

Parish: Romanby
Ward: Romanby
2

Committee date: 12th December 2019
Officer dealing: Mrs Tracy Price
Target date: 30 December 2019

19/02329/FUL

Retrospective application for the construction of detached double garage to the rear of the dwellinghouse

At 8 Lees Lane, Romanby
For Mr & Mrs P Bonomini

This application is referred to Planning Committee because the applicants are related to an officer at the council.

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The site is occupied by a large detached two storey dwelling with a detached garage. It is situated within a predominately residential area off Lees Lane within Romanby, Northallerton.
- 1.2 The facade of the property is set back from the highway with a substantial front garden, the rear garden of the property is a generous size and is well screened with bushes and shrubs of various heights and the boundary hedgerow between the adjacent properties is approximately 1.8 metres high.
- 1.3 Planning permission was granted in 2016 (16/00061/FUL) for the construction of a replacement double garage with first floor games room. This application seeks retrospective planning consent for a double garage omitting the first floor games room and first floor fenestration from the original permission. The garage has rendered walls, roof tiles and UPVC windows and doors.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 16/00061/FUL: Proposed construction of a replacement double garage with 1st floor games room, approved 04.03.2016
- 2.2 06/00054/FUL: Alterations and extensions to existing dwelling - Permitted

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 CP17 - Promoting high quality design
Development Policies DP1 - Protecting amenity
Development Policies DP32 - General design
Supplementary Planning Document – Domestic extensions guidance note
Emerging Hambleton Local Plan
National Planning Policy Framework - published February 2019

4.0 CONSULTATIONS

- 4.1 Parish Council – No observations received

4.2 Public comments – No observations received

5.0 OBSERVATIONS

- 5.1 The main issues to be considered are: i) the impact of the garage on the character and appearance of the dwelling and the street scene; ii) the impact of the proposals on the amenity of neighbouring residents and; iii) highway matters.
- 5.2 One of Hambleton's strategic planning objectives, set out in The Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character."
- 5.3 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.
- 5.4 The National Planning Policy Framework Planning supports this approach and, at paragraph 64, states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 5.5 The retrospective replacement double garage is sited on approximately the same footprint as the previously approved garage. The siting and size of the garage would have little overbearing impact upon the character or appearance of the existing dwelling as it would be located within the dwellings generous garden some distance from the main house. The garage has been constructed and finished to match the existing dwelling.
- 5.6 Development Policy DP1 seeks to protect the amenity of the occupiers of neighbouring properties. The scale, design and separation distances mean that there are minimal issues arising in respect of the proposal being overbearing, overshadowing or in respect of loss of privacy to neighbours.
- 5.7 Taking into account Hambleton District Council's Supplementary Planning Document for Domestic Extensions, it is considered that the pitched roof garage by virtue of its height, massing and form would not be harmful to neighbouring residential amenity and does comply with adopted policy. It is considered that the requirements of Policy DP1 are met.
- 5.8 Taking all of the above into account it is considered that the garage as built does not cause significant harm or adverse impact on the appearance, character or setting of the surrounding area nor does the development have any significant impact on residential amenity. Therefore this retrospective application is recommended for approval.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered HDC01, SCH1163/1 & 2 received by Hambleton District Council on 4th November 2019 unless otherwise approved in writing by the Local Planning Authority.

Reasons for Conditions:

1. 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 Policy(ies) CP1, CP17, DP1, DP32