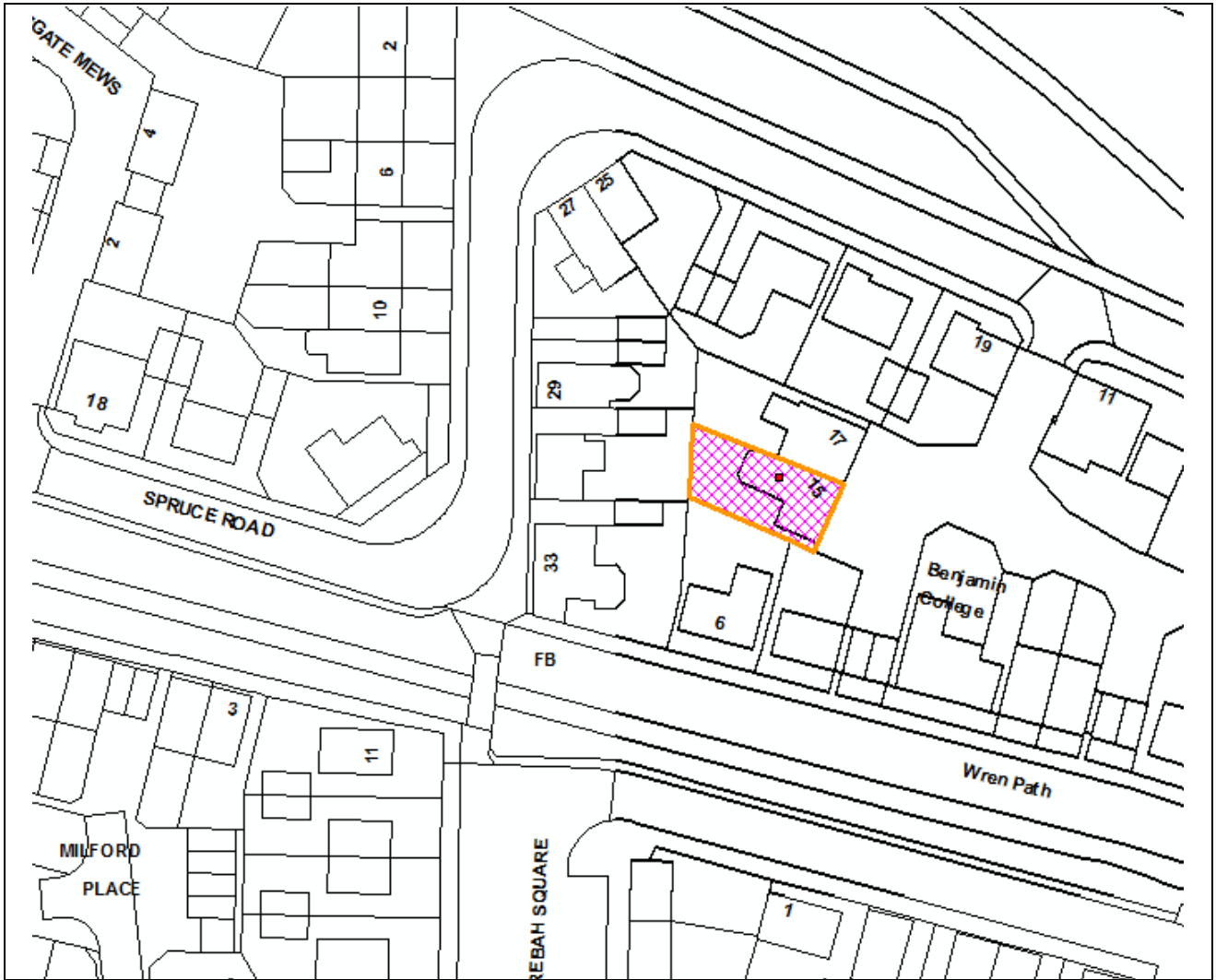


18/00005/APP



© Crown Copyright and database right 2011. Ordnance Survey 100019797

REFERENCE NO	PARISH/WARD	DATE RECEIVED
18/00005/APP	COLDHARBOUR The Local Member(s) for this area is/are: -	02/01/18
CONVERSION OF EXISTING GARAGE WITH INSTALLATION OF NEW WINDOW	Councillor Andrew Cole Councillor Mike Smith	
15 SPRUCE ROAD COLDHARBOUR FAIRFORD LEYS BUCKINGHAMSHIRE HP19 7AE	Councillor Steven M Lambert	
MR MIKE GALLAGHER		

1.0 The Key Issues in determining this application are:-

<p>a) Impact upon the appearance of the original dwelling, its setting, the street scene and other buildings in the locality</p> <p>b) Impact upon the amenities of people who live nearby and in particular their character of outlook, access to natural light and privacy</p> <p>c) Car parking standards and highway issues</p> <p>The recommendation is that permission be GRANTED</p>

APPROVED subject to the following conditions:

Conditions:

1. STC5 – Standard time condition
2. US04 – Matching materials

Reasons:

1. RE03 – To comply with Town and Country Planning Act and Section 51 of Planning and Compulsory Purchase Act.
2. RE11 - Satisfactory appearance

2.0 INTRODUCTION

- 2.1 The application is being reported to the Committee as the Parish Council has objected to the application on grounds of poor design and have indicated that they will speak at the meeting.

3.0 SITE LOCATION AND DESCRIPTION

- 3.1 The application site relates to a three bedroom semi-detached mews style property with an integral garage, constructed of red bricks and concrete roof tiles. It is one of only two dwellings with limited front curtilage within a secluded cul-de-sac setting accessed from Spruce Road. The two properties face and front directly onto a paved shared-surface roadway. The cul-de-sac provides communal parking and access to the garages of properties in Wren Path, to the south.

4.0 PROPOSAL

- 4.1 The proposal is the conversion of existing garage for use as a dining room and study, with the removal of the garage door and installation of a new window, it would have materials to match the existing dwelling. The plans show that there would be the provision of two parking spaces in front of the house.

5.0 RELEVANT PLANNING HISTORY

- 5.1 None relevant

6.0 PARISH/TOWN COUNCIL COMMENTS

- 6.1 Coldharbour Parish Council opposes the application and makes the following comments: The Parish Council opposes the application on the grounds that it contravenes the Ernest Cook Trust Covenant and does not adhere to the Ernest Cook Trust Fairford Leys Development Guidelines. The removal of the garage door and installation of a window will have a negative impact on the overall design of the property and will be detrimental and have a negative impact on the streets scene.
- 6.2 Concerns over parking arrangements requiring investigation by AVDC due to additional covenant on all garages in Fairford Leys.

7.0 CONSULTATION RESPONSES

- 7.1 None undertaken

8.0 REPRESENTATIONS

- 6.1 None received

9.0 EVALUATION

9.1 The main issues for Committee in determining this application are:

- a) Impact upon the character and appearance of the original dwelling, its setting, the street scene and other buildings in the locality
- b) Impact upon the amenities of people who live nearby and in particular their character of outlook, access to natural light and privacy
- c) Car parking standards and highway safety

Impact upon the character and appearance of the original dwelling, its setting, the street scene and other buildings in the locality

9.2 The proposed conversion will be achieved by the removal of the existing garage door, the bricking up of the front elevation and the insertion of a window. This alteration could normally be carried out without planning permission. However due to a blanket restrictive condition attached to the original permission for the Fairford Leys development, planning permission is required for garage conversions. It should be noted that the reason for the condition was to maintain highway safety and not to protect the appearance of the building.

9.3 The proposal will match and complement the design of the existing property. The property is within a secluded courtyard/cul-de-sac setting with one other dwelling, such that it is only visible from within the courtyard area and not from the main part of Spruce Road. As a result it is considered that the conversion of the garage will not have a detrimental visual impact upon the street scene or the Fairford Leys Development. It should be noted that a similar conversion including the removal of the garage door has been implemented on the neighbour property No 17 Spruce Road.

9.4 In summary the proposal is considered to be of a scale and design that respects the character and appearance of the existing dwelling and does not overwhelm it. In addition is considered that the proposal would not appear overly prominent within the street-scene or the locality in general. The proposals are therefore considered to comply with GP9 & GP35 of the AVDLP, the Council's Design Guide Residential Extensions and NPPF.

Impact upon the amenities of people who live nearby and in particular their character of outlook, access to natural light and privacy

9.5 The garage is integral to the dwelling and the works would will only result in the addition of a window at ground floor level to this semi-detached property. This window will only look

towards the parking and turning area to the front, and will not have a detrimental impact upon the neighbour's outlook, access to natural light or privacy.

- 9.6 In summary, given the positioning of the proposal and its relationship relative to the neighbouring properties in terms of scale, position of windows and orientation it is considered that the proposal would not have an unacceptable adverse impact upon the neighbouring amenity. Therefore the proposal accords with GP.8 of AVDLP and NPPF.

Car parking standards and highway safety

- 9.7 The proposal involves the conversion of the garage to a dining room and as a result the parking requirement for the property will remain unchanged as there is no increase in bedrooms. AVDC Parking guidelines state that a three-bedroom dwelling should provide one parking space within the curtilage and have another available on-street. The conversion of the garage will lead to the loss of one space, leaving one other space within the curtilage to the front. The proposed plans show that two parking spaces are available to the front of the property on the shared mews courtyard. These spaces can be provided without impeding access to or the availability of parking for other dwellings. There is ample available space on-street and around the dwelling, as both the host and the attached semi are the only dwellings within the cul-de-sac.
- 9.8 Accordingly it is considered that adequate parking will remain for the property once the garage is converted. The neighbouring property has the same parking availability in the adjacent part of the site such that allowing the garage conversion would not compromise parking availability for that property. Ample space remains for vehicles to pass to access the garages and for turning within the cul-de-sac. In allowing an appeal for a refused garage conversion at 11 Pakenham Close on the Fairford Leys Development (Ref 09/00097/FTHA), an Inspector took communal parking availability within that cul-de-sac into account. The reasoning contained within this decision has been taken into account for this application. Therefore the proposal is considered to accord with GP.24 of AVDLP and NPPF and the Council's SPG Parking Guidelines.

Ernest Cook Trust development Guidelines

- 9.9 The proposed infilling of the garage accords with the general criteria for alterations to freehold properties by virtue of the fact that the material details will match the existing. Under the terms of the covenant imposed by the Ernest Cook Trust, the applicant is required to obtain a separate consent from the Trust for the alterations to the dwellinghouse. This is a matter separate from planning legislation and is for the Parish Council to enforce should it so decide.

10.0 CONCLUSION AND RECOMMENDATION

10.1 It is considered that the proposal would not be detrimental to the appearance of the dwelling or the street scene or surrounding area; nor will it have an adverse impact upon the amenities of any neighbouring properties. Parking provision will be maintained. It is therefore recommended that the application be APPROVED, subject to the following conditions:

a.) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

b.) The materials to be used for the external surfaces, including walls and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.

Reason: To ensure a satisfactory appearance to the development and to comply with policy GP9 and GP35 of Aylesbury Vale District Local Plan and the National Planning Policy Framework.

Case Officer: Mr Adam Thomas

Telephone No: 01296 585314