

6. HOUSEHOLDER APPLICATION – UNDERGROUND GARAGE/WORKSHOP TO REPLACE EXISTING TEMPORARY WOODEN STRUCTURES AT SLALEY HALL COTTAGE, LEYS LANE, SLALEY - (NP/DDD/1119/1248/SC)

APPLICANT: PETER O HALLORAN

APPLICATION UPDATE

1. The proposed garage roof could be used as a terrace, which could result in potential overlooking issues onto an adjacent neighbouring area which is currently in domestic use, therefore conflicting with policies GSP3 & DMC3. However, it was considered that the use of the garage roof as a terrace, could be limited by condition and the scheme made acceptable in this respect. Consequently, an additional conditions were proposed when this item was considered at planning committee to restrict use of the roof of the garage. Although there was no objection received from the neighbouring property, in making planning decisions the Authority is still obliged to consider amenity of current and future residents.
2. The application was deferred pending a site visit to consider the impact of the development on the amenity of the neighbouring land and the surrounding area. Due to the restrictions brought about by COVID 19 a full committee site visit has not been possible and there is no prospect of full committee site visits recommencing in the short term. The Chair and Vice Chair are able to carry out site visits with officers, and therefore this item is brought back to committee for consideration.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Standard 3-year time limit.**
2. **Compliance with amended plans and details.**
3. **Submission of details prior to the garage being constructed of the roofing material of the garage and omission of the access onto the garage roof.**
4. **Design and materials.**
5. **Workshop to remain ancillary to main dwelling.**
6. **Garage to remain for garaging of private domestic vehicles only.**
7. **The roof of the garage shall not be used for any recreational or domestic purpose.**
8. **Source of local stone and timber to be submitted for approval.**

Human Rights

1. Any human rights issues have been considered and addressed in the preparation of this report.
2. List of Background Papers (not previously published)
3. Nil

4. Appendix 1 - Attached report from March 2020 Planning Committee.
5. Report Author – Steve Coombes, Planning Officer.