
2022/0889

Garage conversion works involving the addition of cedar cladding

Ashlea, 5 Ings Way, Ingbirchworth, S36 7GL

Site Location & Description

The site is located on the corner of Ings Way in Ingbirchworth. The site consists of a large single storey bungalow which has been extended to the side by way of a single storey side extension, incorporating additional bedrooms and a garage. The property is brick built; stone fronted with a pitched roof design. Cedar cladding was approved on the front elevation of the existing extension in 2010. The front garden is utilised for off street parking.



Proposed Development

The proposal is to convert the existing 2010 side extension into living accommodation, by way of the replacement of the garage door to a lounge window and the addition of a side entrance into the lounge/kitchen and a kitchen window on the rear elevation. The conversion will be utilised as an annex which will be used by the applicant's son. The annex will only be accessed by the new external side door. The front and rear elevations will be clad in cedar to match the cedar on the existing extension.

Policy Context

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure, and convenient access and movement.

SPD: Parking

Supplementary Planning Document: Parking sets out the parking principles that apply to the consideration of planning applications.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Parish Council – No comments

Representations

None

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation, however the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

The applicant is seeking approval to convert the existing single storey side garage into an annex for a family member. The external works are to replace the existing garage door with a window, insert a window to the rear, an entrance door to the side and clad the extension in cedar to match the existing cedar cladding approved in 2010. An annex should normally have a close physical relationship with the host dwelling, have 1 bedroom and no more than 3 rooms. The proposal is attached to the existing dwelling and will have only 3 rooms in line with Planning Policy, therefore the proposal is in principle acceptable.

Visual Amenity

The proposal is to convert the existing garage into living accommodation and clad the exterior in cedar. The proposal will introduce a window on both the front and rear elevation and a new door on the side. The extension has some cedar cladding on the front elevation which was previously approved and is a contrast to the existing. Within the Local Plan an emphasis on design is paramount, and along with the supplementary planning guidance good design is actively encouraged. Extensions are usually requested to match the existing property in both materials and design.

The original proposal had windows of different sizes. At the request of the planning officer, the windows were amended to match those in the existing extension resulting in a more balanced design.

The existing cedar, although in contrast to the host property and the surroundings has already been established within the existing extension. The proposal seeks to match this cladding on the front elevation in place of the garage door and on the rear. The garage door has the appearance of a wooden exterior therefore the addition of this cladding will have a similar appearance as existing. As the proposed cedar is matching the existing this is deemed acceptable in terms of visual amenity and is in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

Residential Amenity

The proposal is to convert the existing garage into an annex building to be used ancillary to the host dwelling. The neighbouring property at No. 7 is a gable fronting bungalow with a blank elevation facing the site. The external door will face this blank gable and will have obscure glazing fitted, therefore the impact to this neighbouring occupier will be minimal in terms of loss of privacy. Due to the nature of the proposal and taking into account that a conversion of the garage to residential accommodation could be completed under permitted development, the proposed use is not expected to cause any additional impact to the occupiers at number 7.

The proposal is not expected to cause any significant loss of residential amenity when assessed against Planning Policy. The proposal is therefore in compliance with Local Plan Policy GD1 and House Extensions SPD and is considered acceptable in terms of residential amenity.

Recommendation

Approve with conditions