

13. FULL APPLICATION – DOMESTIC GARAGE, WORKSHOP AND STORE AT BEIGHTON LODGE, COACH LANE, STANTON-IN-THE-PEAK (NP/DDD/0917/0944, P11153, 13/09/2017, 424557/364731, ALN)

APPLICANT: MR AND MRS WALFORD

Site and Surroundings

Beighton Lodge is located in open countryside approximately 0.5km to the north east of Stanton in the Peak. The dwelling is one of a pair of semi-detached properties that sit in an elevated position adjacent to the south western side of Pilhough Lane.

The land slopes steeply upwards from the road towards the south west and the two properties are sited above the level of the road and are dug into rising land to the rear. The property is bounded by the road to the north east and is otherwise surrounded by woodland, known as 'Sheepwalk Wood.' The majority of the residential curtilages to both properties are located to the front, between the houses and the road.

A public right of way runs through the woodland on higher ground to the east of the property.

The application site is outside of the Stanton in Peak Conservation Area.

Proposal

Planning permission is sought for the erection of a detached domestic garage, workshop and store. The garage would be located to the west of the house, adjacent to the road and partly within an area that is currently used for vehicle hardstanding.

The garage would be located perpendicular to the road with its doors facing north towards the remaining hardstanding and it would be served from the existing vehicular access. It would be constructed in natural gritstone under a dual pitched roof clad in blue slates. As amended the garage would measure 7m wide by 10m long with a height of 2.4m to the eaves and 5m to the ridge. The garage would have two single garage doors with a central stone pier separating them. Two rooflights would be placed within the north facing roofslope. Some digging out of an existing banking that forms part of the garden to the property would be required to provide a level base for the building, so that effectively the garage would be 'dug in' on its eastern side.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit**
- 2. Adopt amended plans**
- 3. Garage to remain available for parking of private domestic vehicles in connection with Beighton Lodge.**
- 4. Sample panel to be agreed.**
- 5. Minor architectural details.**

Key Issues

- Impact of the proposed garage building on the character and appearance of the area.

History

July 2005 – planning consent granted for provision of new access/parking and removal of existing parking area.

Consultations

Highway Authority - No objection subject to position of garage not impacting on existing exit visibility sightlines, and all use remaining private and ancillary

District Council – no response

Parish Council – with regard to submitted plans: objects to this application as disproportionate in size to the property it serves and out of keeping with its surroundings. The prominent size would be especially visible on the approach to the village and as an isolated building it would look out of place in its landscape setting by virtue of its siting and design. Even with its background of hillside and woodland with stone wall to the roadside it would appear as a dominant and discordant feature which would harm the character and appearance of the area. The Council considers that a lower grass roof structure more in keeping with the contours of the land would be a more desirable outcome should an outbuilding be considered for approval.

Parish Council – with regard to the amended plans: reinforced their objection noting that it is still too high and the plans are still not scale consistent thus size of floor plan impossible to determine. They are even more concerned that a larger part of the hillside would be at risk due to the increase in length of the north and south facing elevations. Looking at the 2 new drawings, the gable end may have reduced from 7.5 to 7 meters (according to the scale it is actually now shown on the drawing as 6.7 meters), BUT the aspect that will be most visible has increased from 8 to 9.4 meters, and is therefore overall a larger footprint than that which the Council objects to. The footpath to Sheepwalk Wood would also be impacted as the proposed setting is directly next to the path, it would impact on the natural approach to the wood via that path. Overall it is still isolated, dominant and too large in comparison to the property it serves.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1

Relevant Saved Local Plan policies: LC4, LH4

Assessment

Saved Local Plan policy LH4 states that extensions and alterations to dwelling will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbours buildings, does not dominate the original dwelling where it is of architectural historic or vernacular merit and does not amount to the creation of a separate dwelling or annexe. LC4 sets out criteria to ensure that detailed design is to a high standard. Amongst other things it refers to scale, form, mass and orientation in relation to existing buildings and the degree to which design details, material and finishes reflect or complement the style and tradition of local buildings.

Further advice with regard to the design of domestic garages is given in the Authority's Adopted Detailed Design Guide on 'Alterations and Extensions.'

In this case the defining features of this pair of traditional semi-detached properties are their relatively isolated yet prominent roadside location; their elevated position above the road and their setting within a clearing in an area of mature woodland. The proposed garage/workshop/store would be located some 16m forward of the principle elevation of the main house, and adjacent the road. It would therefore be a prominent building when viewed from the highway. However, the building would be seen against the backdrop of rising land to the rear, and would only interrupt views of the houses themselves from a short stretch of the road. Because of the surrounding woodland the building would not be visible from the north, east and south.

As originally submitted, officers considered that the gable end, measuring at 8m, would be overly wide and prominent. Amended plans have now been received showing it reduced to 7m. This has resulted in the length of the building being increased somewhat to compensate (from 8.6m long to 10m long). However the additional length would not be overly apparent as the garage would be dug into the adjacent rising land. Other amendments have been made to bring the building more in line with the Authority's Adopted Design Guide i.e. the submitted single 5m wide garage door has been replaced by two smaller single doors with a stone pier; stone lintels are provided above all doorways; and the number of rooflights is reduced from the three to two. As amended the overall massing and detailing of the building is now in line with adopted guidance.

The Parish Council has expressed concerns that the building would be of a similar size to the house it serves. The footprint of the building would be of a similar size to the main house and although no details of the height of the main house have been provided it is unlikely that at 5m the garage would be higher. In any case, the garage would be located at a significantly lower level than and some distance away from the house such that it is not considered that the garage would visually dominate the host property. The building is clearly designed to be used as garaging and ancillary workshop/storage space and provided that a condition is appended to ensure that the building remains available for the parking of domestic vehicles then it is considered that it can remain ancillary to the main house.

The Parish Council has also suggested the use of a sedum roof. Whilst this might be an acceptable alternative, it is not considered that the proposed blue slate clad pitched roof would be out of keeping with the character of the area given that it would match the style and materials used on the roof of the house.

Finally, the Parish Council has also expressed concerns about the impact of the garage in views from the nearby public right of way. The right of way in question leads from the highway around 61m to the north east of the property and travels through the woodland on the hillside above the dwelling. Due to the dense nature of the tree cover in this area it is unlikely that the garage would be visible and if it were it would be viewed at a considerably lower level, and within its domestic setting. The footpath also extends northwards from the road, across open land. Whilst the garage may be visible from the lower reaches of the path, it would be viewed at some considerable distance and against the backdrop of rising woodland. Consequently it is not considered that the building would cause harm to the character of the area when viewed from nearby public rights of way.

Other Issues

Impact on Residential Amenity

Core Strategy Policy GSP2 and Saved Local Plan policies LC4 require that the amenity, privacy and security of the development and of nearby properties be given due consideration.

The only nearby residential property that might be affected by the proposals is the adjoining semi-detached dwelling known as Beighton House. As the proposed garage would be offset from this property and on lower ground levels there would be no significant impact as a result of

overshadowing or overlooking. The proposals therefore accord within policies GSP3 and LC4 in these respects.

Access and Parking

Two parking spaces would be provided within the garage and there would be sufficient space to manoeuvre within the site to allow vehicles to exit in a forward gear. The agent has agreed to provide amended plans in advance of the meeting that will demonstrate that sight lines from the access would not be affected by the proposed building. Consequently it is considered that subject to confirmation with regard to sightlines the garage and the site as a whole would be served by a safe and suitable access in accordance with Saved Local Plan policy LT18.

Conclusion

In conclusion whilst the Parish Council comments are noted, Officers consider that as amended the proposed garage would not harm the character and setting of the property or the wider landscape in accordance with policies GSP3, LC4, LH4 and adopted design guidance. All other issues have been adequately addressed and the application is recommended for conditional approval.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil