

48/2004/074

MR D CLEERE

RETENTION OF DETACHED GARAGE AT 4 KYRENIA COTTAGE, SCHOOL ROAD, MONKTON HEATHFIELD.

25490/26810

RETENTION OF BUILDINGS/WORKS ETC.

PROPOSAL

The proposal is retrospective and comprises the erection of a domestic garage, measuring some 9 m x 5.1 m in ground area, and 4.6 m to ridge height. It is constructed of rendered concrete block and concrete interlocking tiles, incorporates patio doors in one elevation, and is sited at the bottom of the rear garden of an end of terrace cottage. The adjoining terraced unit also has a garage which immediately adjoins the proposal. Vehicular access is via an unadopted private highway which serves a large residential parking area.

Planning permission was granted in June 2003, reference 48/2003/031 for a two storey side extension, new porch, rear conservatory and detached garage. The approved garage was in the same location as that currently proposed, comprised the same length of 9 m, but was 3.9 m wide, and incorporated a mono-pitch of 3 m in height.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY (1) The garage access fronts onto a private garage area which has a small access road onto School Road, Monkton Heathfield. One additional garage would not substantially increase traffic using the access road. (2) There is sufficient space for turning within the private garage area, although it should be noted that the current parking arrangements block access to the garage. (3) The garage area and small access road are not adopted highway. Therefore, I would advise you that from a highway point of view there is no objection to this proposal.

PARISH COUNCIL it would seem that the change of design of the garage represents a breach of the given planning permission. The new design garage is built already, and it would seem that this is in advance of receiving supplementary planning permission for the change of design. The construction of the garage is such that it is believed that the future use of the building will be commercial, and the Parish Council notes that no application has been received for change of use. The new design, as filed at Taunton Deane, is objected to as it is out of character with the old terraced cottages of which No. 4 Kyrenia Cottage is one; the design, especially the roof height and slope, is also overpowering to the neighbouring cottages, and affects the availability of light. The access of the other residents to the back of their premises has been adversely affected.

5 LETTERS OF OBJECTION have been received raising the following issues:- the garage is too large for the site and out of character with the street; it looks more like working/living accommodation; parking problems may result; the plans are not accurate; loss of view has resulted; and property values will depreciate.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 and S2 seek, inter alia, to safeguard visual and residential amenity.

ASSESSMENT

Although large for a domestic garage, neighbouring properties would not be adversely affected in terms of loss of light or privacy and visual amenity would not be unduly harmed.

With regard to the concern that parking problems may result, both parking area and vehicular access are privately owned, and any potential problems must be resolved privately.

Finally, concern that the building may be used for commercial reasons is hypothetical. I would however recommend a condition be imposed to ensure it is used for domestic purposes only.

RECOMMENDATION

Permission be GRANTED subject to restriction in use for domestic reasons only.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity and therefore does not conflict with Taunton Deane Local Plan Policies S1 and S2.

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

CONTACT OFFICER: 356465 MR J GRANT

NOTES: