

North York Moors National Park Authority

Scarborough Borough Council Parish: Hawsker-Cum-Stainsacre	App Num. NYM/2012/0059/FL
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Proposal: Construction of a double garage attached to dwelling and creation of vehicular access

Location: 5 Mill View, Hawsker

Applicant: Mr & Mrs Wain, 10 Hedge Road, Hugglescote, Leics, LE67 2GJ

Agent: Mr Ken Bulmer, Glendower, Sledgates, Fylingthorpe, Whitby, North Yorkshire, YO22 4TZ

Date for Decision: 23 March 2012

Grid Ref: NZ 492439 507648

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP07 Strict accordance with plans/specifications or minor variation
3. MT10 Brickwork and roofing tiles to match
4. HC07 Private access/verge crossing: construction requirements
5. MT00 The garage door hereby permitted shall be painted/finished to match the existing external doors and the host property and thereafter be so maintained.

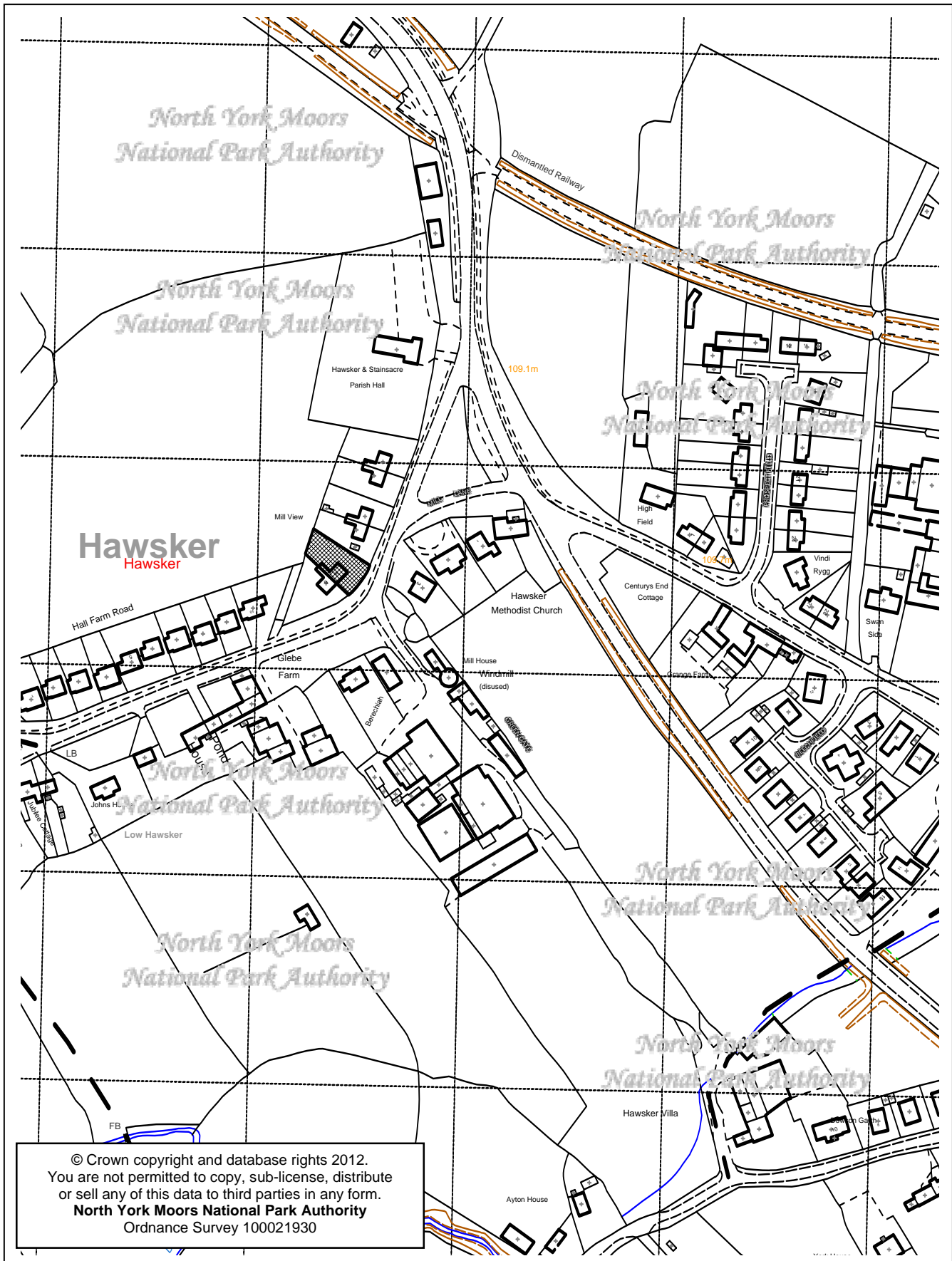
Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 2 & 5. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4. In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

Consultations

Parish - Objects for the following reasons: The height of the proposed garage blocks the view for other houses. It is too large for the site. It would produce a built up block which is not acceptable. It would set a precedent which could cause problems in the future. Also raised the question whether or not the house is going to be lived in.

Highways - No objections.




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Site Notice Expiry Date - 6 March 2012.

Others - Mrs J Belchamber, 3 Mill Lane, Low Hawsker - Objects for the following reasons:

- the height would take away the picture view that many local people and visitors enjoy;
- overbuilding on the plot and looks like a block going right to the boundary;
- once built it may be used as further living accommodation as there are two windows proposed and may lead to first floor extension over;
- Hawsker is quiet and not over built with houses, extension or garages;
- would no longer be able to sit out front of our house or in our lounge and enjoy the unspoilt view but instead would see this garage;
- would open the gates for others to follow suit which would result in all views being lost and it would look like any other over built street.

Background

This application relates to a modern semi-detached property constructed in orange/buff brick under a pantile roof. It is situated on the west side of Mill Lane in Low Hawsker on the inside of the bend in the road and as such the plot is wider at the front than at the rear.

Planning permission is sought for the construction of a double garage to the side elevation and the creation of a vehicular access. The garage would measure 6 metres wide and 5 metres deep with an eaves and ridge height of 2.4 metres and 4.2 metres respectively. It would have a double garage door and personal side door and would be constructed in materials to match the host dwelling. The proposed vehicular access would be 5 metres wide and surfaced in brindle permeable block paving.

In support of the application the applicant has commented that they specifically chose a design of garage which matched another in the street at 1 Mill View. In addition the property opposite occupies an elevated position above the road and as such much of the existing view will be visible over the garage roof.

Main Issues

Development Policy 19 of the NYM Local Development Framework is supportive of proposals for extensions to dwellings provided that the scale, height, form, position and design does not detract from the character and form of the original dwelling or its setting, and that it would not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling. Furthermore the Design Guide (Part 2: Extension and Alterations to Dwellings) advises that garage extensions should be subservient to the main building and complement the form, design and materials of the main property.

The proposed garage extension has been designed so as to be subservient to the host dwelling and would be constructed in matching materials. It would have a roof pitch to match that of the host building but would be set in from the front and rear elevation so that the ridge line would be as low as possible; it would not be much higher than the cill of the first floor windows.

The Design Guide (Part 2: Extension and Alterations to Dwellings) also advises that double width garage doors can appear out of scale with the other openings in the house, giving a horizontal emphasis and should be avoided. However this is a modern property of little architectural merit; the front elevation is 8.6 metres wide and with the modern casement windows, already has a horizontal emphasis.

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Main Issues (continued)

Furthermore and on a practical level, there is only just enough room to the side of the property for a modest double garage; the introduction of a pair of single doors would necessitate a wider structure for which there is not room on the site.

As such it is considered that the proposed garage extension would complement the form, design and materials of the host property in accordance with NYM Local Development Policy 19 and the advice contained in the adopted Design Guide (Part 2: Extension and Alterations to Dwellings).

Whilst the side garden, being open-plan, does afford views from the street to the fields beyond, this is not considered to be an important public view or an open space worthy of protection or one which makes a significant contribution to the character and appearance of the locality. Furthermore the site is not within a Conservation Area where the policies of the NYM Local Development Framework would require development to respect views into and out of the area.

The proposal would not have an adverse impact in terms of overshadowing or loss of privacy on the neighbouring properties given their juxtaposition. Furthermore the property opposite is situated some 30 metres away and is set at a much higher level; whilst it is appreciated that the proposed garage would obscure some of the neighbours view, Members will of course be aware that there is no right to a view over third party land.

Neighbour and Parish comments about the height and width are noted, however, the height derives from the height of a garage door to accommodate a car and pitch roof to match the house, a flatter pitch would appear unsympathetic. Some reduction in bulk could be achieved with a gable rather than ridge design, but there are few gables of such size in the locality and a parallel ridge design is more in keeping with the locality.

As such it is considered that the proposal accords with Development Policy 19 of the NYM Local Development Framework and approval is recommended.

Reason for Approval

The proposed garage extension would be subservient to the main dwelling and complement its form, design and materials without having an adverse impact on the residential amenity of the neighbouring properties and as such complies with Development Policy 19 of the NYM Local Development Framework and the advice contained in the Design Guide (Part 2: Extension and Alterations to Dwellings).