

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (Keighley) to be held on 26th March 2009

AC

Summary Statement – Part Two

Applications Recommended for Approval

The sites concerned are:

8. Syke House Farm, Bolton Road, Addingham.
9. Syke House Farm, Bolton Road, Addingham.
10. 72 Cavendish Street, Keighley.
11. Greyridge, 25 Braithwaite Edge Road, Keighley

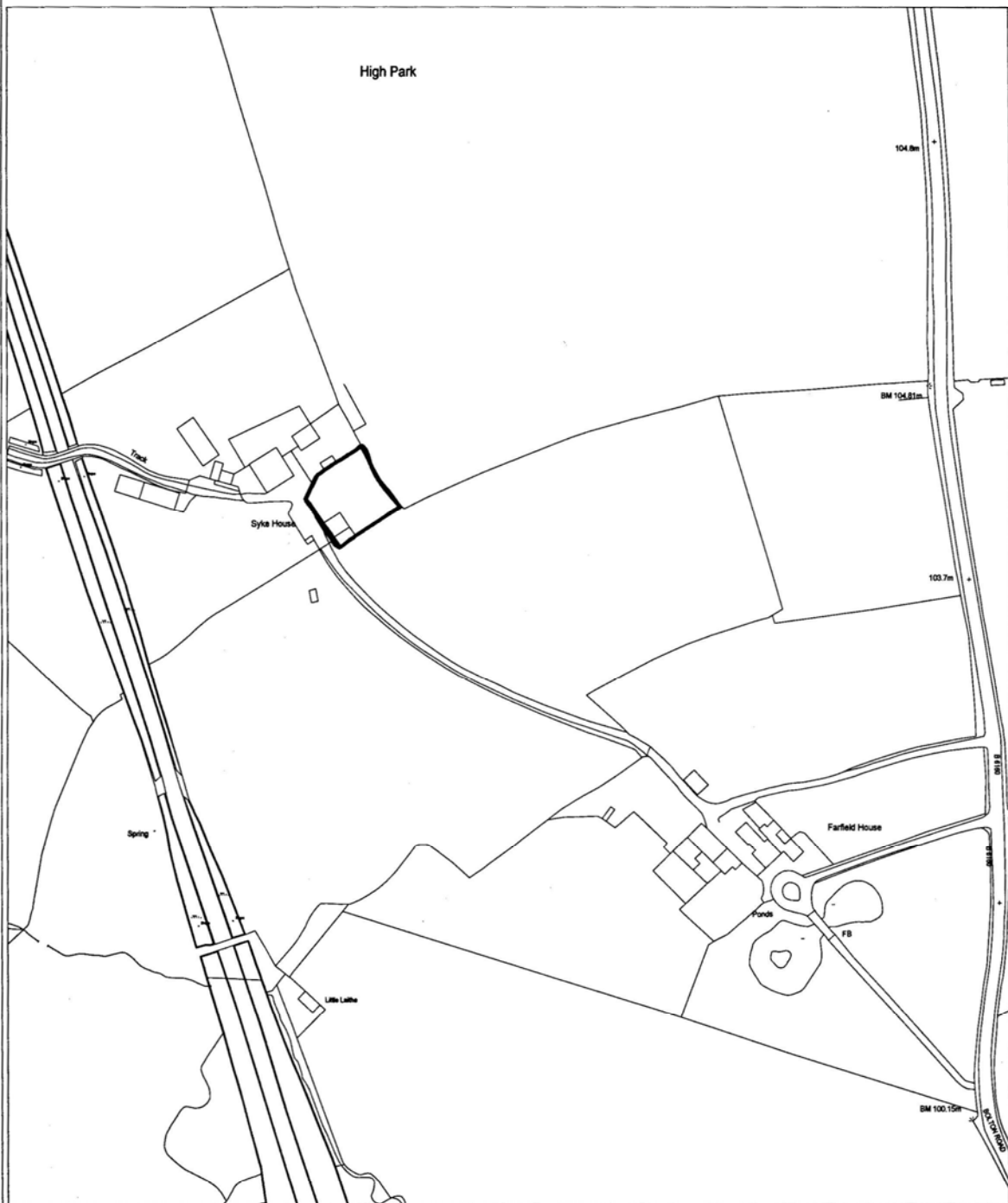
Julian Jackson
Assistant Director
(Planning)
Report Contact: Ian Wilson
Phone: (01274) 434605
Fax: (01274) 722840
E-Mail: ian.wilson@bradford.gov.uk

Portfolio:
Environment and Culture

Improvement Committee Area:
Regeneration and Economy

KEIGHLEY AREA PLANNING PANEL

DATE
26 MARCH 2009



For reference only (Crown Copyright)

ITEM No. 8

LOCATION

Syke House Farm, BOLTON ROAD, ADDINGHAM

Date: 26th March 2009
Item No: 8
Ward: Craven
Recommendation: To Grant Planning Permission with Conditions
Application No: 08/06960/FUL

Type of Application/Proposal & Address

This is a full application submitted concurrently with listed building consent application 08/06961/LBC for the construction of a single storey extension to the side of Syke House Farm, Bolton Road, Addingham

Site Description

Syke House Farm is a grade II listed building in close proximity to Syke Barn, which is currently occupied as a residential dwelling. Both properties form a loose group of buildings located in open countryside near the boundary of Bradford District with Craven District. Access to the properties is from the B6160 Bolton Road via a dirt track. The property is an early 19th Century farmhouse built of stone under a slate roof. The adjacent property was a barn, which has been converted into a dwelling and is still in use as such. The surrounding area is predominantly open green fields but, although standing in open countryside, the site is not part of the Green Belt. The Green Belt's outer limits end at the track to the south.

Relevant Site History

06/09104/FUL - Single storey side & rear extension – WDN 07/02/07

06/09361/LBC - Construction of single storey side & rear extension – WDN 07/02/07

07/08741/FUL - Single storey extensions to side and rear – WDN 26/02/08

07/08743/LBC - Single storey extensions to side and rear – WDN 26/02/08

Unitary Development Plan (UDP) Proposals and Policies

The site is beyond the outer limits of the district Green Belt and so is unallocated on the RUDP Proposals Map.

The following policies are relevant:

Policy UR3	<i>Local Impact of Development</i>
Policy D1	<i>General Design Considerations</i>
Policy BH4A	<i>Setting of Listed Buildings</i>
Policy BH4	<i>Listed Buildings</i>

Town/Parish Council

Addingham Parish Council – Object to proposal on grounds that it is not in keeping with the Grade II listed building. Have requested the applications be referred to planning panel.

Method of Publicity and Number of Representations

The application was advertised by a site notice and press advertisement. Publicity period expired on 29th January 2009. No representations have been received.

Summary of Representations

No representations have been received.

Consultations

Design and Conservation – No objections to development. The extension is considered to create a crisp contemporary design, which will complement the listed building. Condition a sample panel of the stone.

Appraisal

This is an application for full planning permission for the construction of a single storey extension to the side of Syke House Farm, Bolton Road, Addingham. The main issues to consider are:

- **Principle of the development**
- **Visual Amenity**
- **Residential Amenity**

Principle of the Development

The site is not allocated for any particular uses other than those that accord with the requirements of the general policies of the Replacement Unitary Development Plan. Subject to assessing its local impact the principle of the development is considered acceptable.

Visual Amenity and Impact on Listed Building

The proposed extension has been designed to follow pre-application advice from the Council's Conservation Officer, in order to ensure that concerns about the impact of the extensions proposed under the previous withdrawn applications were overcome. This application no longer attempts the pastiche design of the previous, withdrawn proposals, and instead proposes a modern, contemporary extension, constructed of high quality materials and forming a distinct and subordinate entity to the main house. The walls will be constructed of thin coursed rubble stone walling to the rear and side columns, to match the existing property. However, the majority of walling to the side and front will be glazed windows and sliding doors, set within aluminium frames.

The extension as proposed will provide a distinct contrast to the traditional appearance of the parent building, utilising a contemporary design and high quality materials, and thereby complimenting the original listed building. The extension will provide a clear definition between the original building and the new extension, with the glazed link between the two structures. The dwelling is located approximately 300 metres from Bolton Road and is screened by trees to the roadside. It will therefore be of minimal visual intrusion.

The proposed extension will be subordinate to the original building due to its low profile roof. Due to the extensive use of glass, the extension will not appear bulky or visually

intrusive and will in fact create a lightweight structure of good design using high quality materials, as encouraged by Policy D1 of the Replacement Unitary Development Plan. The proposed glazed link to the extension creates a clear demarcation between the original listed building and the new 21st century extension. The proposal is considered compliant with Policies UR3, D1, BH4 and BH4A of the Replacement Unitary Development Plan.

As well as remaining subordinate to the original listed building, the low profile contemporary roof will also reduce the prominence of the extension in longer distance views of the property. There are no public footpaths in the immediate vicinity of the site, the extension would mostly be viewed from the access drive from Bolton Road. However, the low profile and materials are such that the extension would not appear unduly bulky or intrusive and would have no significant adverse impact on the surrounding countryside. Overall, the proposal is not considered harmful to the visual amenity of the existing property or surrounding area. The proposal is therefore considered compliant with policies UR3, D1, BH4 and BH4A of the Replacement Unitary Development Plan.

Residential Amenity

The proposal is not considered to pose any risk of overshadowing, overbearing or overlooking to any habitable room windows or private amenity space of any of the neighbouring properties. The side extension will be situated approximately 17.5 metres from the side boundary and 19.5 metres from the rear boundary. There is only one immediate neighbour to the property, which is considered to be located a sufficient distance from the proposal to not be affected. Hence, the proposal is acceptable in terms of residential amenity, compliant with the requirements of the Council's Revised House Extensions Policy and policies UR3 and D1 of the Replacement Unitary Development Plan.

Reason for Grant of Planning Permission

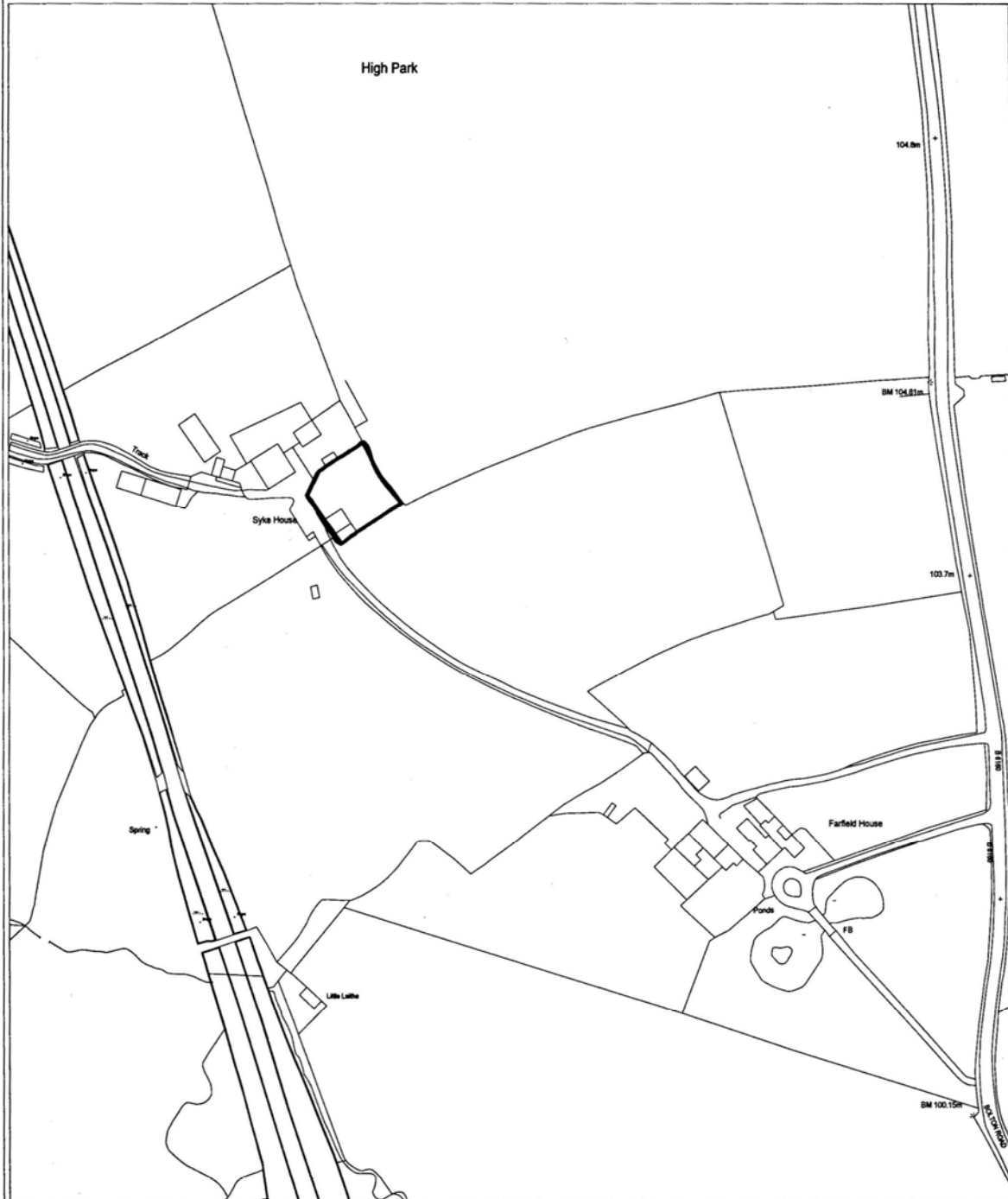
The proposed development is considered to be of an appropriate contemporary design that would appear appropriately subordinate and separate from the Grade II listed building and so maintains its special architectural and historic character. It is not considered to cause any harm to the setting of the listed building or the surrounding area of open countryside and would therefore accord with the requirements of policies UR3, D1, BH4 and BH4A of the Replacement Unitary Development Plan.

Conditions

1. Time Limit: 3 Years for commencement of development.
2. Sample Panel of rubble stonework and pointing to be erected for inspection and to be approved in writing prior to the commencement of development.
3. Window Details also to be submitted to, and approved in writing by the LPA prior to commencement of development.

KEIGHLEY AREA PLANNING PANEL

DATE
26 MARCH 2009



For reference only (Crown Copyright)

ITEM No. 9

LOCATION

Syke House Farm, BOLTON ROAD, ADDINGHAM

Date: 26th March 2009

Item No: 9

Ward: Craven

Recommendation: To Grant Listed Building Consent with Conditions

Application No: 08/06961/LBC

Type of Application/Proposal & Address

This is a listed building consent application submitted concurrently with planning application 08/06960/FUL for the construction of a single storey extension to the side of Syke House Farm, Bolton Road, Addingham.

Site Description

Syke House Farm is a grade II listed building in close proximity to Syke Barn, which is currently occupied as a residential dwelling. Both properties form a loose group of buildings located in open countryside near the boundary of Bradford District with Craven. Access to the properties is from Bolton Road via a dirt track. The property is an early 19th Century farmhouse built of stone under a slate roof. The adjacent property was a barn, which has been converted into a dwelling and is still in use as such. The surrounding area is predominantly open green fields. The property is located approximately 300 metres from Bolton Road.

Relevant Site History

06/09104/FUL - Single storey side & rear extension – WDN 07/02/07

06/09361/LBC - Construction of single storey side & rear extension – WDN 07/02/07

07/08741/FUL - Single storey extensions to side and rear – WDN 26/02/08

07/08743/LBC - Single storey extensions to side and rear – WDN 26/02/08

Unitary Development Plan (UDP) Proposals and Policies

The site is unallocated on the Replacement Unitary Development Plan but is subject to the following policies:

Policy UR3	<i>Local Impact of Development</i>
Policy D1	<i>General Design Considerations</i>
Policy BH4A	<i>Setting of Listed Buildings</i>
Policy BH4	<i>Listed Buildings</i>

Method of Publicity and Number of Representations

The application was advertised by a site notice and press advertisement. The publicity period expired on 29th January 2009. No representations have been received.

Summary of Representations

No representations have been received.

Consultations

Design and Conservation – No objections to development. The extension is considered to create a crisp contemporary design, which will complement the listed building.

Addingham Parish Council – Object to the development. The extension is not felt to be in keeping with a Grade II listed building.

Appraisal

This is an application for listed building consent for the construction of a single storey extension to the side of Syke House Farm, Bolton Road, Addingham. The main issue to consider in the determination of the application for listed building consent is the impact of the proposal on the special architectural and historic interest of the listed building and its setting. The proposed extension has been designed to follow pre-application advice from the Council's Conservation Officer, in order to ensure that concerns about the impact of the extensions proposed under the previous withdrawn applications were overcome. This application no longer attempts the pastiche design of the previous, withdrawn proposals, and instead proposes a modern, contemporary extension, constructed of high quality materials and forming a distinct and subordinate entity to the main house.

The walls will be constructed of thin, coursed rubble stone walling to the rear and side columns, to match the existing property. However, the majority of walling to the side and front elevations will be glazed contemporary windows and sliding glass doors, set within aluminium frames. The Conservation Officer advises that the masonry elements of the extension should be rubble walling to match the gable walls of the existing house. This type of walling is a distinctive feature of buildings in Addingham – not generally seen elsewhere in the District. It is recommended that samples of all materials be required to be submitted and agreed prior to commencement of development.

The extension as proposed will provide a distinct contrast to the traditional appearance of the parent building, utilising a contemporary design and high quality materials, and thereby complimenting the original listed building. The extension will provide a clear definition between the original building and the new extension, with the glazed link between the two structures. The dwelling is located approximately 300 metres from Bolton Road and is screened by trees to the roadside. It will therefore be of minimal visual intrusion.

The proposed extension will be subordinate to the original building due to its low profile roof. Due to the extensive use of glass, the extension will not appear bulky or visually intrusive and will in fact create a lightweight structure of good design using high quality materials, as encouraged by Policy D1 of the Replacement Unitary Development Plan. The proposed glazed link to the extension creates a clear demarcation between the original listed building and the new 21st century extension. The proposal is considered compliant with Policies UR3, D1, BH4 and BH4A of the Replacement Unitary Development Plan.

Reason for Grant of Listed Building Consent

The proposed development is considered to be of an appropriate contemporary design that would appear appropriately subordinate and separate from the Grade II listed building and so maintains its special architectural and historic character. It is not considered to cause any harm to the setting of the listed building and would therefore accord with the

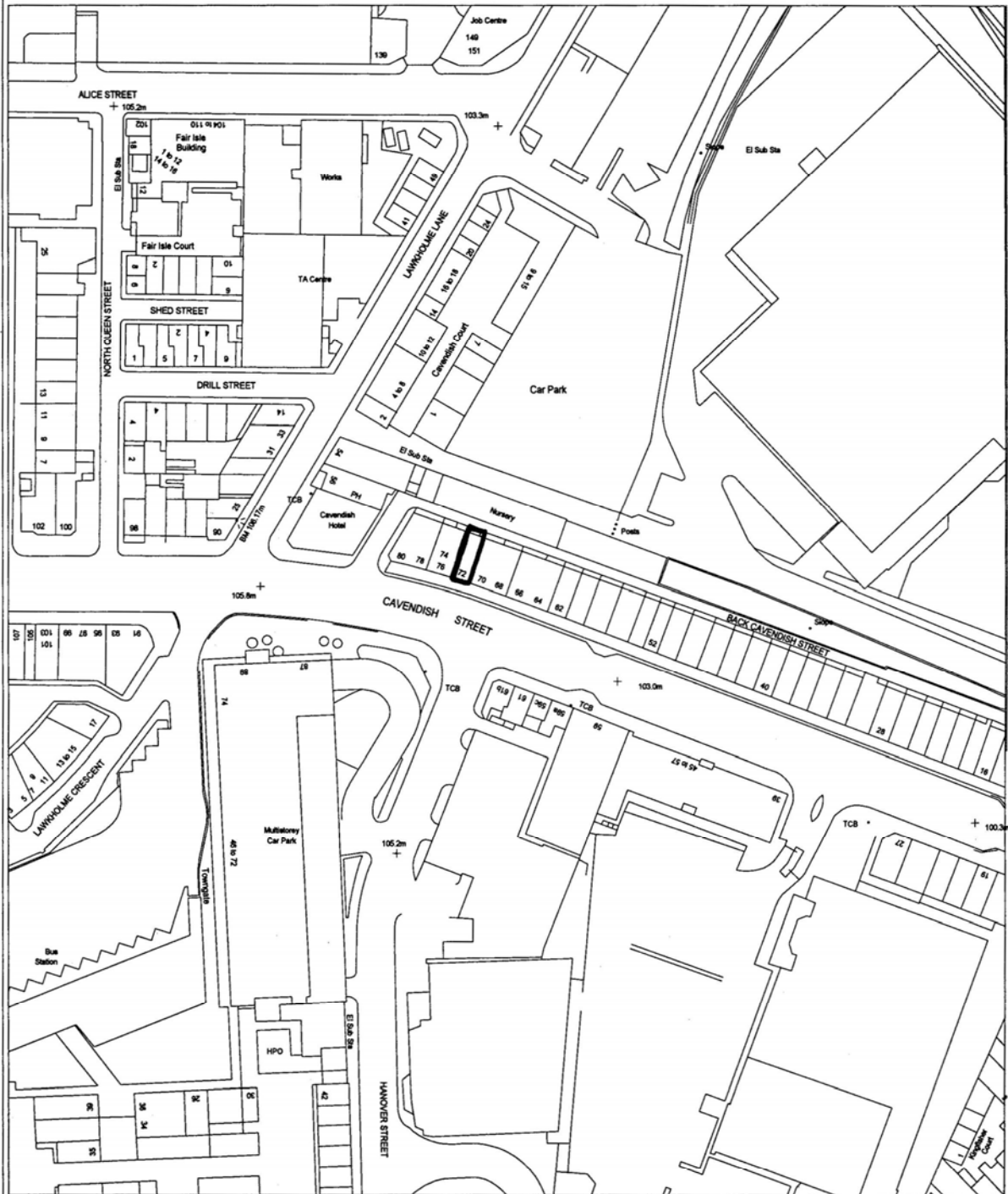
requirements of policies UR3, D1, BH4 and BH4A of the Replacement Unitary Development Plan.

Conditions

4. Time Limit: 3 Years for commencement of development.
5. Sample Panel of rubble walling materials and pointing to be inspected to and approved in writing prior to the commencement of development.
6. Window Details also to be submitted to, and approved in writing by the LPA prior to commencement of development.

KEIGHLEY AREA PLANNING PANEL

DATE
26 MARCH 2009



For reference only (Crown Copyright)

ITEM No. 10

LOCATION

72 CAVENDISH STREET, KEIGHLEY

Date : 26th March 2009

Item Number: 10

Ward: Keighley Central

Recommendation: To Grant Planning Permission with Conditions

Application Number: 09/00027/FUL

Type of Application/Proposal and Address:

Change of use from A1 (shop) to Class D1 drop in/advice centre with ancillary café and installation of new shop front at 72, Cavendish Street, Keighley.

Site Description:

No. 72 Cavendish Street is one of a row of 37 original shop units dating from the late 19th and early 20th century. The row has a distinctive glass canopy running down to the entrance to Sainsbury's supermarket. The site is on a busy street located within the Primary Shopping Area of Keighley town centre. Most of the surrounding properties are predominately retail (A1) units. There are residential properties above some of the shop units. The application property, together with the rest of the row, is a Grade II listed building but is located just outside Keighley Town Centre conservation area. It is presently vacant and boarded up.

Relevant Site History:

78/01658/FUL – Conversion of restaurant to self-contained flat – Granted 07.06.1978

2003/1122/L/124 – Listing of property – Date Listed 22.01.1991.

09/00241/ADV - Installation of non-illuminated fascia sign – Pending

09/00029/LBC - Removal of existing shop front, installation of new shop front and creation of internal partitions – Pending

Unitary Development Plan (UDP):

Proposals and Policies

Site is in Keighley's Primary Shopping Area as defined by the RUDP Proposals Map.

The following RUDP Policies are relevant:

Policy UR3 – The Local Impact of Development

Policy D1 – General Design

Policy D13 – Shop Front Policy

Policy CT5 – Non Retail Uses in the Primary Shopping Areas

Policy BH1 – Change of Use of Listed Buildings

Policy BH4 – Alteration, Extension or Substantial Demolition of Listed Buildings

Policy BH4A – Setting of Listed Buildings

Parish Council:

Keighley Town Council – Recommended for Approval

Publicity and Number of Representations:

The application was publicised via an advertisement in the Keighley News (published 5th February), site notice (posted 29th January) and neighbour notification letter. The publicity had an overall expiry date of 26th February.

8 Objections received from local businesses.

Summary of Representations Received:

- Cavendish Street is not a suitable location for a drop in centre.
- Cavendish Street is in danger of becoming a commercial street rather than the retail street that it is now.
- The change of use to a drop in centre will encourage an increase in 'drop outs', drug users and people with drink and anti-social behaviour problems in the alley ways behind Cavendish Street.
- The area is a prime retail location and should remain so.
- The change of use will lead to decreased footfall on the street to the detriment of retailers.
- This type of usage will increase levels of crime in the area, such as shop lifting, to the detriment of retailers.
- One less retail unit for prospective retailers.

Consultations:

ShIPLEY Environmental Protection and Waste – Department has no objections to this application - 29.01.2009

Design and Conservation - The proposal will have a positive impact on the historic interest and special character of the listed building and cumulatively on the row of listed shops - 10.02.2009

Summary of Main Issues:

Impact on Primary Shopping Area

Impact upon Listed Building

Appraisal:

The Proposal

The applicant is a charity (Lillies Charity) that offers support and advice for young mothers aged 16-25. It is a faith-based initiative supported by local churches in Keighley. The proposed drop in centre will provide a reception and a café style drop in centre on the ground floor to provide a safe and welcoming environment for young mothers. At 1st floor level will be consultation rooms where users will have access to life coaching support and other advice from care professionals.

The proposals include a new traditional style shop front.

The applicant says the site has been selected because of its central location and its accessibility to young mothers from all over Keighley and district due to its proximity to bus and train stations.

Impact on the Primary Shopping Area

Cavendish Street is in Keighley's Primary Shopping Area as defined by the RUDP Proposals Map. It is located between the railway and bus stations, and so is an attractive location for shoppers. This attractiveness is increased by the full length

canopy, and the row of shops is generally seen as an important and valued element within the town centre that increases its viability and vitality.

Policy CT5 of the Replacement Unitary Development Plan addresses development that affects the Primary Shopping Areas. The Policy aims to maintain a balance of retail and non retail uses in those areas so as not to undermine the attractiveness of core of the District's city and town centres for shopping trips. Where the effects of the change of use would be adverse to the character of the shopping street, or its attractiveness to shoppers, that proposal would normally not be permitted.

POLICY CT5

IN THE PRIMARY SHOPPING AREAS OF BRADFORD, BINGLEY, ILKLEY, KEIGHLEY AND SHIPLEY AS DEFINED ON THE PROPOSAL MAP USES OTHER THAN THOSE OF CLASS A1 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 WILL ONLY BE PERMITTED WHEN:

- (1) THE CUMULATIVE EFFECT OF THE PROPOSAL ON THE BALANCE OF THE RETAIL AND NON RETAIL USES IN THE SHOPPING STREET, OR
- (2) THE EXTENT OF THE FRONTAGE PROPOSED, OR
- (3) THE VISUAL IMPACT CREATED BY THE DEVELOPMENT OF A PROMINENT CORNER SITE, WOULD NOT BE SO GREAT AS TO ADVERSELY AFFECT THE CHARACTER OF THE SHOPPING STREET WITHIN WHICH THE PROPOSAL WOULD BE LOCATED AND ITS

However, the Policy is not a ban on non-retail uses. It is recognised that non-retail uses add to the attraction of town centres, support A1 retail uses, and add to the attractiveness, vitality and viability of town centre areas – such uses could include banks, building societies, cafes and restaurants, and could include the application proposal providing the cumulative balance of retail and non-retail does not become excessively weighted towards the latter.

This side of Cavendish Street was originally constructed with 37 shop units but several now form double units so the row presently houses approximately 31 businesses. The majority of the 37 units are occupied as retail shops but 5 units are occupied by financial services premises (Use Class A2), there is 1 hot food take away (Class A5), 1 café (A3), and 1 educational facility (Park Lane College) (D1). With only 8 of the original 37 units occupied by non-retail uses, the balance of uses on the parade is very much weighted in favour of A1 retailing. 78.3% of units remain in A1 use.

In terms of Policy CT5, the shop unit at No. 72 has only a narrow frontage and is not a corner unit. The proposed drop in centre includes a new shop front and incorporates a traditional shop front display. Outwardly, the unit will therefore not appear out of keeping and would retain an element of retail character and appearance. The main drop in centre proposes the majority of its advice operations to be carried out at the first floor level, with the ground operating as a reception, ancillary café and a small shop.

In terms of the visual impact on Cavendish Street, the change of use of this unit would have a very limited effect and in terms of the cumulative balance of retail and

non-retail units on the shopping parade. The loss of the unit would still ensure a ratio of 75.6% of the units along this parade remaining in A1 retail use. The change of use to Drop In/Advice Centre would therefore not significantly erode the attractiveness of Cavendish Street to shoppers. The proposal is considered acceptable when viewed in light of current policy CT5 of the Replacement Unitary Development Plan.

In addition, the RUDP also recognises that in cases where the future of heritage buildings is threatened by long term vacancy, a flexible approach in the application of this policy will be taken in order to ensure such buildings are preserved and put to good use. This is certainly a factor that adds weight to the case for approval of this current application in view of the fact that the unit is presently vacant and boarded up.

Impact on the Listed Building

The proposed shop front has been designed to incorporate traditional details and make reference to an original surviving shop front in the row. The second doorway has been incorporated discretely into the frontage. The materials proposed for the shop front and the fascia are acceptable. The fascia appears quite deep but this is similar to other units on the row and the visual impact of this will be minimised by the canopy over the front of the shop. The Conservation Officer considers the proposal to have a positive impact on the historic interest and special character of the listed building and cumulatively on the entire row of listed shops, thus complying with RUDP policies.

Consideration of the representations

There are a total of 8 representations of which a summary has been provided below. Each issue raised in the representation shall be addressed individually.

- 1) Cavendish Street is not a suitable location for a drop in centre.
No further justification of this comment is provided. The site is accessible and centrally located in a commercial area so there seems no significant reason why this location inappropriate as it is not contrary to any RUDP policies and is well served by public transport.
- 2) Cavendish Street is in danger of becoming a commercial street rather than the retail street that it is now.
The ratio of retail to non-retail uses along the terrace is currently 87% to 13%, and shall increase to 16% (non-retail) if the application be granted. The proposal is therefore not considered to have cumulative effect on the balance of the retail and non-retail uses. The town centre should include an element of non retail activity and such non retail uses play an important part in the vitality and viability of the town centre. It is not agreed that the overall attractiveness of Cavendish Street as a shopping destination would be compromised by the addition of this single additional non retail use.
- 3) The change of use to a drop in centre will encourage an increase in 'drop outs' and anti-social behaviour problems in the alley ways behind Cavendish Street.
The drop in centre would be operated by a charity supported by local churches and is intended to help and support young mothers aged 16-25. There is no evidence that such a usage that would increase anti-social

behaviour in the area. The centre would be manned by professional advisors who would presumably exert a degree of control over users of the advice centre.

- 4) This type of usage will increase levels of crime in the area, such as shop lifting, to the detriment of retailers.
Similarly, there is no evidence to substantiate this claim that change of use of a vacant unit to a drop in centre would increase levels of crime.
- 5) The area is a prime retail location and should remain so.
It is considered that Cavendish Street will still remain a prime retail location if the application is approved. The ratio of retail stores on the street will be 84% of the total units in the terrace, and this is considered a significantly enough ratio to ensure that the row within which the premises are located will remain primarily retail in character and appearance.
- 6) The change of use will lead to decreased footfall on the street to the detriment of retailers.
As 84% of the units would remain in retail use, the change of use of a single unit would not have any significant effect on the amount of "footfall" on this busy street between the town centre and the station.
- 7) One less retail unit for prospective retailers.
Officers are sensitive to the fact that current economic conditions are such that the demand for retail units is not particularly high at the present time. However, the occupation of the unit by another legitimate and acceptable town centre use would not significantly reduce the overall supply of shop units in the town centre and, in such times, the occupancy of the unit by the proposed alternative non-retail use would mean that the listed building was being used and maintained.

Careful consideration has been given to the representations but it is not considered that refusal of planning permission on such grounds would be reasonable.

The intended hours of operation are likely to be restricted to normal daytime hours. Consideration has been given to whether hours ought to be limited by planning condition. However, this would seem unnecessary given that several other premises nearby including takeaways and public houses do not have restricted hours. The use is unlikely to generate the same level of comings and goings, or the potential for anti-social behaviour as other long established uses nearby.

Reason for Granting Planning Permission

This proposal for a non retail use of the premises would have no significant impact on the cumulative balance of retail and non retail uses on this Primary Shopping Street and is not considered to conflict with Policy CT5 of the Replacement Unitary Development Plan or significantly harm the vitality or viability of Keighley Town Centre. The proposed shop front is acceptable in terms of its design and materials and the proposal would contribute to the productive re-use of this Grade II listed building. The proposal is therefore considered to comply with Policies UR3, D1, D13, CT5, BH4, BH4a and BH1 of the Bradford Replacement Unitary Development Plan (2005).

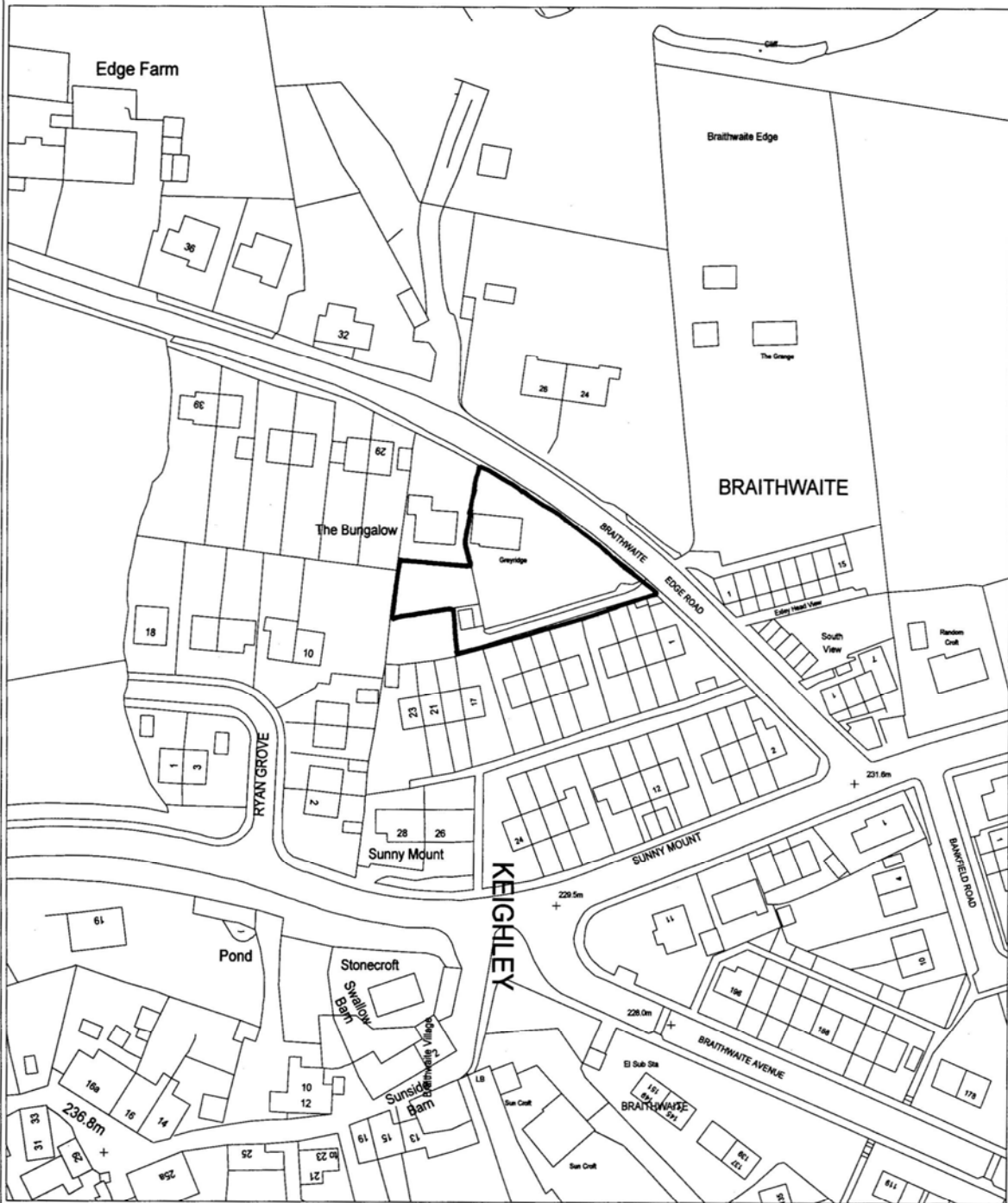
Conditions of Approval :

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.
2. The shop front of the premises shall include a window display which shall be provided prior to the commencement of the use of the premises hereby permitted and shall be retained whilst ever the unit is so used unless otherwise agreed in writing with the Local Planning Authority.

Reason: To retain the retail character of the unit and of the shopping area and to accord with Policies D1 and CT5 of the Replacement Unitary Development Plan.

KEIGHLEY AREA PLANNING PANEL

DATE
26 MARCH 2009



For reference only (Crown Copyright)

ITEM No. 11

LOCATION

Greyridge, 25 BRAITHWAITE EDGE ROAD, KEIGHLEY

Date: 26th March 2009

Item Number: 11

Ward: Keighley West

Recommendation: To grant planning permission with conditions

Application Number: 09/00268/FUL

Type of Application/Proposal and Address:

Full application for a detached garage to the rear of Greyridge, 25 Braithwaite Edge Road, Keighley.

Site Description:

The garage is to be located on rough land to the rear of Braithwaite Edge Road, accessed off a service road to the rear of the properties. It is part of a former garden curtilage upon which there is a valid planning permission for construction of an additional dwelling. The surrounding area is predominately residential, consisting of a mix of circa 1960 semi-detached and detached properties, constructed of rendered block walling and concrete tile roofs.

Relevant Site History:

80/12913/FUL - Kitchen Extension – Granted 02.05.1980

89/06878/FUL - Erection of garage and workshop – Granted 12.03.1990

93/01284/COU - Change of use of workshop to flat and formation of parking area – Granted 15.07.1993

98/00594/FUL - Lounge and bedroom extension to dwelling, new section of ridged roof to replace flat roof, and detached double garage – Granted 05.06.1998

07/05706/FUL - Detached bungalow – Granted 10.12.2007

Unitary Development Plan (UDP):

Proposals and Policies

Site is unallocated on the RUDP Proposals Map

The following Policies are relevant:

Policy UR3 – Local Planning Considerations

Policy D1 – General Design Considerations

Policy TM19A – Highway Safety

Parish Council:

Keighley Parish Town Council – Recommended for Approval – 09.03.2009

Publicity and Number of Representations:

The application was advertised by neighbour notification letters, with an overall expiry date of 18.02.2009.

3 representations have been received.

A local Councillor has requested determination by Panel.

Summary of Representations Received:

Representation 1

If it is intended to house a motorcycle for domestic use, as opposed to being a retail sale and/or commercial repair operation, I have no objections. If it is intended for commercial use, then I would object.

Representation 2

If the garage is to be used for commercial use, we would strongly object.

Representation 3

No objection provided the garage is for domestic use only.

The main issue raised in the objections relates to whether or not the proposal would be used for domestic or commercial purposes. It is worth noting that if the garage is approved, it shall be conditioned to be for domestic use only, and no commercial operations shall take place from the premises.

Consultations:

N/A

Summary of Main Issues:

Impact on local visual amenity
Impact on local residential Amenity
Highway Safety

Appraisal:

Impact on local visual amenity

The proposed garage would be about the size of a conventional double garage and is shown as being made of concrete panels finished in pebble dash. In terms of visual amenity, the proposal is considered acceptable as it incorporates the use of materials and design sympathetic to those of surrounding dwellings, complying with Policy 1 of the House Extensions Policy.

The garage is located to the rear of Braithwaite Edge Road, along a service road, and thus it does not have an impact upon the visual amenity of the wider street scene as it will not be prominent from any public vantage points. It is considered that the overall design of the proposal is in keeping with the existing building, compliant with policies UR3 and D1 of the Replacement Unitary Development Plan.

Impact on local residential amenity

The proposal would not have any significant adverse effects on neighbouring properties through any excessive increase in overshadowing, over dominance or overlooking. It is located alongside the wall of an adjoining building that forms a garage at ground floor with accommodation above. There is a ground floor window to the garage that would be next to the new structure, but as this is not a habitable room there are no objections to this, and the garage would be dug into existing ground levels so that the 1st floor windows would not be affected by the new building. The garage would be located some distance from houses to the south and separated from their gardens by the currently unmade access track and other

garages. It would have no adverse impact on daylight or outlook from these properties.

The main issue raised in the objections relates to whether or not the proposal would be used for domestic or commercial purposes and the fact that it is described on the drawings as being a “motorcycle garage” with a large part of the internal layout indicated as a “workshop”. However, the neighbours seem to acknowledge that if used purely for domestic purposes they would have less or, in some cases, no objections.

It is acknowledged that commercial use of the garage would not be acceptable due to its close proximity to neighbouring houses and the unsatisfactory access arrangements. However, it is understood that the applicant restores and maintains classic motorbikes as a hobby, not for any commercial gain. Such activities do not involve use of any particularly noisy equipment or tools. The scale of the building (approximately the size of a double garage) would limit the volume of the hobby and it is suggested that a planning condition be imposed to ensure that the activities are for domestic use only, and no commercial operations or business shall take place from the premises.

Subject to this it is considered that the living conditions of neighbours can be appropriately protected.

Highway Safety

The proposal is not considered to decrease levels of off street parking or have any other adverse effects on highway safety; therefore it is considered compliant with Policy TM19a of the Replacement Unitary Development Plan.

Reason for Granting Planning Permission

Subject to the imposed conditions, the proposed development is not considered to be harmful to visual amenity, residential amenity or highway safety and is therefore considered to comply with Policies UR3, D1, TM19A of the Replacement Unitary Development Plan and the Supplementary Planning Guidance contained within the Council's Revised House Extension Policy.

Conditions of Approval

1. Time Limit: 3 Years for commencement of the development.
2. The garage shall be used only in connection with and ancillary to the enjoyment of the property as a dwelling house and not for any business or commercial purpose.