
2022/0889

Garage extension and conversion to granny annexe (Part Retrospective) and single storey rear extension to house with decking (Retrospective)

5 Mileswood Close, Great Houghton. S72 0BD

Site Location & Description

The site is located within the cul-de-sac of Mileswood Close and backs onto High Street. The site consists of a semi-detached bungalow, designed with a tiled pitched roof, built in buff brick. The pair of bungalows have a staggered design with the host property built forward of the adjoining neighbour. The property has an existing single storey side extension and detached garage located at the side/rear of the site. The garage is located within the rear garden and is accessed from a driveway in front. The garage is large is built in matching brick with a pitched roof. The retrospective garage extension has been erected in blockwork however the materials are yet to be agreed. The retrospective rear extension has been designed with a flat roof and is built with a contrast of render. The decking has been partly built as per photos below. The rear garden is bound with concrete mounted wooden fencing, which is at a higher level along the adjoining boundary. The adjoining neighbour has a single storey rear extension projecting a similar distance to that of the retrospective rear extension.

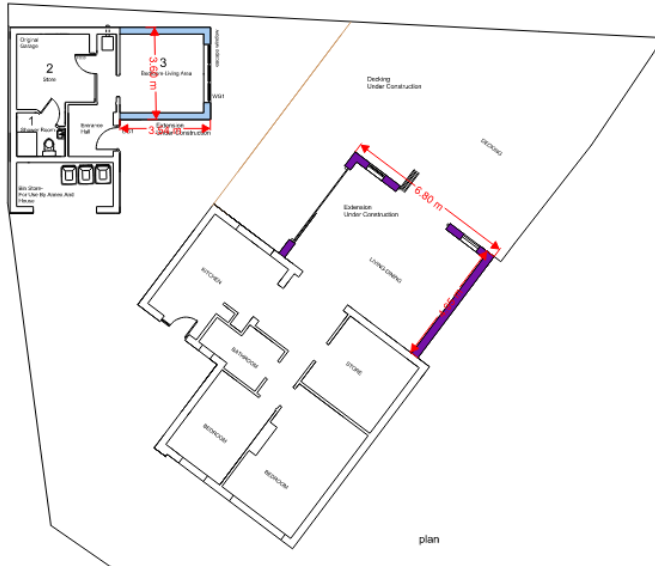


Proposed Development

The retrospective application is for a single storey extension to the side of the garage projecting 3.54m to the side and measuring 3.6m deep creating an L shaped design. A window will be located on the gable end of the extension. The extension will be built in blockwork and rendered and will have a pitched roof to match the existing garage design. The rear elevation facing High Street will have brick slips to match the existing host property and original garage. The garage conversion will result in 3 separate internal rooms within the existing garage and extension. 1 Storeroom, a bedroom living area, bathroom, and entrance hallway. The storeroom at the front has a separate access, with the garage door feature remaining in situ and will be retained for bin storage.

The retrospective application is also for a single storey rear extension to the host property, designed with a flat roof, projecting 4.95m to the rear, measuring 6.8m in width, built 0.43m

away from the adjoining boundary, 2.59m to the eaves and 3.03m in total height. This extension has been built in contrast grey render and will provide a living/ dining room. Sliding doors will lead into the garden area towards the existing garage. Bi-folding doors and 2 large, long windows will face to the rear of the garden. The decking surrounds the rear 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.

Detached garages should relate sympathetically to the main dwelling in style, proportions, and external finishes. An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances, it should only have 1 bedroom and no more than 3 rooms in total.

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

Great Houghton Town Council – Following consultation with the Parish Councillors on this matter, I can now inform you that they have no objections to permission for the extension, subject to the neighbouring properties accepting the proposals.

Drainage – No objections

Highways – No objections subject to condition: The proposals include the loss of the existing garage as a parking space; however, the site will still provide three off-street parking spaces which satisfies the requirement. On the proviso that the annexe is to remain ancillary to the main dwelling, the proposals do not adversely impact upon the highway and are therefore considered acceptable from a highway's development control perspective.

Enforcement – Objection received

Representations

1 neighbour has an objection to the proposal as follows:

- The annex build is already underway
- Turning garage into a house
- Parking issues associated with the property will be worsened by the development.

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 retrospective rear extension is in principle acceptable. The impact on the amenity of nearby residents will be assessed below.

The applicant is seeking retrospective approval for the extension to the garage. The garage is proposed to be converted into an annex to be used in connection with 5 Mileswood Close. The annex will be used by the applicant's son.

The Supplementary Planning Document House Extensions and Other Domestic Alterations provides specific guidance for the erection of annex buildings. The SPD states that: - 'An annex building may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances, it should only have 1 bedroom and no more than 3 rooms in total.'

The building has an internal floor area of approximately 34.97sqm. There is a storeroom located at the front of the garage which can only be accessed from the existing garage door at the front of the detached building and will be used for bin storage. Internally, the conversion will provide a bedroom/living area, shower room, and a large store, along with a connecting hall/corridor, totalling 3 rooms.

The storage room at the front has a floor space of 9.41sqm and is accessed separately via the existing garage door. This does not form part of the conversion. It can be argued that the store at the front of the annex is separate and will provide storage/ bin store for the host property. It can be argued that the entrance hall although quite large, is not classed as a room but as part of the connecting corridor, resulting in 3 separate rooms in compliance with planning policy.

The proposal is for the building to be used ancillary to the host dwelling. The location of the building has a close physical relationship to the host property by way of its location and setting. The building including the extension although when viewed along with the existing side and rear extensions result in the loss of a lot of existing garden space, it would not occupy a disproportionate amount of the garden. Moreover, the annexe would not have its own separate access or garden area in line with planning policy.

Residential Amenity

There is an objection from a neighbouring property, the issues put forward are regarding the parking provision, the fact the proposal has already been started and concerns with the introduction of another house within the garden. Other concerns were raised with regards to the rear extension already built.

Part of the proposal is to convert and extend the existing garage into an annex building to be used ancillary to the host dwelling. There is an existing footpath running in between the site and the neighbouring property at number 3, leading to an area of green space at the rear. Given the orientation of the neighbouring property, the size of the neighbouring garden, the boundary treatment and footpath separating the properties the impact to this neighbouring occupier will be minimal.

A habitable room window will occupy the gable end of the extension and will face towards the adjoining neighbour. Given the size and orientation of the garden, the existing boundary treatment and the distance from the boundary, the proposed window is not expected to cause overlooking.

The rear extension projects 4.95m which is larger than usually acceptable in terms of residential amenity, however, there are mitigating circumstances to consider. The adjoining property already projects out further to the rear than the host property and the adjoining property has an existing single storey rear extension which when viewed against the proposal projects relatively the same distance. Although the eaves height is in excess of 2.5m, the proposal has been designed with a flat roof, overall height of 3.03m which when viewed within this setting along with the existing extension of the adjoining property does not appear overly excessive and is not expected to cause detrimental overshadowing. The decking will surround the rear extension and although raised, is not expected to cause any loss of privacy to the adjoining neighbours because of the boundary fencing.

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

Visual Amenity

Detached garages should relate sympathetically to the main dwelling in style, proportions, and external finishes. The existing garage is built from matching brick and tile, harmonizing with the existing dwelling and its surroundings. The garage has also been built with a pitched roof along with the extended part which is in keeping with the host property. The proposed garage extension is in block work and render which bears little relevance to the existing garage. The rear extension has been rendered, which is a contrast to the host property, therefore the materials need to be addressed. Although not ideal, as the rear extension is single storey and set back from the rear boundary it is not visually significant within the street scene of High Street to the rear. For this reason the render, although not ideal is in this instance acceptable. The rear garage wall is located along the rear boundary and therefore is more visually significant. For this reason, matching brick slips are proposed along this boundary to lessen the visual impact.

The garage extension is located at the rear of the property, set well back from Mileswood Close. As the property is located within the end of the cul-de-sac, and due to the orientation of the site, the rendered part will not be a dominant feature. Furthermore, the rear extension has been rendered, therefore the proposal is not expected to appear totally alien within this setting. For these reasons, although not ideal, the contrast in materials is not prominent enough to warrant refusal on grounds of visual amenity when viewed within this context.

The proposals when viewed with the existing setting are not expected to be visually detrimental within the wider area and are therefore in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

There is an objection from a neighbouring property with regards to the proposal, however their relevant issues are regarding existing parking issues due to the number of vehicles owned by the occupants.

SPD: Parking required 2 spaces for dwellings with 3 or more bedrooms. The proposal results in the loss of the existing garage as a parking space, however, the site will still provide three off-street parking spaces which satisfies the SPD requirement. As the annexe is to remain ancillary to the main dwelling, the proposals do not adversely impact upon the highway and are therefore considered acceptable from a highways development control perspective in compliance with Policy T4: New Development and Highway Improvement of the Local Plan.

The highways department have requested that the condition below should be added to the decision:

Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a solid bound permeable material and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety.

As the proposal will not change the existing parking situation by way of additional garden land to be used by vehicles this condition is not required.

Recommendation

Approve with conditions