

Report of the Chief Executive

APPLICATION NUMBER:	21/00313/FUL
LOCATION:	14 Cherry Tree Close, Brinsley, Nottinghamshire, NG16 5BA
PROPOSAL:	Retain detached single garage

This application has been called to Planning Committee by Councillor E Williamson.

1 Executive Summary

- 1.1 This application seeks permission to retain the detached single garage to the rear of the application property.
- 1.2 The application property is not covered by any site specific planning policy. The main issues for consideration are whether the design and appearance of the garage is acceptable and whether or not it will have an unacceptable impact on neighbouring amenity.
- 1.3 The garage is considered to be of a size and scale that is in keeping with the character of the host dwelling, is not harmful to the street scene or out of keeping with the character of the surrounding area.
- 1.4 Whilst the garage is in close proximity to the north west boundary of the site, it has a limited height and is not considered to result in an unacceptable loss of amenity for the residents of any neighbouring properties.
- 1.5 Overall it is considered that the proposal is acceptable and that planning permissions should be granted in accordance with the recommendation in the appendix.

APPENDIX

1 Details of the Application

- 1.1 This application seeks permission to retain the detached single garage to the rear of the application property. The garage is adjacent to the north west boundary of the site and has a dual pitched roof.

2 Site and surroundings

- 2.1 The application property is a detached single storey dwelling. The property is situated within an established residential area with neighbouring dwellings to each side and to the rear. The two side boundaries and rear boundary of the site is made up of a timber fence. The application site is reasonably flat, no vegetation of significance will be affected by the proposal and access will not be affected.

3 Relevant Planning History

- 3.1 There is no relevant planning history for the application site.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019**

- Policy 17: Place-making, design and amenity

4.3 **National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.

5 Consultations

- 5.1 No comments from technical consultees are required for this application.

- 5.2 **Brinsley Parish Council:** Wrote to Borough Councillor to request visit from Planning Committee.

- 5.3 Five properties either adjoining or opposite the site were consulted. Four comments from members of the public have been received, 3 of which object and 1 which raises no objection. The reasons for objection can be summarised as follows:

- The garage was built without planning permission, despite permission being required.
- Loss of daylight/sunlight due to the height of the garage.
- Sense of enclosure due to the height of the garage.
- Access down the side of the dwelling would be easier if the garage was built smaller.
- The imposing design runs along the length of the side boundary of the site.
- The application states the garage replaced a garage that was already there, but this must have been much smaller as it was not so visible from neighbouring properties.
- It was claimed that the garage was built to store a couple of bikes but is clearly for alternative uses.
- Such a large structure is not needed as unlikely a car can access it down the side of the house.
- The garage is unnecessarily large, has water and electricity running to it and a roof window.

6 Assessment

6.1 The application property is not covered by any site specific planning policy. The main issues for consideration are whether the design and appearance of the garage is acceptable and whether or not it will have an unacceptable impact on neighbouring amenity.

6.2 **Design and Appearance**

6.2.1 The garage is considered to be of a size and scale that is in keeping with the character of the application property. The garage is set down from the height of the principal dwelling and has a limited footprint ensuring it is clearly subservient to the host dwelling. The garage is set back to the rear of the dwelling and is therefore not overly prominent in the street scene. Whilst the application property has a limited rear garden, the garage is not considered to have such a substantial footprint so as to result in a cramped effect that would be out of keeping with the character of the area.

6.2.2 Historical mapping shows that there was previously a flat roof garage in the location of the new garage. There is also evidence of a similar style garage on the opposite side of Cherry Tree Close, at No. 30, which was granted planning permission in 2010 (reference: 10/00292/FUL). It is therefore considered that the proposal is in keeping with the character of the surrounding area.

6.2.3 Overall it is considered that an acceptable standard of design has been achieved.

6.3 **Amenity**

6.3.1 The garage is in close proximity to the north west boundary of the application site, with No. 12 Cherry Tree Close. Whilst the building is in close proximity to the boundary and to the rear elevation of the neighbouring property, the garage has a limited height of 3.7m, with eaves at 2.1m and the roof pitched away from the neighbouring property. It is therefore considered that the development does not result in an unacceptable sense of enclosure for the residents of the neighbouring

property. Whilst the garage may result in some limited loss of light for the neighbouring, the properties have west facing rear gardens, and therefore the proposal does not have a significant impact on afternoon or evening sunshine for the residents of No. 12. It is therefore considered that the proposal does not result in an unacceptable loss of light for the residents of the neighbouring property.

6.3.2 The neighbouring property to the rear is set well away from the boundary and taking into account the limited height of the garage it is considered that it does not result in an unacceptable loss of amenity for the neighbouring properties to the rear.

6.3.3 The garage is set away from the south east boundary of the site and is not considered to result in an unacceptable loss of amenity for the residents of No. 16.

6.3.4 Overall it is considered that the proposal will not result in an unacceptable loss of amenity for the residents of any neighbouring properties.

7 Planning Balance

7.1 The garage provides additional storage space for the occupier of the application property. It is not considered to be harmful to the street scene or out of keeping with the character of the area. Whilst it is situated in close proximity to the north west boundary of the application site, it has a limited height and is not considered to result in an unacceptable loss of amenity for the residents of any neighbouring properties. On balance it is therefore considered that the proposal is acceptable.

8 Conclusion

8.1 The proposal is considered to be in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019). It is therefore considered that planning permission should be granted.

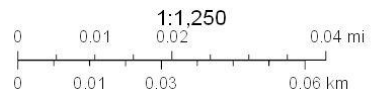
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be retained in accordance with the Site Location Plan, and drawings numbered 1 and 2A; received by the Local Planning Authority on 12 and 22 April 2021. <i>Reason: For the avoidance of doubt.</i>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

21/00313/FUL - 14 Cherry Tree Close, Watnall



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 Site



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Photographs



Front elevation of garage.



Relationship with No. 12
Cherry Tree Close.



Side elevation of garage
and rear boundary of site.



South east boundary of
site.



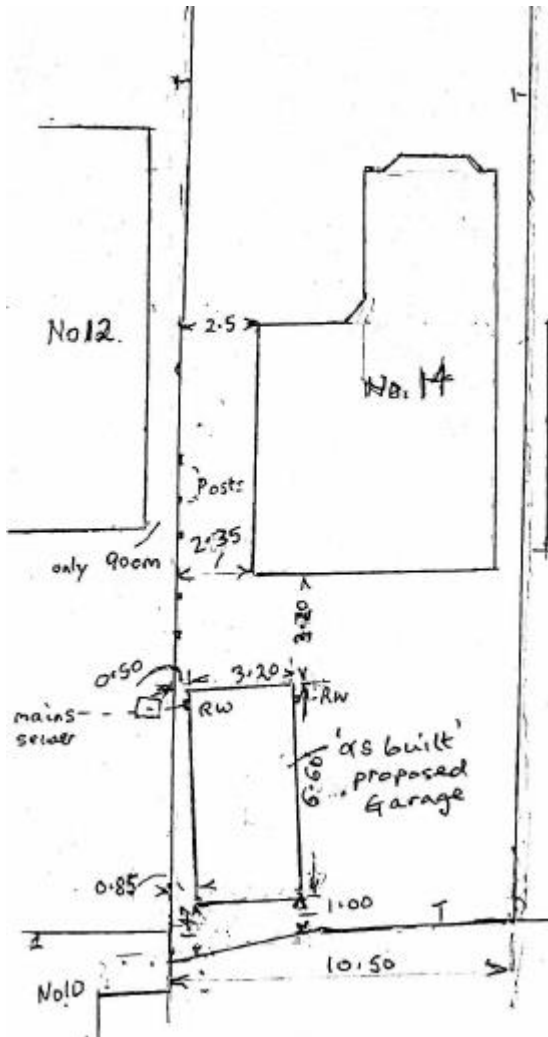
Street scene.



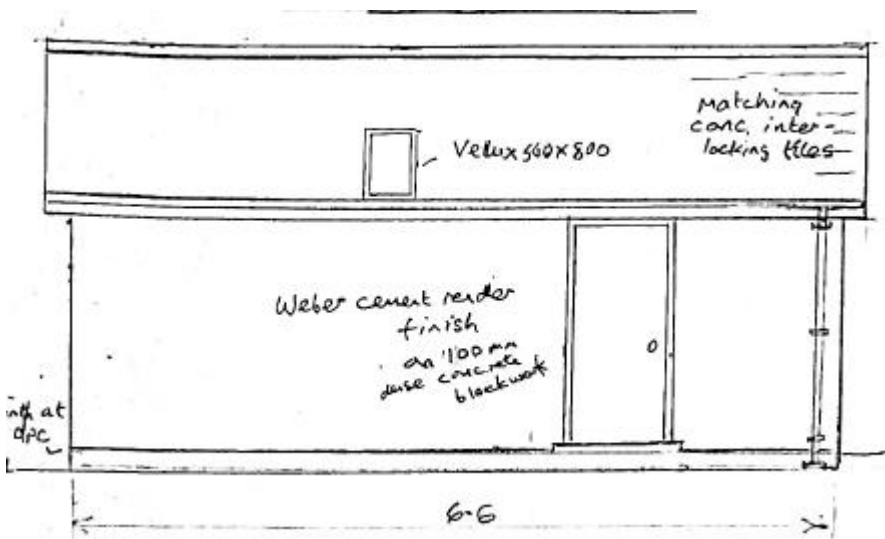
Garage at 30 Cherry Tree Close.

Plans (not to scale)

Block Plan



South East Side Elevation



Front and Rear Elevations

