

Application for Determination

Parish	Ranworth		
Reference	BA/2011/0301/FUL	Target date	11/11/2011
Location	Decoy Cottage, Broad Road, Ranworth		
Proposal	Erection of a double garage with room above		
Applicant	Mr John Westgarth		
Reason for referral:	Objection		
Recommendation	Approve		

1 Introduction

1.1 In September 2011 an application was submitted for the erection of a double garage with room above at Decoy Cottage in Ranworth. A report was prepared for the Planning Committee meeting of 4 November 2011 but determination was deferred for further discussions to take place between the Applicant, Agent and Case Officer regarding the impact on neighbouring amenity and the possibility of re-locating the proposed garage. The report is attached at Appendix 2.

2 Amendments to Proposal

2.1 At the site meeting dated 13 December 2011 various alternative options for re-locating the garage were discussed along with various smaller mitigation measures to reduce the impact the building would have on neighbouring amenity. Amended plans were submitted as a result of the discussions and an updated assessment into the proposed amendments is outlined below.

2.2 The amendments are the enclosure of the external stairwell with timber boarding and the moving of the structure 1m closer to the highway.

3 Consultation Responses Since the Previous Report

3.1 *Highways* - No objections subject to conditions covering parking areas and the curbed verge to be reinstated once the access is blocked.

Broads Authority Tree Officer - No objections subject to a condition ensuring works to be undertaken in accordance with submitted Tree Survey.

Parish Council updated response - The councillors feel that the proposal is an over-development of that part of the site. The proposed building would be very close to the boundary hedge and would result in a cramped appearance. The proposed garage is in front of the current building line so would have an oppressive impact on the street view. The size of the proposed garage will also result in a loss of amenity for the adjoining property. The councillors also have concerns about the impact of the building on the mature hedging along the side of the plot.

The councillors feel that there is plenty of room for a garage on the other side of the plot, where there would be no need for vehicles to cross in front of the house.

4 Assessment

- 4.1 The main issues to consider in the determination of this application are impact on the character of the area, design, impact on highways, impact on trees and impact on neighbouring amenity. As the amendments proposed only impact neighbouring amenity this assessment solely concentrates on the re-assessment of the impact on neighbouring amenity. A full assessment of the other issues can be found in the report prepared for the 4 November meeting at Appendix 2. It should be noted that at the time of the writing of the previous report the application was assessed against Broads Plan (1997) Policies, these have subsequently been superseded by the newly adopted Policies of the Development Management Policies DPD (2011) and the relevant policies are attached within Appendix 2.
- 4.2 In terms of an alternative location to the rear of the property, it was agreed that a siting on the northwest boundary would potentially have a greater negative impact on neighbouring amenity than the original proposal. This was due to the building becoming too visually prominent because of the lack of screening, increased ground level due to the natural slope of the site, and the change in orientation which would create a greater opportunity for overshadowing. The siting to the rear of the dwelling is therefore considered inappropriate.
- 4.3 In terms of an alternative location on the eastern boundary, the following was considered. Although it was acknowledged that the garage would be more visually prominent, it was considered that the concerns over impact on neighbouring amenity could be addressed by re-locating the garage to the eastern boundary. It is acknowledged that Broad View (the neighbour to the east) would overlook the development site but it is not considered that the existence of the garage on this boundary would be so overbearing to cause significant harm, especially when considering the existence of the tall wall along this boundary. The disadvantages of moving the garage to this boundary is that it would cut off public views to the church, a view which is characteristic of the village of Ranworth, the garage would not relate as well to the existing dwelling, and would be more visually prominent due to the open nature of this side of the site and as it would not be read against a backdrop

of tall natural screening. The location on the eastern boundary was therefore also not considered ideal.

- 4.4 It became clear at the meeting that the applicant has considered all alternative locations but was keen to pursue the location as submitted. The applicant wanted to mitigate the impact on neighbouring amenity as much as possible. It was suggested that a single storey shallow pitched roof maybe considered appropriate and less overbearing. Alternatively, if the proposal was to remain at 1 and a half storeys moving the garage away from the boundary and the neighbouring dwelling as much as possible would reduce the impact. Additionally enclosing the external stairwell would omit the possibility of overlooking. Amended drawings were submitted which moves the proposed garage away from the neighbouring dwelling and closer to the highway by 1m. The drawings now also show the external stairwell clad in boarding. It is considered that these amendments go some distance to reduce the impact on neighbouring amenity and the proposal is therefore considered acceptable on balance.
- 4.5 In respect of impact on trees, it is considered that there will be no additional impact on the trees and there are no objections to moving the garage by 1m subject to the development being carried out in accordance with the original Tree Assessment and Method Statement and Policy DP2 of the Development Management Policies DPD (2011).

5 Conclusion

- 5.1 It is considered that all other alternative locations for the garage have been suitably considered and reasonably dismissed. The proposed garage along with the additional amendments is considered to be in scale and in character with the existing development on site and therefore considered appropriate. There will be no adverse impact on trees or highway safety and it is considered that, on balance, there will not be a significant adverse impact on neighbouring amenity.

6 Recommendation

Approve subject to the following conditions:

- Time limit.
- In accordance with plans.
- In accordance with Tree Survey.
- Samples of all external materials to be submitted.
- Details of a landscaping scheme.
- Uses incidental to the use of the dwelling only.
- Not to be used as a separate residential unit.
- Highway verge to be reinstated.
- Car parking and turning area shall be made available, in accordance with the approved plan.

7 Reason for Recommendation

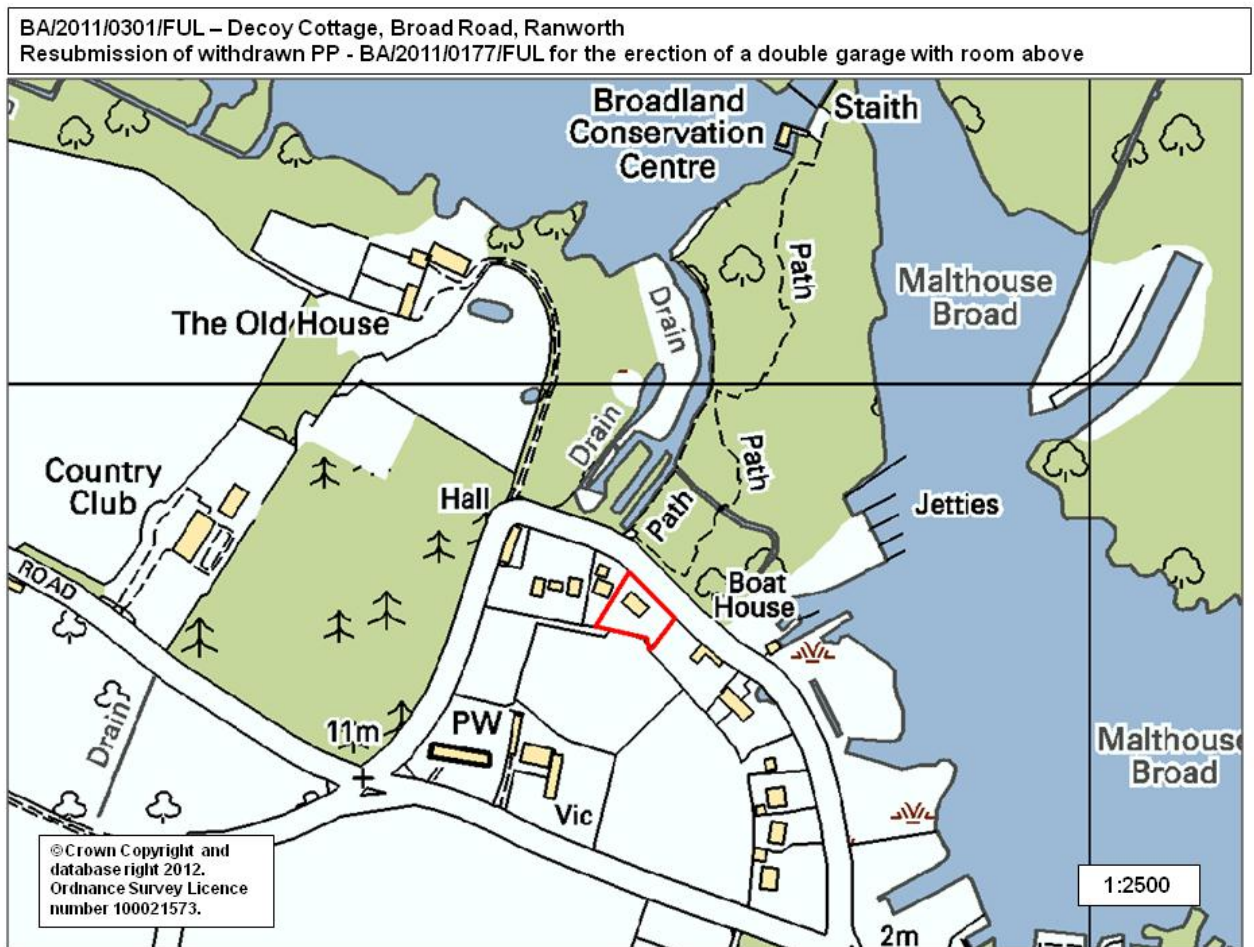
7.1 The development is considered in accordance with policies DP2, DP4 and DP28 of the Development Management Policies DPD (2011).

List of Appendices: APPENDIX 1 – Site Plan
APPENDIX 2: Full Committee Report (4 November 2011)
APPENDIX 3: New relevant adopted policies against which this application is now assessed DP2, DP4 and DP28

Background papers: BA/2011/0177/FUL and BA/2011/0301/FUL

Author: Kayleigh Wood
Date of Report: 19 January 2012

APPENDIX 1



Application for Determination

Parish	Ranworth		
Reference	BA/2011/0301/FUL	Target date	11.11.2011
Location	Decoy Cottage, Broad Road, Ranworth		
Proposal	Erection of double garage with room above		
Applicant	Mr John Westgarth		
Recommendation	Approve subject to conditions		
Reason referred to Committee	Third party objections received		

1 Description of Site and Proposals

- 1.1 The application site contains a residential dwelling situated in a rural village, Ranworth on Broad Road. The plot itself is sizable and sloped upwards towards the south west with the dwelling sitting within the centre, facing the road. The dwelling is also sizable being three storeys high, constructed with yellow brick and thatched roof with white timber windows and featheredge boarding gable detailing. Currently a double entranced drive is situated to the front of the property. Neighbouring dwelling houses sit to either side of the plot.
- 1.2 The proposal is to erect a double garage with a room above on the highway elevation of the plot, to block off one of the existing road access and to provide associated landscaping. The garage is proposed to be 7.5m x 6m and 6.5m tall and to be constructed in yellow brick, with a clay pantile roof and timber windows and doors.
- 1.3 The site is outside the development boundary.

2 Site History

BA/2011/0177/FUL – Erection of double garage with room above- application withdrawn as tree survey was required.

3 Consultation

Broads Society - As far as we can judge the only amendment to the original submission is a change to the proposals affecting the trees and we therefore wish to maintain the objections set out in our letter of 1 July 2011. We would particularly like to emphasise our previous concern about the scale of the proposed building which will have a significant visual impact and is inappropriate to the location.

Parish Council - The councillors objected to the plans. They feel the garage is unneighbourly in its scale and proximity to the boundary.

District Member - Response awaited.

Highways - Response awaited.

4 Representation

Mr and Mrs Manton, Oakwood, Broad Road, Ranworth - Objection regarding:

- Loss of light
- Overlooking
- Scale.

5 Policies

5.1 Broads Local Plan (Saved Policies)

Policy H 11 Extensions and annexes

Extensions and alterations to dwellings and the provision of annexes will be permitted provided the following criteria are met:

- (a) the scale and design of the extension, alteration or annexe would not have a significant adverse effect on the character of the existing dwelling or the surrounding area; and
- (b) the development would not have a significant adverse effect on the privacy and amenity of any adjoining occupiers.

Any annexe should remain integral with the dwelling and before an annexe is permitted the Authority will seek to prevent its use as a separate dwelling by means of a planning obligation or condition.

Policy B 11 Design

Development will only be permitted if its scale, form, design, external materials and colour would be appropriate to its setting. New development in the built environment should respect the character and townscape of the area. New development in the countryside should be appropriately located so as to minimise its visual intrusion in the landscape.

5.2 Development Management Policies DPD (Adopted 2011)

Policy DP4 Design

All development will be expected to be of a high design quality. Development should integrate effectively with its surroundings, reinforce local distinctiveness and landscape character and preserve or enhance cultural heritage. Innovative designs will be encouraged where appropriate. Proposals will be assessed to ensure they effectively address the following matters:

- (a) **Siting and layout:** The siting and layout of a development must reflect the characteristics of the site in terms of its appearance and function.
- (b) **Relationship to surroundings and to other development:** Development proposals must complement the character of the local area and reinforce the distinctiveness of the wider Broads setting. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the landscape, streetscape and waterscape quality of the local area. Design should also promote permeability and accessibility by making places connect with each other and ensure ease of movement between homes, jobs and services.
- (c) **Mix of uses:** To create vitality and interest, proposals should incorporate a mix of uses where possible and appropriate.
- (d) **Density, scale, form and massing:** The density, scale, form, massing and height of a development must be appropriate to the local context of the site and to the surrounding landscape/streetscape/waterscape character.
- (e) **Appropriate facilities:** Development should incorporate appropriate waste management and storage facilities, provision for the storage of bicycles, connection to virtual communication networks and, if feasible, off-site provision for a bus shelter and/or a bus service serving the development.
- (f) **Detailed design and materials:** The detailing and materials of a building must be of high quality and appropriate to its context. New development should employ sustainable materials, building techniques and technology where appropriate.
- (g) **Crime prevention:** The design and layout of development should be safe and secure, with natural surveillance. Measures to reduce the risk of crime and anti-social behaviour must however not be at the expense of overall design quality.
- (h) **Adaptability:** Developments should be capable of adapting to changing circumstances, in terms of occupiers, use and climate change. In particular, dwelling houses should be able to adapt to changing family circumstances or ageing of the occupier and commercial premises should be able to respond to changes in industry or the economic base.
- (i) **Flood Risk and Resilience:** Development should be designed to reduce flood risk but still be of a scale and design appropriate to its Broads setting. Traditional or innovative approaches may be employed to reduce the risks and effects of flooding.

- (j) **Biodiversity:** The design and layout of development should aim to maintain, and enhance, restore or add to biodiversity.

Policy DP28 Amenity

All new development, including alterations and extensions to existing buildings, will be expected to provide the occupiers/users with a satisfactory level of amenity. Development will not be permitted if it would have an unacceptable impact on the amenity of existing or potential neighbouring properties or uses. When considering the impact of a development on amenity, consideration will be given to:

- (a) Overlooking;
- (b) Overshadowing;
- (c) Visual amenity;
- (d) Light pollution;
- (e) Airborne pollutants;
- (f) Odours;
- (g) Noise pollution and disturbance; and
- (h) Provision of a satisfactory external amenity space to residential properties.

Where existing amenity is poor, improvements will be sought in connection with any development.

6 Assessment

- 6.1 The main issues to consider in the determination of this application are impact on the character of the area, design, impact on highways, impact on trees and impact on neighbouring amenity.
- 6.2 In terms of impact on the character of the area, the character is predominantly residential. Ancillary buildings associated with residential dwellings, such as garages, are characteristic of the area and the erection of a garage is therefore considered acceptable in principle.
- 6.3 It is acknowledged that the proposed garage is large, however, given the size and massing of the existing dwelling the proposed garage is not considered out of scale with the existing development on the plot. In addition to the above the plot is sizable and significant screening exists at the highway elevation, softening the development behind. Therefore the scale of the proposed garage is considered appropriate in this case.
- 6.4 In terms of the location of the garage to the front of the existing building line on the plot, ancillary buildings to the south of the development site tend to be situated to the side and rear of the dwellings with the front gardens free from development. However, to the immediate north of the site other ancillary buildings exist to the front of dwellings. In particular the property to the immediate north has an ancillary building situated forward of the building line. The precedent set by this dwelling makes a refusal on the grounds of principle difficult to justify. It is also noted that alternative sites on the plot have been considered but there were concerns that the

garage would become too visually prominent given the sloped nature of the site. The location to the front of the dwelling is therefore considered acceptable on balance.

- 6.5 The design is to match the existing dwelling which is considered appropriate.
- 6.6 One of the vehicular entrances to the site is proposed to be blocked off by the planting of a hedge, meaning the plot will be left with one vehicular entrance. It is considered there is adequate space in front of the dwelling for turning, entering and exiting the plot safely. Highways comments are awaited but no objection is expected.
- 6.7 In terms of impact on neighbouring amenity, the garage is proposed to be positioned alongside and within 2m of the boundary of a neighbouring dwelling. A tall hedge currently 5.5m in height and tree landscaping exists along the same boundary. The application was supported by an Arboricultural Statement which outlined that the trees and hedges on the north eastern boundary could be retained and protected throughout the development, which is particularly welcomed in order to soften the development and lessen the impact on neighbour amenity. On the other side of the tall hedge the neighbouring front garden and drive area exists. The garage itself is proposed to be 6.5m to the ridge meaning only the top part of the ridge will be visible from the neighbouring property, although it is acknowledged that glimpses of the structure will be viewed from gaps in the hedging, particularly within the winter months.
- 6.8 The concerns from the neighbours focus primarily upon loss of light but it is not considered that the existing situation will be significantly impacted upon, given the tall tree boundary screening and the positioning of the proposed garage on the eastern side of the boundary.
- 6.9 In addition to overshadowing the neighbours are concerned regarding overlooking from the external stairwell but it is not considered that the stairwell will provide a large enough platform from which significant and prolonged overlooking could occur. Additionally the existing hedge, which is proposed to be retained, offers a degree of screening from the stairwell.
- 6.10 It is therefore considered, on balance, that there will not be a significant adverse impact on neighbouring amenity which would justify a refusal of this application.

7 Conclusion

- 7.1 The proposed garage is considered to be in scale and in character with the existing development on site and therefore considered appropriate. There will be no adverse impact on tree screening or highway safety and it is considered that, on balance, there will not be a significant adverse impact on neighbouring amenity.

8 Recommendation

Approve subject to the following conditions:

- Time limit
- In accordance with plans
- Samples of all external materials to be submitted
- Details of a landscaping scheme
- Uses incidental to the use of the dwelling only
- Not to be used as a separate residential unit

9 Reasons for Recommendation

- 9.1 The development is considered to be in accordance with Policies B11 and H11 of the Broads Local Plan (1997)

List of Appendices: APPENDIX 1: Site Location Plan

Background papers: Application File BA/2011/0301/FUL

Author: Kayleigh Wood
Date of Report: 17 October 2011

Development Management Policies DPD (Adopted 2011)

Policy DP2- Landscape and Trees

Development will be permitted where it would not have a detrimental effect on, or result in the loss of, significant landscape heritage or a feature of landscape or ecological importance, including trees, woodlands or hedgerows.

The landscaping of new development should:

- (a) reflect the local landscape character, having regard to the findings of the Authority's Landscape Character Assessment;
- (b) ensure that biodiversity is taken into account in the planning stage to create an environment of high amenity and nature conservation value and contribute to the Broads Biodiversity Action Plan;
- (c) where appropriate, maintain, and enhance, restore or add to geodiversity;
- (d) wherever possible, support adaptation to climate change, for instance by incorporating Sustainable Drainage Systems (SUDs) and providing shade and shelter;
- (e) have regard to its impact on navigation.

Development proposals should normally be accompanied by:

- (f) an ecological survey as required by the nature and scale of the proposal;
- (g) a landscaping scheme that details new planting and including, when appropriate, replacement trees of a value commensurate or greater to that which is lost, boundary treatments and proposals for ecological enhancement;
- (h) an arboricultural assessment detailing the measures to be put in place to protect trees and hedgerows during construction works and providing justification for the removal of any trees or hedgerow;
- (i) details of landscaping maintenance arrangements; and
- (j) a method statement for any land raising and/or dispersal of excavated or dredged materials.

In exceptional circumstances, where the landscape, biodiversity, navigation, social or economic benefits of a proposal are considered to outweigh the loss of a feature, impact on landscape character, or existing habitat, development may be permitted subject to adequate compensatory measures being implemented. However, wherever possible the design and layout of the development should be configured to make provision for the retention, enhancement or restoration of these features.

Policy DP4- Design

All development will be expected to be of a high design quality. Development should integrate effectively with its surroundings, reinforce local distinctiveness and landscape character and preserve or enhance cultural heritage. Innovative designs will be encouraged where appropriate.

Proposals will be assessed to ensure they effectively address the following matters:

- (a) Siting and layout: The siting and layout of a development must reflect the characteristics of the site in terms of its appearance and function.
- (b) Relationship to surroundings and to other development: Development proposals must complement the character of the local area and reinforce the distinctiveness of the wider Broads setting. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the landscape, streetscape and waterscape quality of the local area. Design should also promote permeability and accessibility by making places connect with each other and ensure ease of movement between homes, jobs and services.
- (c) Mix of uses: To create vitality and interest, proposals should incorporate a mix of uses where possible and appropriate.
- (d) Density, scale, form and massing: The density, scale, form, massing and height of a development must be appropriate to the local context of the site and to the surrounding landscape/streetscape/waterscape character.
- (e) Appropriate facilities: Development should incorporate appropriate waste management and storage facilities, provision for the storage of bicycles, connection to virtual communication networks and, if feasible, off-site provision for a bus shelter and/or a bus service serving the development.
- (f) Detailed design and materials: The detailing and materials of a building must be of high quality and appropriate to its context. New development should employ sustainable materials, building techniques and technology where appropriate.
- (g) Crime prevention: The design and layout of development should be safe and secure, with natural surveillance. Measures to reduce the risk of crime and anti-social behaviour must however not be at the expense of overall design quality.
- (h) Adaptability: Developments should be capable of adapting to changing circumstances, in terms of occupiers, use and climate change (including change in water level). In particular, dwelling houses should be able to adapt to changing family circumstances or ageing of the occupier and commercial premises should be able to respond to changes in industry or the economic base.
- (i) Flood Risk and Resilience: Development should be designed to reduce flood risk but still be of a scale and design appropriate to its Broads setting. Traditional or innovative approaches may be employed to reduce the risks and effects of flooding.
- (j) Biodiversity: The design and layout of development should aim to maintain, and enhance, restore or add to biodiversity.

Policy DP28- Amenity

All new development, including alterations and extensions to existing buildings, will be expected to provide the occupiers/users with a satisfactory level of amenity. Development will not be permitted if it would have an unacceptable impact on the amenity of existing or potential neighbouring properties or uses. When considering the impact of a development on amenity, consideration will be given to:

- (a) overlooking;
- (b) overshadowing;

- (c) visual amenity;
- (d) light pollution;
- (e) airborne pollutants;
- (f) odours;
- (g) noise pollution and disturbance; and
- (h) provision of a satisfactory external amenity space to residential properties.

Where existing amenity is poor, improvements will be sought in connection with any development.