

DELEGATED

AGENDA NO
PLANNING COMMITTEE

8 JUNE 2011

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

11/0381/FUL

Ivydene, 79A High Street, Yarm

Retrospective application for conversion/extension of an existing garage to provide upper floor storage.

Expiry Date 14 April 2011

SUMMARY

The application seeks retrospective planning permission for conversion/extension of an existing detached garage at 79a High street, Yarm. The works include the installation of a first floor with a hipped roof to provide storage, a stable door at first floor level, external spiral stair, roof lights, new windows and garage doors, painting and the installation of external lights.

The main considerations are the impact of the works on the amenities of the Yarm Conservation Area and neighbouring properties.

The works are considered acceptable and the application is recommended for approval.

RECOMMENDATION

Planning application 11/0381/FUL be Approved subject to the following Conditions

01 *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
138F.SITE	17 February 2011
SBC0001	17 February 2011
SBC0002	17 February 2011
SBC0003	17 February 2011

Reason: To define the consent.

- 02. Notwithstanding the submitted information the garage to which this permission relates shall be used for domestic garage and storage purposes or purposes ancillary to and in connection with Ivydene, 79a High Street Yarm and for no other purpose for the life of the development.**

Reason- In order for the local planning authority to control the development

INFORMATIVES

- 1.0 The proposal has been considered against the Core Strategy and saved policies below and it is considered that the scheme accords with these policies. The development is considered to be acceptable in principle; in keeping with the surrounding Yarm Conservation area; does not involve any significant loss of privacy and amenity for the residents of the neighbouring properties and there are no other material considerations which indicate a decision should be otherwise.

Core Strategy

CS3 Sustainable Living and Climate Change
EN24- New Development in Conservation Areas

Supplementary Planning Guidance Note 2: Householder Extension Guide February 2004.
(SPG2)

Supplementary Planning Document 3: Parking Provision for New Developments (SPD3)

BACKGROUND

- 2.1 The works to the garage are currently unauthorised and the application is retrospective.
- 2.2 The applicant is Mrs Jacqueline Earl, a Yarm Ward Councillor at the time of submission of the application and therefore the application is referred to the Planning Committee for determination.

PROPOSAL

- 3.1 The application seeks retrospective planning permission for conversion/extension of an existing detached garage at upper floor level to provide storage.
- 3.2 The works have included the addition of a first floor, added through the creation of new tiled roof incorporating end hips, three roof lights have been installed.
- 3.3 A wrought iron spiral staircase has been added to the western elevation with dormer gable installed to allow for hard wood stable style door at first floor level to gain access to the upper floor.
- 3.4 Two garage doors have been installed at ground floor level on the eastern elevation.
- 3.5 The garage has been rendered with wooden banding at mid level.

PUBLICITY

- 4.1 Neighbours were notified by means of site notice (expiry date 23rd March), press advert (23rd March) and neighbour notification letter and no comments were received.
- 4.2 No comments have been received from Yarm Town Council or Ward councillors.

PLANNING POLICY

- 5.1 Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Core Strategy Development Plan Document and Stockton on Tees Local Plan (STLP)

The following planning policies are considered to be relevant to the consideration of this application:-

Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

1. All new residential developments will achieve a minimum of Level 3 of the Code for Sustainable Homes up to 2013, and thereafter a minimum of Code Level 4.
2. All new non-residential developments will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) of 'very good' up to 2013 and thereafter a minimum rating of 'excellent'.
3. The minimum carbon reduction targets will remain in line with Part L of the Building Regulations, achieving carbon neutral domestic properties by 2016, and non domestic properties by 2019, although it is expected that developers will aspire to meet targets prior to these dates.
4. To meet carbon reduction targets, energy efficiency measures should be embedded in all new buildings. If this is not possible, or the targets are not met, then on-site district renewable and low carbon energy schemes will be used. Where it can be demonstrated that neither of these options is suitable, micro renewable, micro carbon energy technologies or a contribution towards an off-site renewable energy scheme will be considered.
5. For all major developments, including residential developments comprising 10 or more units, and non-residential developments exceeding 1000 square metres gross floor space, at least 10% of total predicted energy requirements will be provided, on site, from renewable energy sources.
6. All major development proposals will be encouraged to make use of renewable and low carbon decentralised energy systems to support the sustainable development of major growth locations within the Borough.
7. Where suitable proposals come forward for medium to small scale renewable energy generation, which meet the criteria set out in Policy 40 of the Regional Spatial Strategy, these will be supported. Broad locations for renewable energy generation may be identified in the Regeneration Development Plan Document.
8. Additionally, in designing new development, proposals will:
_ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of

natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;

_ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;

_ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;

_ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.

9. The reduction, reuse, sorting, recovery and recycling of waste will be encouraged, and details will be set out in the Joint Tees Valley Minerals and Waste Development Plan Documents.

The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

Saved Policy EN24

New development within conservation areas will be permitted where:

- (i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and
- (ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area

Also Supplementary Planning Guidance Note 2- Householder Extension and Design Guide (SPG2) Planning Policy Statement 5- Planning and the Historic Environment

SITE AND SURROUNDINGS

- 6.1 The property is situated within the Yarm conservation area to the rear of number 79 High Street. The rear of the High Street is characterised by a tightly knit grain of development as a result the site is relatively private and not visible within much of the wider conservation area.
- 6.2 79a High Street is two storeys, vernacular building, built from local Georgian brick with deep eaves and a clay pantile roof. The property has Yorkshire sliding sashes and is low in height due to its age, which traditional sees lower ceiling heights. Its simple domestic scale and style is typical of the traditional character of Yarm with grand town houses facing the High Street with lower scale properties perpendicular to the rear, traditionally outbuildings and cottages. The property has a recent extension to the western elevation.
- 6.3 The property faces into a private wynd with the rear adjoining Low Church Wynd and is overlooked by Manor House Mews, which are only 9m from the existing dwelling with number 3 only 4.5m from the garden boundary of 79a.
- 6.4 The site is surrounded by residential properties including a 1950's dormer bungalow situated to the rear, Church Wynd House, which is also in the ownership of the applicant. Both properties are accessed by the same vehicular access from High Church Wynd. Pedestrian access is available through a private High Street entrance the site currently has

parking provision for approximately 6 cars which is shared with Church Wynd House as both garden areas interlink.

- 6.5 The works have taken place to the garage, which prior to the works was a single storey open fronted structure with parking for two vehicles. Attached to the garage is a brick outbuilding with a paved patio area to the rear. The existing parking arrangement and car parking provision on site has not changed as a result of the works.
- 6.6 The site is screened from the wider conservation area by surrounding development.

MATERIAL PLANNING CONSIDERATIONS

- 7.1 The main considerations of the application are the effect of the retrospective works on the character and amenity of the Yarm conservation area and the impact on the amenities of neighbouring properties.
- 7.2 The host property is a residential property within the limits to development therefore the principle of creation of a detached garage with storage in this location is acceptable.

Design and Use

- 7.3 The garage prior to development was a single story open fronted building for domestic use with the footprint measuring 6m by 6.3m. The garage previously was 4.3m in height (to the top of the parapet) and is now 5.2 meters to the ridge height an increase of almost 1 metre.
- 7.4 The applicant states that the garage had not undergone any alterations since its construction in 1965 and the parapet wall to the front elevation had begun to collapse and the roof was asbestos and in disrepair. The garage before alteration contributed little to the setting of the building group and was of little architectural merit.
- 7.5 A first floor has been added to the garage by installing a pitched roof with small end hips. The roof has been covered with clay sandtoft tiles and 3 roof lights added. There has been no extension to the footprint of the building. The applicant states in the design and access statement that the reason for creation of an upper floor is to allow for additional storage space at the property.
- 7.6 A wrought iron external spiral staircase has been added to the western elevation with a dormer installed to allow for a hardwood stable style door at first floor level to gain access to the upper floor.
- 7.7 Two garage doors have been installed at ground floor level on the eastern elevation and the garage has been rendered in a cream colour with wood banding at mid level
- 7.8 Limited views of the garage can be seen from High Church Wynd as the site is largely obscured by neighbouring development.

SPG 2 states that:

Detached garages and outbuildings should be designed with a roof shape that compliments that of the main dwelling. Flat roofed garages and mono-pitched garage are rarely appropriate and have implications on future maintenance. Where outbuilding footprints are very large, multiple smaller roofs will be preferable to a single large one to reduce the apparent mass of the building. Upper floors are not normally acceptable on detached garages as they are likely to be too large in domestic scenarios.

- 7.9 Section 72 of the Listed Buildings and Conservation Area Act 1990 requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character of a conservation area. The general changes to the design such as installation of the garage door, windows, rendering and banding are acceptable and are considered to improve the appearance of the garage. Although the addition of an external spiral stair and the roof design may be considered incongruous features for a domestic garage the garage is screened, the spiral stair is only visible to residents of 79a High Street and the installation of a door at first floor level will not have an adverse impact on neighbours due to the built form and screening already in place.
- 7.10 The design of the roof structure is not a traditional form however the appearance of the garage previously was of limited architectural quality. The garage is predominantly screened from the wider conservation area and the general garage design is not incongruous in the surrounding site.
- 7.11 Notwithstanding that SPG 2 states that a large garage with upper floors is rarely acceptable within a domestic setting. It is considered that within the context of the site the garage is an appropriate size and scale. There has been no extension to the footprint of the building therefore the bulk of the garage and the principle in this setting and context already established.
- 7.12 The garage cannot be seen in the wider context of the conservation area and on balance the scale and design of the garage are considered acceptable.
- 7.13 The applicant advises that the garage is to be used for no other purpose than storage and refers that the first floor element of the development is not for habitable use in the design and access statement. However, due to the size and design of the garage and to ensure the amenity of neighbours is protected a suitable condition will be placed to ensure it remains an ancillary domestic outbuilding to 79a and is not used for any other use.

Impact on Neighbours

- 7.14 The development is predominantly screened by the high boundary wall to the rear of 3 High Church Wynd (which is also in the ownership of the applicant). The property also adjoins the rear boundary of 1 High Church Wynd due to the existing boundary wall in place and the design of the roof as a low lying pitch with hipped ends, it is not considered that there is any adverse impact on the amenities of these properties in terms of overlooking, overshadowing or overbearing.
- 7.15 The garage faces on to Church Wynd House, a large detached dormer bungalow but is set at some 17 metres away. The footprint of the garage has not changed it is not considered that there is any additional impact on this property from the addition of the pitch roof.
- 7.16 All windows face into the garden area of 79a High street and the stable door and spiral stair are within the grounds of 79a screened from neighbouring properties and therefore there is no potential for overlooking of neighbours from here.
- 7.17. It is therefore considered that the works have not had an adverse impact on the amenity of neighbouring properties.

CONCLUSION

8.1 The application is considered to be acceptable and is considered to be in line with adopted development plan policies and is accordingly recommended for approval with conditions.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Fiona Bage Telephone No 01642 526271**

WARD AND WARD COUNCILLORS

**Ward Yarm
Ward Councillor Councillor A B L Sherris**

**Ward Yarm
Ward Councillor Councillor Mark Chatburn**

**Ward Yarm
Ward Councillor Councillor Ben Houchen**

IMPLICATIONS

Financial Implications: N/A

Environmental Implications: As report

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

Background Papers:

Compulsory Purchase Act 2004

Core Strategy Development Plan Document 2010

Stockton on Tees Local Plan (STLP) 1997

Supplementary Planning Guidance Note 2: Householder Extension Guide February 2004. (SPG2)

PPS 5

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