

| | | |
|----------------------|---|--|
| Parish: | North Creake | |
| Proposal: | Detached Garage Conversion to Create Self Contained Unit Suitable For A Holiday Let | |
| Location: | 16 West Street North Creake Fakenham Norfolk | |
| Applicant: | Mrs Elspeth Mitchell | |
| Case No: | 18/01077/F (Full Application) | |
| Case Officer: | Mrs Jade Calton | Date for Determination: 9 August 2018 Extension of Time Expiry Date: 8 October 2018 |

Reason for Referral to Planning Committee – The officer recommendation is contrary to the view of North Creake Parish Council

Neighbourhood Plan: No

Case Summary

The application concerns a garage in the rear garden of a dwelling in North Creake.

The proposal seeks permission for the conversion of the detached garage to a self-contained holiday let.

Key Issues

1. Principle of the development
2. Form and character
3. Neighbour amenity issues
4. Highways

Recommendation

REFUSE

THE APPLICATION

The application site lies on the north-side of West Street, North Creake.

The application site consists of a detached two-storey traditionally built dwelling and garden. A vehicular access runs beside the dwelling to the back garden where there is a small detached single-storey garage.

The proposal is to convert a detached garage set in the rear garden of No. 16 to a self-contained holiday let. The converted garage and the donor property will share a parking area

that takes up a significant part of the garden of No. 16. Additionally, the converted garage and the donor property will share the access down the side of No 16 with the neighbouring dwelling to the west (No. 20).

PLANNING HISTORY None.

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION - However, concerns have been raised regarding the parking arrangements and that there is possibly insufficient room for off road parking on site. West Street already has a number of cars that park on the roadside that restricts the width, of what is already a narrow section of road. In the past, this has led to problems with large agricultural traffic/machinery that use this route on a regular basis, especially during the summer months.

Local Highway Authority: OBJECT on grounds of substandard access.

Conservation Officer: NEUTRAL COMMENT Given the garage building already exists, the overall physical impact upon the conservation area is limited. However the current proposal shows little change to the detailing which will be visible from the public realm. In particular the conversion of the garage door into a pedestrian door and window is detailed poorly. Incorporating more vernacular detail will improve how this looks from the street.

From a use point of view, I am concerned about the dilution of plots that this type of use may cause. Cumulatively this could harm the significance of the North Creak Conservation Area, especially where new structures are proposed for this use.

REPRESENTATIONS

None.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS06 - Development in Rural Areas

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

Planning Committee
1 October 2018

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

PLANNING CONSIDERATIONS

The main issues for consideration in the determination of this application are:

1. Principle of the development
2. Form and character
3. Neighbour amenity
4. Highways

Principle of the development

The proposed development is within the garden and curtilage of an existing dwelling and therefore the principle of development is acceptable.

Form and character

The area is characterised by two-storey dwellings set adjacent to the highway. The donor dwelling currently shares a single width access with the neighbouring dwelling to the west with parking and turning areas to the rear. The garage is visible from the public domain and is set behind the rear elevation of the existing dwelling.

The existing space within the garage is very small for a residential conversion, albeit holiday accommodation. Taking this into consideration and the need for a degree of physical separation (boundary treatment) to allow the occupants of the main dwelling some privacy, the layout would be cramped.

Section 12 of the NPPF (2018) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect to sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Planning should ensure that developments:-

- a) Will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The conversion of the garage to a holiday let is not appropriate for the site given the site constraints, resulting in a cramped and poor quality layout. The garage itself is small and would not offer an adequate level of accommodation. The garden would also be restricted in size and the need for privacy screening / sectioning the garden off for private amenity areas, together with having to provide an adequate level of parking and turning facilities for both the holiday let and host dwelling, would result in an over intensive form of development, detrimental to the living conditions of the occupants of the host dwelling and the holiday let.

The proposed development would not function well within the site as a result of poor layout. It would not offer a high enough standard of amenity and would consequently create a poor quality environment for residents within the site, contrary to the abovementioned policy.

Development Management Policy DM15 echoes this approach, stating that 'development that has significant adverse impact on the amenity of others or which is of a poor design will be refused'.

Neighbourhood amenity

The site ground levels rise towards the back of the site meaning that the gardens / garages sit higher than the dwellings fronting the road. As such, the proposed window serving the kitchen would cause overlooking to the rear windows of the neighbouring dwelling at no. 20-22, contrary to DM15.

Highways

Initially NCC objected to unsatisfactory access by virtue of inadequate width; inadequate on-site parking and manoeuvring facilities; loss of existing parking; and inadequate turning facilities.

Amended plans have been submitted demonstrating that parking and turning requirements can now be met. However, the sub-standard access remains an issue, notwithstanding the fact that the neighbouring property is used as a second home, and would therefore warrant the application to be refused.

CONCLUSION

The proposed garage conversion is considered to be a cramped form of development, would result in unacceptable overlooking of neighbouring dwellings and the proposed access is substandard. The proposed development is therefore contrary to the NPPF (in particular section 12), Core Strategy Policy CS08 and Development Management Policy DM15.

RECOMMENDATION:

REFUSE for the following reasons:

- 1 The access is unsatisfactory to serve the proposed development by reason of its inadequate width and the proposal would therefore lead to the stopping and waiting of vehicles on the highway to the detriment of highway safety.
- 2 The conversion of the existing single garage is not considered to be appropriate for the site given what would become a contrived and cramped layout. The occupants of the holiday let and of the host dwelling would require a level of privacy, including private amenity areas, this, together with the level of parking and turning required for both properties, would result in an over intensive form of development which would not provide a high quality environment for both sets of occupants. Consequently, the proposal is contrary to the provisions of the NPPF, in particular section 12, Core Strategy Policy CS08 and Development Management Policy DM15.
- 3 If permitted, the holiday let would cause a level of overlooking to the neighbouring property to the south-west which would be detrimental to the living conditions of those residents, contrary to Development Management Policy DM15, Core Strategy Policy CS08 and the provisions of the NPPF.