

Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

5 SEPTEMBER 2012

DEV12/009

Report of the Strategic Director (Services)

PLANNING APPLICATION F/2012/0245/HOU – 60 THE STREET, BARTON MILLS

Synopsis:

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

Nigel McCurdy
Strategic Director (Services)
23 August 2012

CONTACT OFFICER

Mark Pickrell (Case Officer)

Parish: Barton Mills

Committee Date: 5 September 2012

App. No: F/2012/0245/HOU

Date Registered: 08 May 2012

Expiry Date: 27 June 2012

Proposal: Erection of detached double garage with Media Room/Gym over

Site: 60 The Street, Barton Mills

Applicant: Mr L Belsberg

Case Officer: Mark Pickrell

This application is referred to Planning Committee following Delegation Panel consideration and comments from the Ward Member. Barton Mills Parish Council supports the application but objections have been received from local residents. Whilst the principle of a building in this location may be acceptable, the design of the proposed garage building is not considered to comply with the policies of the development plan and the application is recommended for REFUSAL.

APPLICATION DETAILS:

1. It is proposed to construct a double garage with rooms in the roof within the front garden of the property. The garage is proposed to have a depth of 11.8m, a width of 6.5m and height to the ridge of 6.7m. It is to be located approx. 15m from the front boundary and approx. 1.5m from the side boundary. Fenestration is proposed to include groupings of roof lights serving the upper floor gym, media room and toilet. High level windows are proposed along the ground floor side and rear elevations to serve the ground floor, garage area. The plans also indicate the conversion of the existing, attached garage to domestic accommodation associated with the dwelling; however, planning permission is not required as permitted development rights would apply for the change.

AMENDMENTS:

2. No amendments have been received during the lifetime of the application.

SITE DETAILS:

3. The application site is a residential dwelling located within the settlement boundary of Barton Mills and within the Conservation Area. The original dwellinghouse is a two storey detached property of 1960/70's design and has a two storey side extension forming an integrated double garage with chalet style rooms above.
4. The applicant's property is one of four large detached properties which were developed on a field of Street Farm as an infill plot to the south of The Street in the later half of the C20th. The 4 properties sit approx 25 metres back from the road in a well planted and landscaped setting with significant trees which make a valuable contribution to the street scene.
5. There are other examples of single storey garages being granted planning permission and built within the conservation area of Barton Mills. These include 72,

70 and 68 The Street. There are also examples of traditional style dwellings built up to the edge of the footpath in Barton Mills. Reference is also made to a garage large enough to accommodate 4 cars built in the rear of 21 Mildenhall Road.

APPLICANT'S SUPPORTING MATERIAL:

6. None received

PLANNING HISTORY:

7. None relevant.

CONSULTATIONS:

8. Barton Mills Parish Council - supports the application in principle but would prefer to see the proposed windows matching the windows on the rest of the property.
9. The application has been considered by Forest Heaths Conservation Officer in relation to the impact that it would have upon the Conservation Area. The concluding comments of the Conservation Officer is provided below (full comments available on the planning file or on the website):

'The proposed siting of a large building of an inappropriate scale, mass and height between no.60 and the road would be unsympathetic to the low visual density of development and landscape dominated character of this part of the village; and would not preserve or enhance the character of the conservation area. It is therefore contrary to Policy CS3 of the Core Strategy and Section 12 of the NPPF and it is suggested that permission be refused.'

REPRESENTATIONS:

10. Representation objecting to the proposed development has been received from no's. 56, 58, 62 & 25 The Street, Barton Mills. A summary of comments is provided below:
- 56 The Street – Objects on the basis that the garage would be beyond the established building line, impact on vista of nearby properties and the height and design of the building is incongruous.
 - 58 The Street – Objects on the basis that the garge will overshadow no. 58, windows would cause overlooking and loss of privacy, be out of keeping with the character of the area, cause noise disturbance and set a poor precedent for Barton Mills.
 - 62 The Street – Objects on the basis that the development would be out of context with the surrounding properties and the conservation area as well as being outside of the building line.
 - 25 The Street – Objects on the grounds that the development will look out of place with the character of the area, will be too dominant and not in accordance with the building line of the neighbourhood.

DEVELOPMENT PLAN:

11. The planning policy against which this application is assessed is as follows:
- Forest Heath's Local Plan (1995) Saved Policy 4.32

- Core Strategy (2010) Policy CS 5
- Core Strategy (2010) Policy CS 3

OTHER PLANNING POLICY:

12. Relevant national planning policy is as follows:
- National Planning Policy Framework (2012)

OFFICER COMMENT:

13. Following full consultation, it is Officer's opinion that the proposed garage is excessively large for the context and is of a poor design that fails to satisfy the relevant planning policy. It is acknowledged that a garage in the front garden of this property could be acceptable by virtue of the amount of space available and precedent which is set by other properties in the area. However, the currently proposed scheme is considered to be beyond the level of modest scale development that would be suitable. For example, the garage is proposed to have a height of 6.6m to the ridge; this is only 90cm less than the main dwellinghouse. It is likely that the development would therefore dominate views of the site and would become a significant feature in views of the Conservation Area.
14. Further to the overall bulk and mass of the garage in this prominent location, the design and details of the garage are considered to further detract from the appearance of the Conservation Area. Fenestration on the side elevation, facing the highway, includes high level windows. Whilst it is appreciated that these are for practicality, the design of the windows are considered to be out of keeping with the style of windows in the main dwelling and not of traditional proportions that are sympathetic to the conservation area. Also included are groupings of roof lights. These are intended to create a light internal space but it is officer's opinion that these detract from the appearance of the building and adds to the opinion that the development does not blend into its surroundings.

CONCLUSION:

15. It is appreciated that the proposal is designed to fit the requirements of the applicant but the resultant proposal is considered to be large and utilitarian in appearance which detracts from the appearance of the Conservation Area. While the principle of a modest, well designed garage in the front garden of this site could be supported, the size of this proposal is significantly beyond the modest scale which would be acceptable. Taking the above issues into account it is officer's recommendation that planning permission be refused.

RECOMMENDATION:

Refuse Permission for the following reasons:

1. The bulk and mass of the proposed garage is excessive in relation to the main dwellinghouse and dominates a prominent location within the site. This is out of keeping with the character of the existing dwelling and therefore contrary to Forest Heath Local Plan (1995) Saved Policy 4.32, notably criterion a), Core Strategy (2010) Policy CS 5 and NPPF (2012) Section 7.
2. The design and character of the proposed development fails to take into account its conservation area setting and the design, bulk and mass of the proposed building

detracts from the appearance of the Conservation Area. This is contrary to Forest Heaths Core Strategy (2010) CS 3 and NPPF (2012) Section 12.

BACKGROUND PAPERS:

Planning application F/2012/0245/HOU including all associated forms, drawings/plans, supporting documentation and all representations and consultations received.