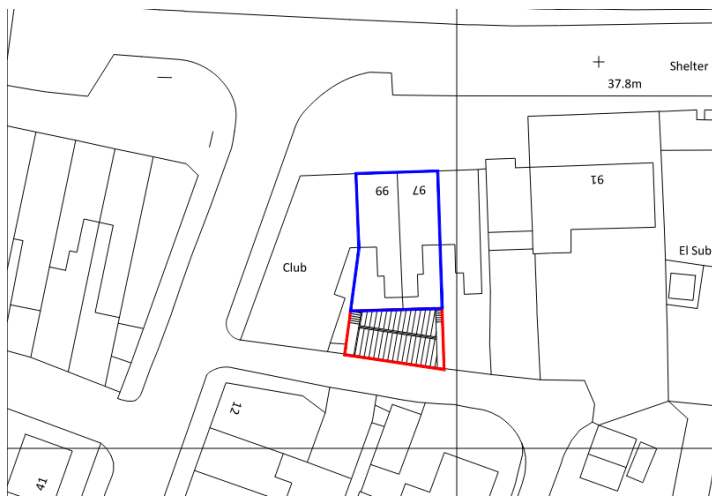

2023/0469

Demolition of existing garages and attached outbuilding and construction of new detached single storey garage building

97 - 99 Houghton Road, Thurnscoe, Rotherham, S63 0JX

Site Location & Description

The site is located to the rear of 97-99 Houghton Road in Thurnscoe. The site is located within the Thurnscoe Houghton Road Local Centre. The site consists of run-down garage buildings accessed off Kingsway Grove to the rear of the shops. The existing garages are let to the occupiers of 97-99 Houghton Road and are used for staff parking facilities. The existing garage building is red brick with a pitched roof. The area is characterised by red brick buildings, commercial properties and dwellings, along with associated detached garages. The ground levels within the site differ, sloping down towards the access road.



Proposed Development

The proposal is to demolish the existing garage and outbuilding and erect a single storey detached double garage. The proposal will be built with a pitched roof and with red brick walls to match the surroundings. Due to the setting of the proposal the garage has been designed to fit within the available space, with a retaining wall to the rear due to the difference in ground levels. The garage will measure 10.98m in width, 7.83m along one side and 6m along the other, 4.22m total height, 2.46m eaves height.

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

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

Policy D1: High Quality and place making

Policy TC1: Town Centres

Policy T4: New Development and Highway Improvement

SPD Residential amenity and the siting of buildings – The design principles that will apply to applications for non-residential buildings in proximity to existing residential properties.

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

Ward Members – No comments

Pollution Control – No objections, however, due to the location of the development in close proximity to residential properties, Pollution Control have requested a condition to protect residential amenity.

Drainage – No objections

Yorkshire Water – No comments

Highways – No objections

Representations

Nearby neighbours have been informed regarding the proposal along with a site notice. No letters of objection have been received as a result.

Assessment

Principle of development

The site falls within the Thurnscoe Houghton Road Local Centre. The local centres serve small catchment areas and development will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres. Proposals for commercial development are encouraged within this area.

The proposal is to replace an existing garage like for like, which provides off street parking for the staff working within the adjacent shop. The proposal is in principle acceptable due to the location and proposed use subject to the following assessment.

Residential Amenity

There is a mix of commercial and residential properties, including garages within the immediate area therefore the residential amenity impact needs to be addressed. The proposal is to demolish existing garages and outbuilding and replace with a large double garage. The existing garage serves as off street parking for the staff working at 97-99 Houghton Road. The proposal will also provide off street parking for the same purposes therefore is not expected to cause any additional impact to the neighbouring properties. The proposal is single storey, and is not expected to cause any detrimental overshadowing, nor have an overbearing impact to the surrounding properties.

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

Visual Amenity

The proposed materials will match the existing properties in brick and tile. The proposal is to replace the existing garages with a more modern single storey structure, with two garage doors facing the rear access road. Detached garages should be single storey with the eaves height of no more than 2.5m. The proposed garage matches these criteria and when viewed within this setting amongst other outbuildings and garages the proposal is not expected to appear as an incongruous feature.

The proposal is not expected to be detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1

Highways

A similar scheme was approved in 2015, although concerns were raised at the time regarding the narrow nature of Kingsway Grove. It is acknowledged that there are units with similar access issues within this vicinity and that this scheme replaces existing garages. As such, whilst the proposal and existing access does not accord to modern standards for new garages, as this proposal is replacing an existing building with the same function, planning permission was deemed acceptable within the previous application 2015/0712, and the highways department have not objected to the proposal, in this instance taking the above into account the proposal is acceptable in terms of highway safety.

Recommendation

Approve with conditions