

10/2007/018

MR M DAVIES

**ERECTION OF GARAGE ADJACENT TO GARAGE BLOCK AT TRENTS VIEW,
ROYSTON LANE, CHURCHINFORD**

321468/112569

FULL

PROPOSAL

The proposal involves the erection of garage adjacent to the existing garage block at Trents View, Royston Lane, Churchinford.

The proposed garage covers an area of approximately 7 m x 6 m. It will occur on the boundary to the west of the dwelling. The materials being timber rather than stone and tiles to match that of the adjacent garage block.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY states notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order, 1995, the use of the garage hereby permitted shall not be used other for the parking of domestic vehicles and no further ancillary residential accommodation or any other purpose whatsoever.

CHURCHSTANTON PARISH COUNCIL objects to the application and raised issues of that the property in its original design includes an integral garage but this has now been incorporated in the living accommodation. Therefore should not be able to construct a new garage. The garage utilises existing walls from neighbouring dwellings. It will reduce neighbourhood amenity at Mill Cottage. Allowing this would infringe further on the prerequisite not to allow over building on this site.

BLACKDOWN WARD COUNCILLOR concerns over if this is allowed the block of five garages will be one of the largest buildings on the site. It would set a precedent for further building along the remainder of the wall. Also the size of the proposed double garage exceeds that required for accommodating two vehicles and reduces neighbour amenity of adjoining property. Additionally the roofline of the proposed garage would alter the skyline at the Trents Farm Development.

1 LETTER OF OBJECTION has been received raising the following issues:- garage is completely unnecessary; the proposed new construction would be completely disproportionate to the size of the site, resulting in an unsightly large block of garages and the over development of the site.

2 LETTERS OF SUPPORT have been received raising the following issues:- Trents View is the only remaining property which does not benefit from garage parking and believe proposal to be in keeping with surrounding area; the owner of the adjoining property has stated that he has no objections to the proposal.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 and S2.

ASSESSMENT

The proposal is for a new double garage to the property. A previous extension was allowed to the barn conversion for garaging and a subsequent application for removal of the condition restricting its use allowed. The applicant had the option to retain the garage but decided to convert it to living accommodation. The current proposal provides for a new double garage to serve the property. The main considerations are the impact on neighbouring amenity and the character of the complex by allowing an effective extension to a garage block.

The proposed garage building is to be sited next to an existing block of 3 garages adjacent to a boundary wall. The garage will project around 3.5 m above the existing wall and will be clearly visible from the neighbour's garden to the south which is set at a lower level and is around 15 m long. A similar situation with the property to the west already exists and therefore if this was deemed acceptable at the time it would be unreasonable to object to the proposal in terms of the impact. The neighbour objects on the grounds of it being an unsightly overdevelopment, however the design of the building reflects the ridge of the adjacent structure and would be constructed of materials that would reflect the character of the area. The impact on amenity is therefore considered to be acceptable.

The proposal will impact on the character of the complex of conversions by providing a larger garage block of 5 garages that would consist of a building 16 m x 6 m. This would be a large building on the site and the impact of this building in terms of the character of the area has to be carefully assessed. Certainly the proposed location would be better in layout terms than an alternative suggested adjacent to the boundary with the Pound House. Such a location would result in an incongruous appearance with a detached garage structure separated from other buildings. If there has to be a garage here the site would appear the most appropriate. The issue is does an additional garage building in this location detract from the character and appearance of the complex of buildings. While the proposal will result in a larger garage building it will not be significantly larger than other garage blocks allowed in the complex and consequently given the design and materials the impact of the building is considered to be acceptable and not to detract from the character of the complex so as to warrant refusal.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials and use restricted to domestic parking/storage.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to comply with Taunton Deane Local Plan Policies S1 and S2 and material considerations do not indicate otherwise.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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NOTES: