be similar in design and materials to the existing garage building but smaller in scale. The design is simple and the use of timber boarding emphasises the outbuilding nature of the proposed structure, which would clearly be ancillary and of secondary importance to the principal dwelling.

- 5.3 The proposed building would lie at the front of the property and be visible within the street-scene, within a prominent part of the Conservation Area. The building would be set back against the side boundary and as a result would not impinge on the main views into the site and would not detract from the appearance of the dwelling. The proposed development would not conflict with LDF Policies CP16 and CP17.

### Residential amenity

- 5.4 The proposed garage would be adjacent to the boundary with the neighbouring dwelling at Mill Beck. The principal aspect of this dwelling is to the south west and therefore the siting of the garage to the north west would not adversely affect the main outlook from that property. The proposed development would therefore not be contrary to LDF Policy DP1.

## 6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan and drawings numbered 01/06, 02/06 and 04/06 received by Hambleton District Council on 4 March and 8 April 2016 unless otherwise approved in writing by the Local Planning Authority.

The reasons for the above conditions are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies.