



Planning Services

COMMITTEE REPORT

AGENDA ITEM NUMBER: 3C

APPLICATION DETAILS

APPLICATION NO:	6/2010/0310/DM
FULL APPLICATION DESCRIPTION:	Erection of a double garage to serve The Granary The Granary, Ramshaw
NAME OF APPLICANT:	Ms S Herron
ADDRESS:	The Granary Ramshaw Bishop Auckland DL14 0NG
ELECTORAL DIVISION:	Evenwood
CASE OFFICER:	Charlie Colling Planning Officer 01833 696206 charlie.colling@durham.gov.uk

1. DESCRIPTION OF THE SITE AND PROPOSALS

- 1.1 The site is located outside the limits of any defined settlement as identified within the Teesdale District Local Plan. It adjoins a small group of residential properties with other small groups of buildings punctuating the countryside within the locality. The adjacent former barns have been converted to form 2no. dwellings.
 - 1.2 The application seeks permission for the erection of a detached double garage and store. The building would have a footprint of 8.9m x 6.2m, constructed with a stonework exterior, to match the adjacent barns and a roof of blue slate. The doors to the garage would be timber, vertically boarded and side hung.
 - 1.3 The application is reported to members as the parish council has raised an objection to the proposals.
 - 1.4 This application was deferred from the last meeting to enable members to undertake a site visit.
-

2. PLANNING HISTORY

6/2010/0199/DM - Installation of ground source heat pipes in field adjacent to The Granary & erection of double garage (approved)

6/2009/0424/DM - Conversion of redundant buildings to form 2 No dwellings (part retrospective) - approved

6/2008/0005/DM - Change of use of former general purpose agricultural building to create private stables & private general storage building (approved)

6/2007/0431/DM - Conversion of redundant domestic buildings to create two dwellings with independent access off Ramshaw Lane (approved)

3. PLANNING POLICY

NATIONAL POLICY:

- **Planning Policy Statement 1:** Delivering Sustainable Development sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.
- **Planning Policy Statement 7:** sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.

REGIONAL POLICY:

The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, sets out the broad spatial development strategy for the North East region for the period 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.

Policy 8 – Protecting and Enhancing the Environment, seeks to maintain and enhance the quality, diversity and local distinctiveness of the environment throughout the North East.

-
- LOCAL PLAN POLICY:
 - GD1 Sets out the General Development Criteria against which applications are determined.
 - H11 Sets out the criteria which extensions and alterations to existing dwellings, should adhere to.
 - BENV13 Identifies criteria which change of use or conversions of buildings in the countryside should follow.
 - ENV1 Seeks to protection of the countryside from inappropriate development.
 - ENV8 Seeks to regulate development affecting a protected wildlife species.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at (www.durham.gov.uk)

4. CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

Evenwood Parish– Have raised objection on the following grounds.

- Not in-keeping with the historical buildings surrounding the site.
- Will adversely affect neighbouring properties by overlooking.
- Revised location and lighting will have an adverse effect on bat population.

Northumbrian Water – No objections

Highways – no objections

INTERNAL CONSULTEE RESPONSES:

Ecology – No objections subject to a condition restricting lighting on the garage.

Rights of Way – Footpath 16 Evenwood and Barony runs next to the development site. If approval is granted please advise the applicant of the following:

- No building materials to be stored on the right of way.
- Any vehicle movements must not interfere with public use of the right of way.
- The safety of members of the public using any right of way must be ensured at all times. If a temporary closure notice is required, this can be obtained at least one month in advance from Steven Galloway (tel 0191 3834091), who will supply costs involved.
- No additional barriers or gates are to be placed across any right of way.
- The developer should make good any damage or alteration to the existing surface of the right of way resulting from works.

PUBLIC RESPONSES:

Neighbouring properties have been consulted and a site notice posted with two objections received. Concerns in summary are:

- No longer on footprint of previous building
- Overlooking
- Loss of light
- Not in-keeping with style of buildings on the site
- Over bearing
- Impact on protected species.
- Impact from lighting

Applicant's Statement

The application relates to a double garage facility to The Granary, Ramshaw. Approval (6/2010/0199/DM) for the same building has previously been granted and a large incongruous store building constructed from concrete blocks and with a corrugated sheet roof has been removed to create space for its erection. The new application 6/2010/0310/DM has been submitted as the initial application inadvertently sited the garage in front of the only window in the north wall of the sitting room thus obstructing direct observation of the access road leading to the property. It is considered essential that the access is readily in view from within the dwelling and, therefore, the latest application has been submitted with the proposed garage sited accordingly.

The garage is sited in excess of 23 metres from that element of Holly House which might be said to look onto it and only approximately half of the proposed gable would be visible from that property.

Comments have been made about the effect of the building on the mitigating design for accommodating bats incorporated in the building of The Granary. Natural England has accepted this mitigating design and the required ten bat roosts have now been installed. The new building is opposite two of these ten roosts and if required a further two roosts could be incorporated within the north wall further west and away from the garage and an additional bat box could be erected on the garage wall. I should point out that the bat survey did not recognise any bat roosts in the building and the mitigating design was incorporated as a precaution only, and as such, the proposal should have no effect on any bats.

Comments have also been made about the effect of proposed lighting, although I am unsure why as the application form specifically indicates that there is no lighting on the building.

The comments of objection that have been made are, I suggest, unsubstantiated opinions and not statements of fact and trust that the application be granted approval.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at (<http://teesdale.planning-register.co.uk/PlanAppDisp.asp?RecNum=19544>).

5. PLANNING CONSIDERATIONS AND ASSESSMENT

5.1 In assessing the proposals against the requirements of the aforementioned policies, and having regard to all material planning considerations, including representations received, it is considered that the principle of development, design, impact on the countryside, protected species and residential amenity represent the principle material planning considerations.

Principle

5.2 Planning permission is sought for the erection of a double garage, within the curtilage of the approved barn conversion unit no.1. The conversion is nearing completion. A previous application was approved earlier this year for the erection of a garage the same size and design as this, approximately 6.5m further west. It is considered that as there is an extant permission on the site for a double garage, the principle of a garage within the curtilage is acceptable, subject to design, amenity and protected species considerations.

Design

5.3 The proposed garage would have a footprint of approximately 8.9m x 6.2m and would have two timber doors to the front, a single window and a personnel door in the gable. The plans show the garage to be constructed in stone with a blue slate roof to match the adjacent conversion.

5.4 In terms of the design of the proposed garage it is of a relatively simple form, sited adjacent to the existing conversions. The appearance is considered to be acceptable and is the same as that approved in the previous application. It is not considered that the proposals would have any negative impact upon the character and appearance of

the conversions in accordance with policy H11 and BENV13.

- 5.5 The access to the site would remain unchanged and the highways officer has raised no objections to the proposals. The rights of way officer has not raised any objection either, subject to an informative being attached in respect of the public right of way which passes close to the site.

Impact on Countryside

- 5.6 The site is situated within the open countryside. There are views down to the site from Ramshaw Lane to the north. The proposed garage being sited to the northern end of the conversions would therefore be visible from the road. The proposed garage would have the back drop of a two storey barn to the south, and being sited close to existing buildings would not appear overly prominent within this location. The proposals are in this respect considered to comply with policy ENV1 of the Local Plan.

Residential Amenity

- 5.7 The proposed building would be sited at its closest point 2.5m away from the common boundary with the neighbouring property Holly House. The main elevation of Holly House, containing four windows, sited closest to the boundary with the Granary is approximately 23m away from the proposed garage. The neighbouring property, Holly House, then has a lean-to extension containing a doorway to ground floor and two roof-lights, which is approximately 18m away from the proposed garage. There is then a further two storey element with double doors to ground floor and a single window to first floor, which would again be sited approximately 18m away from the proposed garage.
- 5.8 It is accepted that the proposed garage in this location would be visible from the neighbouring property, however the topography of the site is such that the garden of the neighbouring property is at a higher level than the application site, and with the existing buildings taking into consideration along with the distance of the garage from the dwelling, it is considered that the proposals would not be over bearing or have any unacceptable impact upon amenity or loss of light.

Protected Species

- 5.9 Comments have been made regarding the issue of bats and advising that the proposals may have a negative impact upon them. The ecologist who carried out the initial survey for the conversions has provided an update. The Council's ecologist has not raised any objection to the proposals and is satisfied with the additional protected species information which has been submitted, subject to a condition restricting the lighting which can be erected on the garage.

6. CONCLUSION

- 6.1 The proposed application essentially seeks the relocation of a previously approved double garage/store building within the curtilage of this property. The design of the garage is considered to be acceptable and the materials proposed would reflect those of the adjacent conversion. The proposal would not be overly prominent within the landscape and is sufficient distance away from neighbouring properties as not to

unacceptably impact upon amenity. No objection has been raised by the highways officer or the rights of way officer. The council's ecologist is satisfied that the proposals would not adversely impact upon protected species.

- 6.2 The objections raised have been given due consideration, however the proposals are considered on balance to be acceptable in accordance with policies GD1, H11, BENV13, ENV1 and ENV8.

7. RECOMMENDATION

That the application be APPROVED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be carried out in strict accordance with the following approved plans.

Plan Reference Number	Date received
10038	7/7/10
09069-21	7/7/10

3. Notwithstanding the details shown on the submitted application, the external building materials to be used in the construction of the garage hereby approved shall be of a coursed natural stone, with a natural slate roof to match the existing barn conversion in terms of colour, texture and size.
4. The garage hereby permitted shall at all times be used only for purposes ancillary to the enjoyment of the private dwelling and for no trade or business.
5. Notwithstanding the details shown on the submitted application, prior to the commencement of the development details of the garage doors hereby approved including materials, finishing, treatment and hanging shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details and maintained in that agreed form in perpetuity
6. Prior to the commencement of the development, details of any lighting to be installed on the garage shall be submitted to and agreed in writing with the Local Planning Authority. There shall be no lighting permitted on the southern elevation, adjacent to the barn conversion. The development shall then be carried out in accordance with the agreed details.

8. REASONS FOR THE RECOMMENDATION

- 8.1 The development was considered acceptable having regard to the following development plan policies, PPS's and RSS policy: -

GD1 General Development Criteria

H11 Extensions and alterations to existing dwellings

BENV13 Change of use or conversion of a building in the countryside

ENV1 Protection of the countryside

ENV8 Development affecting a protected wildlife species

PPS1 – Delivering Sustainable Development

PPS7 – Sustainable Development in Rural Areas

RSS – Policy 8 Protecting and Enhancing the Environment

- 8.2 In particular the development was considered acceptable having regard to consideration of principle of development, design, impact on the countryside, protected species and residential amenity
- 8.3 The objections received have been given due consideration, however, the issues raised do not provide sufficient justification for refusal of the application. On balance the scheme is considered to be acceptable. The proposals are considered to accord with both local and national planning policies, and would constitute an acceptable form of development subject to conditions.

9. BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Design and Access Statement
- Teesdale District Local Plan 2002
- Planning Policy Statements / Guidance, PPS1 and PPS7
- RSS for the North East to 2021
- Responses from County Highways, Rights of Way and Northumbrian Water
- Public Consultation Responses



Site Location Plan

