

SCHEDULE A: Applications with Recommendation

22/0093

Item No: 04

Date of Committee: 13/05/2022

Appn Ref No:
22/0093

Applicant:
Mr & Mrs Quinn

Parish:
Wetheral

Agent:
Concept A & D Services

Ward:
Wetheral & Corby

Location: Croft Villa, Wetheral, Carlisle, CA4 8JQ

Proposal: Erection Of Single Storey Detached Garage/Gym Building

Date of Receipt:
11/02/2022

Statutory Expiry Date
08/04/2022

26 Week Determination

REPORT

Case Officer: Katie Towner

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 The impact of the proposal on the living conditions of neighbouring residents
2.2 Whether the proposal is appropriate to the dwelling.

3. Application Details

The Site

- 3.1 The proposed development relates to a detached property, Croft Villa. The existing dwelling is constructed from brick with some timber cladding and black double glazing to the rear. The proposal will be constructed with a brick plinth, ship lap timber to the upper walls and clay pan tiles to the roof, with black double glazed windows.
- 3.2 The rear garden of Croft Villa extends along the back boundaries of properties on Goose Garth. The ground on the Croft Villa side is lower than the gardens at Goose Garth and a hedge or wall runs along the boundary.

Background

- 3.3 It should be noted that prior to the redevelopment at Croft Villa, there were pig sheds running along the boundary with Goose Garth and the roof of these ran from the boundary up to a ridge. They were much smaller than the proposed building but were built up to the boundary. Until recently the rear garden of Croft Villa has had several tall trees on it.

The Proposal

- 3.4 Planning permission is sought for a single storey double garage and gym to the rear of the house. The building measures 6.7m deep and 17.9m long. The revised scheme is 4.78m to the ridge and 2.6m to the eaves. The boundary wall height against the proposal measures 3.37m.

4. Summary of Representations

- 4.1 This application has been advertised by means of notification letters sent to seven neighbouring properties.
- 4.2 During the consultation period there have been four representations made. The representations objected to the proposals and made the following issues:
- loss of light to properties on Goose garth
 - shade onto garden and house
 - close proximity overshadows and dominates main windows
 - position of garage affects whole garden
 - if proposed height similar to existing orangery it would not be such an issue
 - need hedge to have light to grow
 - Croft Villa has a large garden and the building could be located elsewhere
 - block out natural light
 - roof and gable end will be intrusive
 - previous extensions to Croft Villa already overshadow garden
 - new building much bulkier than what was previously on the site.
 - overbearing
 - potential for further development in the future sets concerning precedent
- 4.3 Following the revised proposal submission two objectors made additional comments to confirm that their objections remained.

5. Summary of Consultation Responses

Wetheral Parish Council: - Observations – There are less intrusive parts of the site where this building could be situated in order to minimise impact on neighbouring properties. A flat roof would be more in keeping with other buildings and would be more acceptable to neighbours. Request a site visit prior to any decision.

6. Officer's Report

Assessment

- 6.1 Section 70 (2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) together with Policies SP6, HO8 and GI3 of the Carlisle District Local Plan (CDLP) 2015-2030. The 'Achieving Well Designed Housing' Supplementary Planning Document, adopted by the Council, is also a material planning consideration.
- 6.3 The proposals raise the following planning issues:

1. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.4 The proposed building is alongside the boundary to the rear gardens of Nos 11, 12 and 13 Goose Garth. The rear gardens are relatively short with ground floor living space close to the boundary hedge. The impact of the proposal on the rear garden space and rear living accommodation has been carefully assessed.
- 6.5 The original proposal has been revised in the following ways in order to address concerns regarding the impact on neighbouring amenity:
1. The original proposal had a steeper pitch and a ridge height of 5.29m. This has been reduced to 4.78m.
 2. The original proposal was closer to the boundary hedge. The gap was originally 1m at its narrowest point and this has been increased to a 1.7m gap at its narrowest point.
- 6.6 The proposed building is on land that is lower than the land within the gardens at Goose Garth. Therefore, the revised ridge height would only protrude 1.41m above the hedge height. This height would not be on the boundary due to the gap between the garage and the hedge, and also because the roof slopes away from the boundary. The proposed eaves are lower than the existing hedge and the proposed ridge is set back by a distance of 3.37m from the side elevation to the ridge. Therefore, while the proposed building is higher than the hedge, this point of maximum height is a significant distance from the hedge and neighbouring gardens.
- 6.7 Prior to the redevelopment work, it is noted that the site included a number of tall trees, and pig sheds protruded above the hedge/wall height.

- 6.8 There will be a change in view from the properties on Goosegarth but this is not a material planning consideration. In considering whether the building would dominate the rear gardens or appear cumbersome, it is noted that the maximum height of the ridge is set away from the boundary and the roof slopes away from neighbouring properties. Whilst the roof will be clearly seen, it is not considered that it will be overbearing. The distance is sufficient to ensure that daylight and sunlight levels are not materially affected.
- 6.9 There are no windows facing the gardens from the proposed building and there will be a reduction in overlooking between properties.
- 6.10 On balance it is considered that the revised proposal will not have a detrimental impact on the living conditions of adjoining occupiers on the basis of loss of light, overlooking or over dominance.

2. Whether The Proposal Is Appropriate To The Dwelling

- 6.11 The applicant has added the dotted outline of the buildings next to it within the garden to establish the relative height and scale of the proposal in comparison to the existing. This clarifies that the ridge will appear 0.65m below the eaves of the 2 storey barn. This will appear appropriate in views of the property from the new residential road to the south.
- 6.12 The outbuilding would follow the colour and types of material already allowed on the main dwelling. The rear entrance has redbrick pillars and a black gate, and the rear of the house has a mix of red brick and timber cladding, with black upvc windows. Whilst the proposed materials are not typically cumbrian, they can be tied to alterations already made on the existing buildings. Therefore, overall it is considered that the proposals would complement the existing dwelling in terms of design and materials to be used.

Conclusion

- 6.13 In overall terms the proposals do not adversely affect the living conditions of adjacent properties by poor design, overbearing impact or unreasonable loss of daylight or sunlight. The scale and design of the proposed building are acceptable in relation to the dwelling.
- 6.14 In all aspects the proposals are compliant with the objectives of the relevant development plan policies and the application is recommended for approval with conditions.

7. Planning History

- 7.1 There is a long planning history relating to the site and land immediately south, where a small housing development has recently been constructed.
- 7.2 Outline planning permission was granted in 2018 for 7no. 4 bed detached dwellings (18/0337). Reserved matters were granted for 6no. dwellings and two bungalows in 2019 (19/0346).

- 7.3 In relation to Croft Villa itself, planning permission was granted in 2017 for the erection of a two storey rear extension to provide living and dining room on ground floor with ensuite bedroom above together with single storey link to existing outbuilding and erection of orangery (17/0953). In addition, application 20/0010 is yet to be determined which seeks permission for the retention of the existing access, erection of boundary walls together with vehicular access to the rear (20/0010).

8. Recommendation: Grant Permission

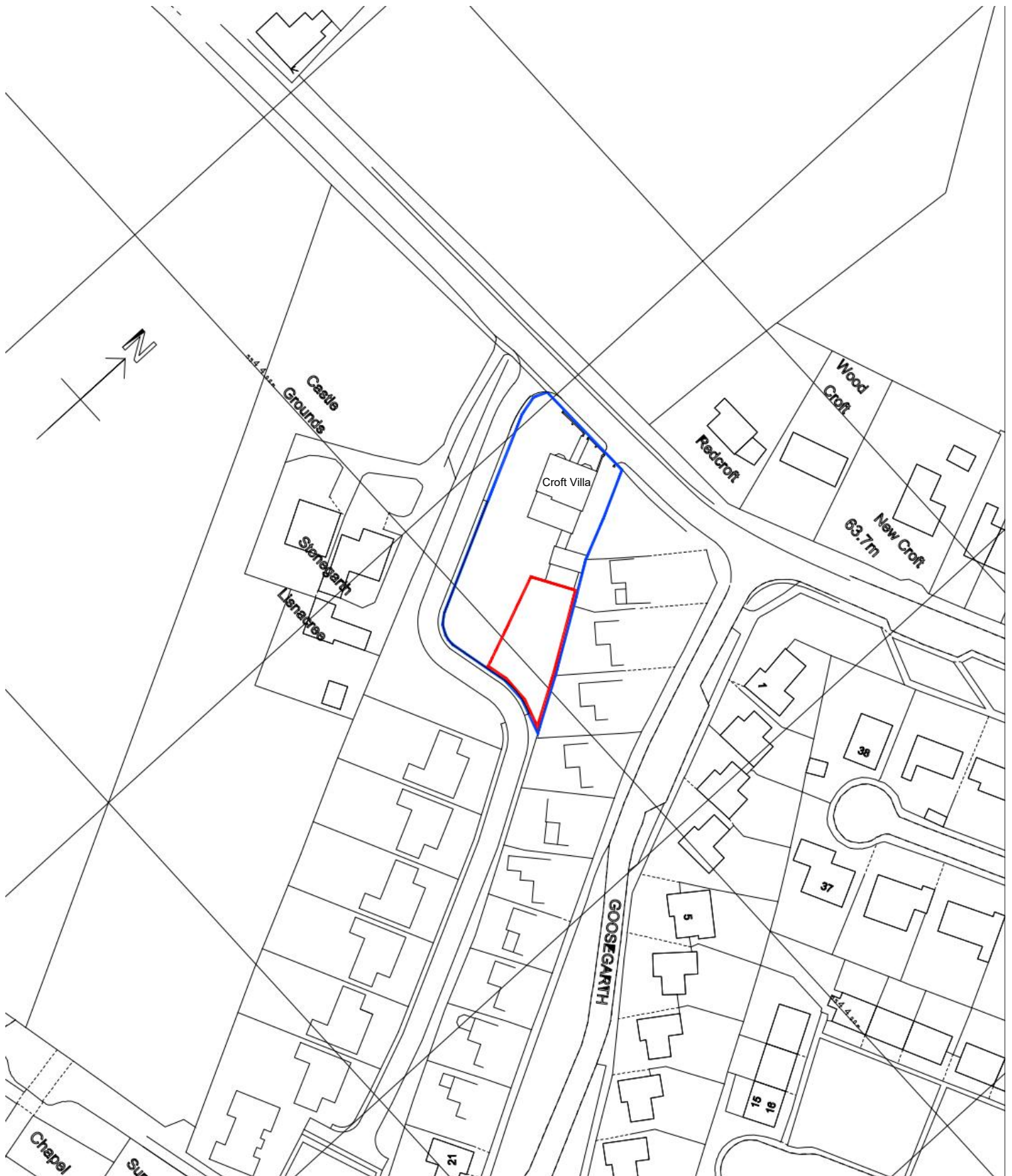
1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form;
2. the Site Location Plan received on 9th February 2022 (ref 22-06-02);
3. the 'As Proposed Plans, Elevations and section received on 28th March 2022 (ref 22-06-01 Rev B);
4. Notice of Decision;
5. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.



concept

Architectural & Design Services

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Project	Proposed Detached Garage/Gym Building. Croft Villa, Wetheral, Carlisle, Cumbria. CA4 8JQ.			
Drawing	Location Plan.			
Dwg No.	22-06-02	Scale	1:1250 @ A4	Date Feb '22 Rev. -
This drawing is copyright. Figured dimensions are to be followed in preference to scaled dimensions and particulars are to be taken from the actual work where possible. Any discrepancy must be reported to the Designer immediately.				

Project Notes:
 1. All dimensions are in feet and inches.
 2. All elevations are to the top of the finished floor.
 3. All foundations are to be designed by a qualified engineer.
 4. All structural elements are to be designed by a qualified engineer.
 5. All exterior finishes are to be as shown on the drawings.
 6. All interior finishes are to be as shown on the drawings.
 7. All materials are to be as shown on the drawings.
 8. All construction is to be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).
 9. All construction is to be in accordance with the latest edition of the International Mechanical Code (IMC) and the International Plumbing Code (IPC).
 10. All construction is to be in accordance with the latest edition of the International Fire Code (IFC) and the International Electrical Code (IEC).
 11. All construction is to be in accordance with the latest edition of the International Energy Conservation Code (IECC) and the International Green Building Code (IGBC).
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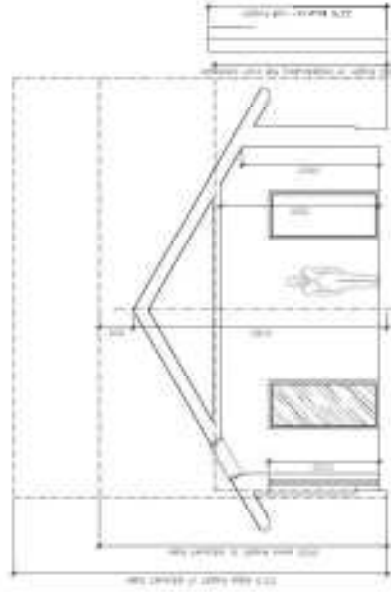
Front (South West) Elevation

Side (North West) Elevation

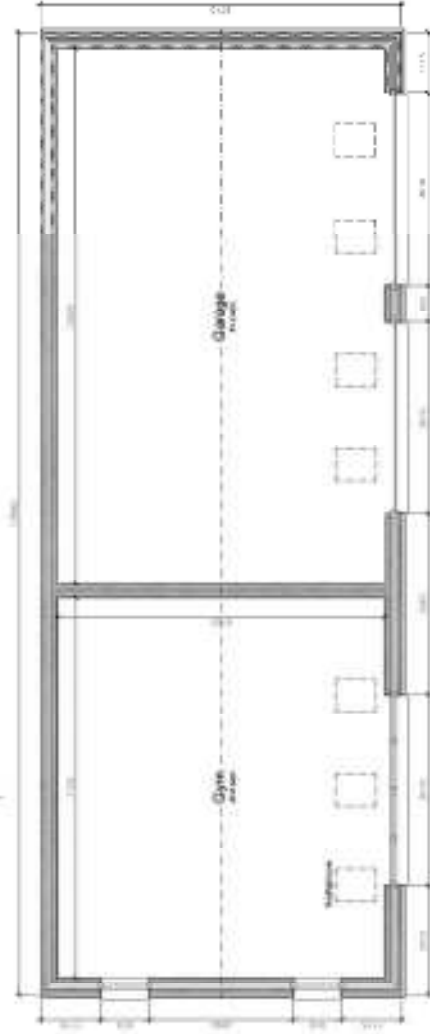


Side (South East) Elevation

Rear (North East) Elevation



Section A-A



Ground Floor Plan



Site (Block) Plan