



| REFERENCE NO | PARISH/WARD | DATE RECEIVED |
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| 19/02250/APP | Watermead The Local Member(s) for this area is/are: - | 17/06/19 |
| DEMOLISH EXISTING GARAGE AND REBUILD. | Councillor Ashley Bond | |
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1.0 The Key Issues in determining this application are:-

- a) Impact on appearance and character of the dwellinghouse, street scene and wider area**
- b) Impact on Residential Amenity**
- c) Impact on Highways & Parking**

The recommendation is that permission be **GRANTED**, subject to conditions

Conclusion and recommendation

- 1.1 The proposal is considered to be of a scale and form that respects the appearance of the existing dwelling and would not constitute overdevelopment. The proposal would be located partially on the site of the existing garage, but would be set further back towards the rear of the property preventing it from appearing prominent within the streetscene. In addition, it is considered that a two bay garage would not be considered more than reasonable for residential use in relation to the property. Additionally, the proposal would satisfy the Councils SPG Parking Guidelines and would accord with the development plan policies.
- 1.2 It is therefore recommended that the application be **APPROVED** subject to the following conditions:

Conditions:

1. STC5 – Standard time condition
2. US07 – Materials as shown on forms
3. Prior to the occupation of the development hereby permitted, the scheme for parking indicated on the submitted plans shall be laid out and that area shall not thereafter be used for any other purpose.
4. REU1A - The garage hereby permitted shall not be used or occupied for any purposes other than as ancillary to the residential use of the property on the site, currently known as No. 2 Ayleswater.

Reasons:

1. RE03 – To comply with Town and Country Planning Act and Section 51 of Planning and Compulsory Purchase Act.
2. RE11 – Satisfactory appearance
3. To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and accord with GP24 of the Aylesbury Vale District Local Plan.
4. RE20 - To preserve and maintain the residential character of the area in accordance with policy GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

INFORMATIVES

1. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
2. It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 38 and 39 of the National Planning Policy Framework, Aylesbury Vale District Council (AVDC) takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. AVDC works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and updating applicants/agents of any issues that may arise in the processing of their

application as appropriate and, where possible and appropriate, suggesting solutions. In this case, the agent was informed of the issues arising from the proposal and given the opportunity to submit amendments/additional information in order to address those issues prior to determination. The agent responded by submitting amended plans/additional information which were found to be acceptable so the application has been approved.

2.0 INTRODUCTION

- 2.1 Watermead Parish Council raised material planning objections to the scheme and indicated that they wish to speak at committee.
- 2.2 The Parish Council's objections relate to the character and design of the proposed garage, with large triple garages located within the immediate vicinity it is considered that the proposal would not appear out of place, nor would the double garage result in overdevelopment for the large 3 storey dwelling it relates too.
- 2.3 The Parish Council also raised concerns regarding the commercial use of the garages, however the domestic use of the garages can be secured via a condition.

3.0 SITE LOCATION AND DESCRIPTION

- 3.1 The application site relates to an end of terrace dwelling fronting the public highway on Ayleswater in Watermead. The dwelling is a 3 storey property whilst the other dwellings within the terrace are two storey, the property also has dormers on the southern elevation. The site has a detached single garage set back from the dwelling, which runs parallel to the public footpath which runs west to east along the southern boundary of the site. The dwelling has had no previous extensions, and is of a brick construction. The dwelling is characterised with a tiled gable roof and a gable projection forming the front elevation of the property.
- 3.2 The property is currently accessed from the highway to the west of the site, leading to an area of hardstanding. The dwelling benefits from a detached garage located to the end of this hardstanding area.
- 3.3 The western boundary is marked by a low white metal fence, which is separated from the adjacent highway by a grass verge and footpath. The northern boundary is marked by the same fencing on the front elevation and vegetation to the rear. On the southern boundary the application site is separated from the footpath by a 2 metre high brick wall

and substantial vegetation, there is also some vegetation along the eastern boundary of the site. The site is level throughout.

- 3.4 The dwelling is located within the residential development of Watermead, to the south is a large three storey apartment building, whilst to the north is the row of terraces which the application site is a part of. Opposite the dwelling, on the other side of the highway is a three bay garage which is connected to a detached dwellinghouse.

4.0 PROPOSAL

- 4.1 The application seeks full planning permission for the demolition of an existing single bay garage and the erection of a two bay garage.
- 4.2 The two bay garage would be positioned to the south of the dwelling and would be located towards the eastern boundary. The garage would have a depth of 6.5m, and would have a width of 7m. The garage would have an eaves height of 2.3m and a ridge height of 4.35m. The garage will have a pitched roof with a roof light on each slope.
- 4.3 A door and window would also be introduced to the north elevation of the garage to provide access from the rear garden of the application site.
- 4.4 The proposed garage would be finished partly in brick to match the original building, with wooden cladding on the front elevation above the garage door.

5.0 RELEVANT PLANNING HISTORY

- 5.1 None.

6.0 PARISH/TOWN COUNCIL COMMENTS

- 6.1 Watermead Parish Council have objected to this application.
- 6.2 The full comments received from Watermead Parish Council are appended to this report and a summary of their comments is provided below:
- The proposal does not comply with the character or original design concept for Watermead.
 - The proposal would result in overdevelopment.
 - The proposal does not relates to a domestic use.
 - The proposal may be used for vehicle maintenance and repairs.

7.0 CONSULTATION RESPONSES

- 7.1 BCC Strategic Access Officer – The proposed garage does not affect any public right of way, it is suggested BCC Highways are consulted.
- 7.2 Buckingham and River Ouzel Drainage Board – No Comment
- 7.3 BCC Highways – The proposal would have no material impact on the safety and operation of the adjoining public highway, and therefore has no objection subject to informatives.

8.0 REPRESENTATIONS

- 8.1 None received.

9.0 EVALUATION

The application site is not covered by a neighbourhood plan.

a) Impact on appearance and character of the dwellinghouse, street scene and wider area

- 9.1 Policy GP.9 of the AVDLP states that proposals for extensions to dwellings will be permitted where they protect character of outlook, access to natural light and privacy for people who live nearby; respect the appearance of the dwelling and its setting and other buildings in the locality; and accord with published Supplementary Planning Guidance on residential extensions and the other policies of the development plan.
- 9.2 Policy GP.35 requires that developments respect and complement the physical characteristics of the site and its surroundings, the building tradition of the locality, and the scale and context of the setting, the natural qualities and features of the area and effect of the development on important public views and skylines.
- 9.3 Section 12 of the NPPF sets out the principles for achieving well designed places.
- 9.4 The proposed development would be visible in the street scene and from the public footpath located to the south of the site.
- 9.5 The proposed double garage would be located in the south eastern corner of the application site, covering some of the area of the existing garage. The garage would satisfactorily integrate with the host dwelling and would not appear to overwhelm the original building or the plot, utilising a pitched roof to match that on the existing dwelling. The AVDC Design Guide on Residential Extensions suggests that garages do not

belong in prominent locations, and should not obscure or dominate houses. Freestanding garages which are designed to relate to the house, built of similar materials with a similar or steeper roof pitch are preferred. The proposed garage would be located to the very back of the site preventing it from obscuring or dominating the dwellinghouse. The garage would also utilise a roof pitch which is similar to the existing dwelling, in addition to utilising matching materials throughout the majority of the proposal. In addition to the proposals compliance with the Council's Residential Design Guide, there are several other examples of larger garages within the street scene and wider area, most notably the triple garage which adjoins No. 1 located directly opposite the application site. In addition to the double garage found on Willow Herb Road which adjoins No. 1 and a triple garage which is located between No's. 6 & 8 on the same road. These garages all front the highway directly and are prominent features within the streetscene, therefore the proposal would not appear out of place when viewed from the surrounding area.

- 9.6 Concerns have been raised in relation to the proposal resulting in overdevelopment of the site. The garage would be increasing in footprint through the addition of an extra bay for a second car, it is considered that this increase in size to accommodate a second vehicle would not overwhelm the existing dwelling or the plot itself. The size of the dwelling itself would not be increased as a result of this development, the single storey nature of the garage would not appear to overwhelm the existing dwelling.
- 9.7 The local area is a mix of varying styles of dwellings, however the dwellings themselves are all of a modern construction as part of the Watermead development scheme. The scheme would marginally alter the appearance of the plot when viewed from the surrounding area. It is considered that the alterations are modest and the changes would not be unsympathetic to the building itself or the area in general as mentioned above.
- 9.8 The garage would be constructed in materials to match the main dwelling with the addition of a wooden cladded, and would be of a scale and design which would appear to be in keeping with the original character and appearance of the dwelling. It is considered that the addition of this wooden cladding would not appear unduly prominent when viewed from the public realm.
- 9.9 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 streetscene

or the locality in general. The proposals are therefore considered to comply with GP9 and GP35 of the AVDLP, the Council's Design Guide Residential Extensions and NPPF.

b) Impact on Residential Amenity

- 9.10 Policy GP8 of the AVDLP states that planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of nearby residents when considered against the benefits arising from the proposal.
- 9.11 The proposal will introduce new openings at ground level on the north elevation of the garage, a door will also be added on this elevation. A roof light would be added on both the northern and southern roof slope. The window and door will face towards the application sites own garden and the neighbouring No. 4. There are no concerns in regards to loss of privacy to any nearby dwellings as a result of the single storey nature of the proposal and due to the existing boundary treatment between No, 4 and the application site which consists of 1.8 metre high wooden closed panel fencing in addition to mature hedging. The roof lights will not afford any views into neighbouring properties.
- 9.12 The proposed garage would be located in the south eastern corner of the site, abutting the rear garden of No. 10 Waterlily. The garage will have an eaves height of approx. 2.2 metres, with a ridge height of 4.3 metres. As a result of the varied ground levels between the application site and No. 10 to the rear, the eaves height of the proposed garage will be approximately the same as the existing boundary treatment consisting of wooden close boarded fence. This relationship combined with a separation distance between the garage and No. 10 in excess of 17 metres means there would be no loss of outlook or over bearing impact.
- 9.13 Due to the relationship of the host dwelling with the surrounding properties there would be no undue loss of light, loss of outlook or over bearing impact as a result of the scheme.
- 9.14 The proposed garage would be located adjacent to the footpath to the south of the site. The boundary between the application site and the footpath is already marked by a 2 metre high brick wall in the location of the proposed garage. With the eaves height of the proposed garage extending only 0.2 metres above this, in addition the roof of the garage will pitch away from the boundary and footpath. The limited additional height of

the proposed garage in addition to the roof design would prevent the garage from appearing overbearing from the south.

9.15 No other properties will be unduly affected as a result of this proposed development and the proposal would accord with policies GP8 and GP9 of AVDLP.

c) Impact on Highways & Parking

9.16 AVDLP policy GP24 and the council's SPG Parking Guidelines stipulates that, for dwellings with four bedrooms, there should be three parking bays provided within the curtilage of the dwelling. These spaces must be, at minimum, 2.4m in width and 4.8m in depth.

9.17 The proposal involves the demolition of an existing garage and the erection of a larger garage which can provide a total of 2 parking spaces. There will be no change to the number of parking spaces at the site or the number of bedrooms within the property.

9.18 Watermead parish council have expressed concerns regarding the possible commercial use of the garage as a workshop for business use. The use of the proposed garage can be secured via a condition to ensure that the use remains ancillary to the main dwelling.

9.19 As such, the proposed development is considered to accord with ADVLP policy GP.24 and the Council's SPG Parking Guidelines and the NPPF.

Case Officer: Jack Spence

Telephone No: 01296 585940

APPENDIX –

APPENDIX 1 – Watermead Parish Council Comments

First of all thank you for agreeing the time extension (due to calendar of PC meetings) to the above mentioned planning application. Watermead Parish Council writes to inform you that at the Parish Council meeting of Thursday 18th July 2019 they agreed to oppose the above planning application for the following reasons:

Impact on Residential Amenity

Policy GP8 of the AVDLP states that planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of nearby residents, when considered against the benefits of the proposal. We strongly believe the following should be considered:

The impact on the character/original design concept for Watermead fails. The Parish Council unanimously agreed that this application is overdevelopment to a very large scale. The footprint/dimensions of the proposed garage appears larger than the residential property and we believe the proposed garage is an overdevelopment for domestic purposes.

Concerns have been made to the Parish Council by parishioners relating to the impact of vehicle maintenance/repairs already being carried out at this property. We accept that this it is not a material planning consideration and lies outside of the remit of the Local Planning Authority, however we would very much appreciate your attention and to clarify information of a business being operated from this property.

Whilst writing I would like to confirm that Watermead Parish Council would be available to speak in the event this application is to be considered by the committee.