

Committee Report

Application No:	DC/18/00627/HHA
Case Officer	George Spurgeon
Date Application Valid	20 June 2018
Applicant	Mr Steve Cunningham
Site:	37 Grayling Road Festival Park Gateshead NE11 9ND
Ward:	Lobley Hill And Bensham
Proposal:	Extension to existing detached garage
Recommendation:	GRANT
Application Type	Householder Application

1.0 The Application:**1.1 DESCRIPTION OF THE SITE**

The application concerns 37 Grayling Road, Festival Park. The property is a large detached house located in a residential street, at the north eastern end of the cul-de-sac. The house is orientated so that the front elevation is opposite the side elevation of number 38 Grayling Road.

1.2 To the front of the property there is already a large detached outbuilding which is used as a garage and an office. The garage has a width and length of 5.7 metres, with a ridge height of 5.1 metres and an eaves height of 2.5 metres. In the application form the applicant states that the office is used to allow home working. There is a large box dormer window in the rear north east facing elevation of the garage. There is a distance of approximately 2 metres between the side of the garage and the boundary with number 38. There is a small shed located in this gap, positioned towards the front of the garage.

1.3 Externally the property is finished in red facing brick and the dwelling features a pitched roof finished in dark grey concrete tiles. The detached outbuilding is also finished in red facing brick and features a pitched roof finished in dark grey concrete tiles.

1.4 The property benefits from a large amount of space directly in front of the house, as there is a distance of 16.5 metres between the very front of the house and the boundary with number 38 and a distance of 8.5 metres from the front of the house and the side of the detached garage. This space is covered by white pebbles.

1.5 The properties on Grayling Road are broadly similar in style, incorporating forward projecting elements and gable roofs, with the external walls tending to be finished in red facing brick or a white coloured render. Many of the properties have been previously

extended or altered in various ways, including most commonly loft conversions and extensions to the rear.

1.6 DESCRIPTION OF THE APPLICATION

The application seeks planning permission for an extension to the outbuilding to the front of the property.

1.7 The proposal would see the existing building extended by a further 8.08 metres from the rear north eastern elevation. The width of the proposed garage would be 3.5 metres. An additional extension, to provide storage space, is proposed to extend from the south west side of the existing garage, leaving a gap of 0.2 metres from the boundary with number 38 Grayling Road. The store would be set back from the front of the existing garage by the length of one brick and would replace the existing shed, although with a larger footprint.

1.8 The eaves height of the proposed extensions would match that of the existing outbuilding, 2.5 metres. The proposed garage features a pitched roof with one side hipped and the other forming a gable end. The ridge height would be 4.2 metres. The store features a hipped lean-to roof. The external materials of the new development are proposed to match the existing.

1.9 The proposed development is described as a garage on the submitted plans. Two garage doors are proposed to be in the elevation facing the front of number 37, along with three roof lights facing the same direction. No other windows are proposed to be installed in the new development.

1.10 PLANNING HISTORY

DC/11/01237/HHA - Erection of part two-storey/part single storey extension at the side and rear of dwellinghouse, formation of new front entrance and part rendering of front elevation, installation of dormer windows in roof space at front and rear including raising of roof height and installation of dormer windows in roof space at rear of existing detached garage to allow first floor garage. Withdrawn 16.12.2011.

DC/12/00012/HHA - Erection of part two storey/part single storey extension at the side and rear of the dwellinghouse, installation of dormer windows to the rear and installation of two rooflights in roof space at the front, including raising of roof height and installation of Juliet balcony at the side of dwellinghouse, installation of dormer window to the existing detached garage (revised application). Granted 23.02.2012.

DC/13/00197/FUL - Variation of Condition 1 of planning permission DC/12/00012/HHA to allow raising of garage roof height, additional masonry/painted panels to gables, additional windows to existing garage dormer, replacement of door with window to front and additional

door to rear of garage, removal of two windows to side elevation of dwelling, addition and rearrangement of windows to rear elevation (amended 28/03/13) (retrospective application). Granted 23.04.2013.

2.0 Consultation Responses:

None received.

3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015.

3.2 Two letters of objection have been received, summarised below:

- The proposed development will be used for storage for the applicant's business rather than a garage to park vehicles;
- The proposed development will result in the devaluation of house prices in the area;
- The proposed development will be overbearing;
- Loss of sunlight.

3.4 The application is being determined at the Planning and Development Committee at the request of a ward councillor (Councillor Donovan).

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

HAESPD Householder Alterations- Extensions SPD

5.0 Assessment of the Proposal:

5.1 The key considerations to be taken into account when assessing this planning application are set out below:

5.2 IMPACT ON STREET SCENE

Saved Unitary Development Plan (UDP) policy ENV3 along with Core Strategy and Urban Core Plan (CSUCP) policy CS15 require that new development must be of a high quality sustainable design that makes a positive contribution to the established character and identity of the local area. This is echoed by Section 12 of the NPPF (2018) which places a strong emphasis on the requirement for good design.

5.3 When considering proposals to alter or extend residential properties the Council's Household Alterations and Extensions Supplementary Planning Document (HAESPD) advises that applications for detached buildings:

“will be assessed on their individual merit, having full regard to the effect of the development on the character and appearance of the street scene.” and “Be of an appropriate scale, size and shape to allow development to be in a manner in keeping with existing properties in the locality and to reflect the character of the local area”

5.4 The only part of the proposal that will be visible from the street is the proposed store to the side of the existing garage. This appears as a small sympathetic addition to the existing garage so is not considered to have an adverse impact upon the character of the area. To ensure that the proposed development does not have an adverse effect upon the appearance of the existing building a condition relating to the proposed materials is recommended (Condition 3).

5.5 Subject to this condition, it is considered that the development is in accordance with policy ENV3 of the Unitary Development Plan for Gateshead (UDP) and policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne (CSUCP).

5.6 HIGHWAY IMPACTS

The proposed garage would be accessed from the existing dropped crossing to the original driveway, so it is considered that no highway works are required, and that the proposal would not have an unacceptable impact on highway capacity, highway safety or parking provision. It is therefore considered that the proposal complies with policy CS13 of the CSUCP.

5.7 Beyond each of the two new garage doors, the internal depth of the proposed garage is 3 metres with an overall width of 7.8 metres. The HAESPD states that the minimum dimensions of usable garage space are 5 metres by 3 metres. It would not be possible to park a car in the proposed garage due to its depth. However, the garage would be able to be used for general storage or for smaller vehicles, such as motorcycles. The applicant has indicated that he intends to park his quadbike and trailer in the garage, and in any case the existing single car space garage would remain, as would a large amount of driveway

to enable vehicles to be parked off road. Therefore, the proposal does not warrant refusal on this point.

5.8 RESIDENTIAL AMENITY

The NPPF requires the planning process to achieve a good standard of amenity for all existing and future occupants of land and buildings. This is a key aspect of the planning system and is echoed by CSUCP policy CS14 and saved UDP policy DC2 which seek to ensure that development does not cause any undue disturbance to nearby residents, safeguards the enjoyment of light and privacy for existing residential properties, and ensures an acceptable level of amenity for existing and future residents.

5.9 This application proposes a garage and store that has a total length of 13.7 metres and will be located 0.2 metres from the boundary with number 38 Grayling Road. The eaves height of the new garage will be 2.5 metres, with a sloping pitched roof up to a ridge height of 4.2 metres.

5.10 The HAESPD advises that detached garages should not adversely affect neighbouring properties and the amenity enjoyed by the occupants. An objection was received by a neighbour in relation to concerns over the proposal being overbearing and causing a loss of sunlight.

5.11 The proposal would extend from the rear of the existing garage by a further 8.08 metres and would be located 0.2 metres away from the boundary with number 38 Grayling Road. 38 Grayling Road has a single storey extension and a conservatory that projects a total of 8.6 metres from the rear wall of the house. The proposed garage in this application would project approximately 5.5 metres beyond the end of the conservatory at number 38. As there would be a small gap between the side of the new garage and the boundary with number 38 and the eaves height would be 2.5 metres, the proposal is not considered to have an unacceptable overbearing impact on number 38.

5.12 The proposed garage would be located to the north west of number 38. Due to this orientation the proposed garage would not cause any loss of light or overshadowing of the rear garden of number 38.

5.13 After undertaking a site visit it is considered that the proposed development would not have an unacceptable impact on the nearby residential properties as it would not result in a harmful increase in loss of light, overshadowing or visual intrusion. Therefore, it is considered that the proposal is in accordance with saved policy DC2 of the UDP and policy CS14 of the CSUCP.

5.14 OTHER MATTERS

Both objections refer to concerns that the proposed garage would be used in connection with the applicant's business and specifically to

provide more storage space for this business that he runs from home. This application is a household application for an extension to an existing outbuilding. Although it is acknowledged that the garage is too short to be able to park a car in, it is feasible to park a motorcycle in or to use for general storage and the applicant has indicated his intentions to park his quadbike and trailer in the new garage.

- 5.15 An enforcement investigation took place to see if the applicant was running a business from home and if this was the case, if this would require planning permission for a Change of Use. No evidence was found suggesting that the applicant runs his business from 37 Grayling Road and from several site visits there was no indication that deliveries relating to the applicant's business were sent to his home address. The applicant admits to sometimes working from home, but the property is still mainly used as a residential dwelling and there was no evidence of any business deliveries being sent to the property. Therefore, this does not require a Change of Use as it is ancillary to the main residential use of the property.
- 5.16 The application cannot be refused on the basis that in the future the garage may be used in connection with the applicant's business and at this time there is no evidence to suggest this will happen. However, if the extensions are granted planning permission and subsequently built, and the applicant went on to use the space as extra storage for his business, then an assessment would need to be made at that time whether this amounted to a material change of use that would, itself, require planning permission. Granting this application does not grant the applicant planning permission to use the garage as storage space for his business.

6.0 CONCLUSION

- 6.1 Taking all the relevant planning policies into account along with all other material planning considerations, it is recommended that planning permission be granted, subject to conditions.

7.0 Recommendation:

That planning permission be GRANTED and that the Strategic Director of Communities and Environment be authorised to add, delete, vary, amend and finalise the wording of the planning conditions (as set out below as headings) as necessary:

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

Location Plan 1:1250

Proposed Site Plan 1:50

Proposed Ground Floor Plan 1:50

Proposed Roof Plan 1:100
Proposed Elevations 1:100

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

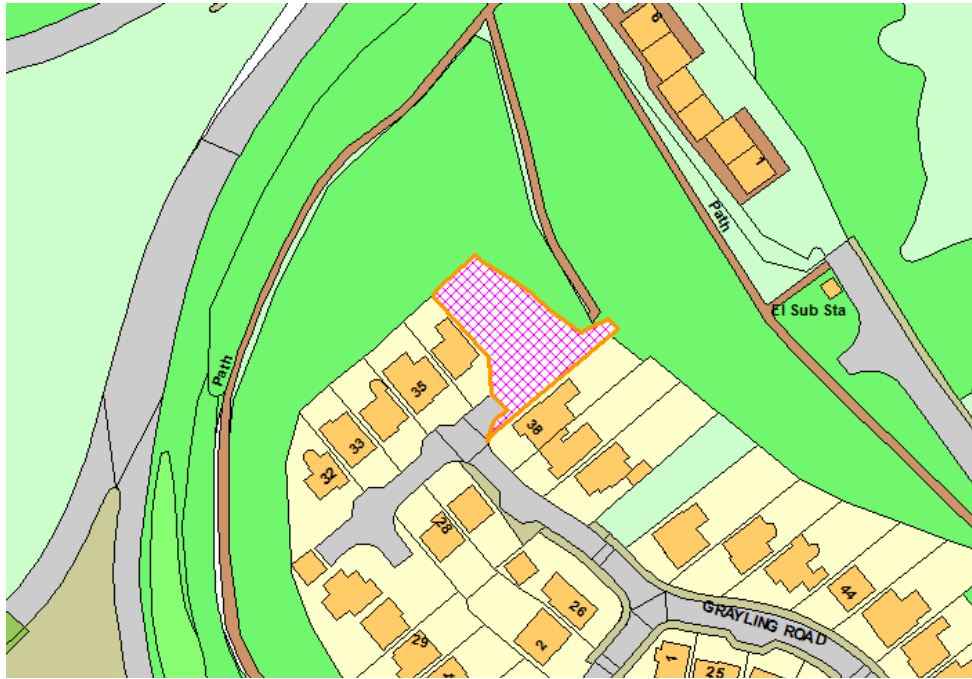
To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

All external surfaces shall be completed in materials to match those of the existing detached garage. Where new materials would differ in any way from those of the existing building, no development shall commence until samples of the proposed materials are made available for inspection on site and are subsequently approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with those details.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne



This map is based upon Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Gateshead Council. Licence Number LA07618X