

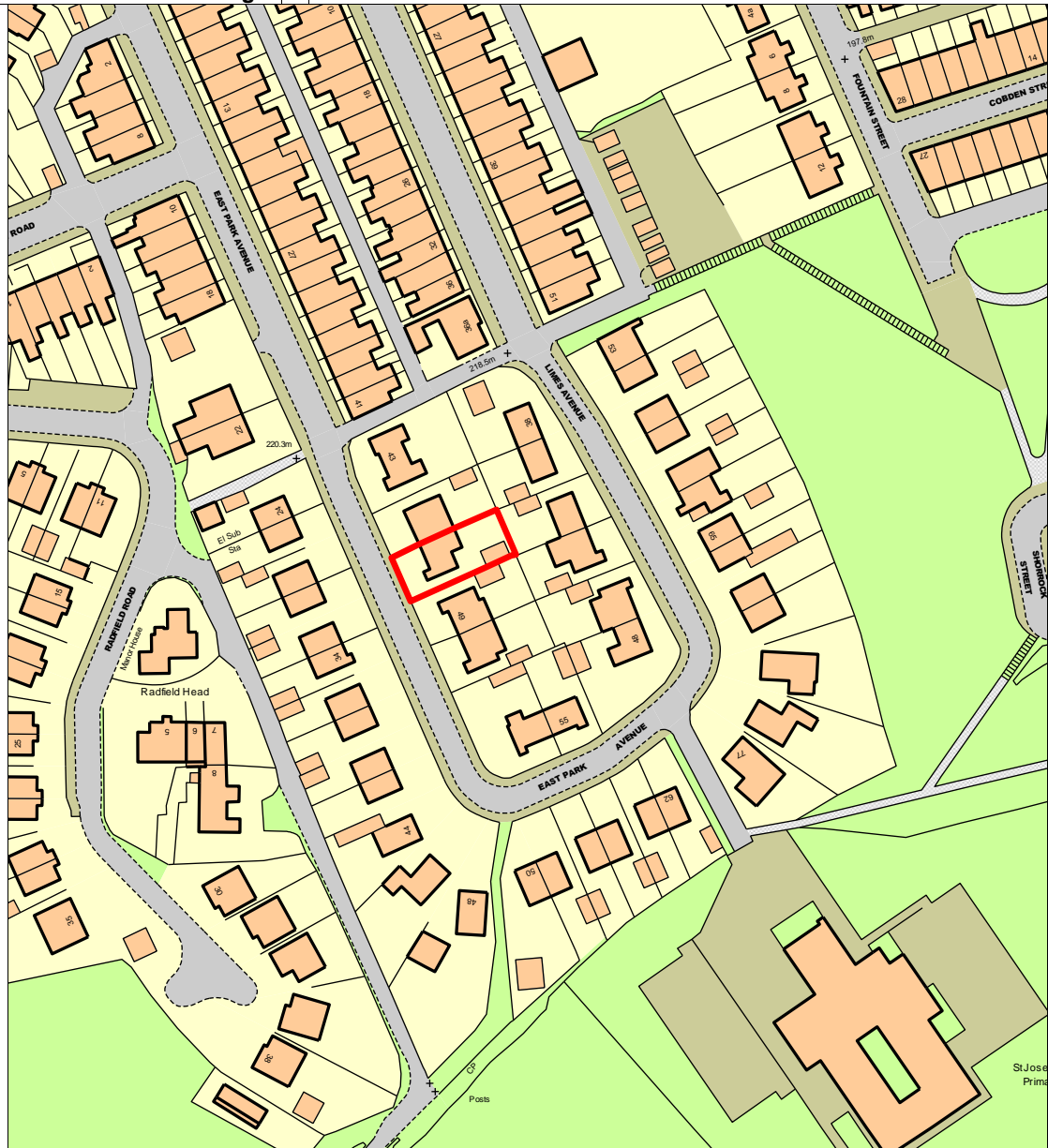
Proposed development: Full Planning Application for Single storey garage extension to side of house

Site address: 47 East Park Avenue, Darwen, BB3 2SQ

Applicant: Mr Layton Cooper

Ward: Sunnyhurst

Councillor Dave Smith	
Councillor Brian Taylor	
Councillor Pete Hollings	



1.0 Details of application

- 1.1 This application is before the Committee following a letter of objection from a local resident. This proposal relates to a semi-detached dwelling on East Park Avenue. This application was received on 22nd September, and therefore should be considered under the previous scheme of delegation. The property has a kitchen extension and rebuilt garage to the rear. The application is for a single storey garage extension to the side of the property.
- 1.2 This single storey extension is massed against the existing driveway wall by 7 metres, protruding 2.6 metres into the rear garden against the existing kitchen extension. The width of the extension is 2.4 metres. The height to eaves is 2.8 metres and to the ridge is 3.3 metres. The roof is mono pitched against the gable wall.

2.0 Development Plan

- 2.1 The site is identified as being within a residential area. Planning policies relevant to this application are as follows:
- 2.2 Policies 8 and 11 of the Borough Local Plan (Part 2).
- 2.4 The National Planning Policy Framework requires a presumption in favour of sustainable development to be seen as a 'golden thread' running through planning decisions, providing that the proposal is in accordance with the development plan. In respect of the current application, the main issues to be considered are design, and the impact on neighbouring properties.

2.5 Residential Design Guide (Revised September 2012)

RES E5 "Over development"
RES E8: "Single storey side extensions"
RES E19: "Extensions and parking"

3.0 Planning history

- 3.1 Application Number: 10/06/0986
Description: Kitchen extension and rebuild existing garage.
Decision: Planning permission granted 20/11/06
From the plans submitted for the current proposal, the previous planning application has been implemented.

4.0 Consultations

- 4.1 Neighbouring Residents:
Six neighbouring properties have been consulted. One letter of representation has been received from the owner of No. 49 East Park Avenue objecting to the proposal. The objection relates to issues mainly around noise from the existing vehicles within the site. The only issue which forms part of the assessment for the current proposal would relate to the parking arrangements. Please see section 7 for further details.

- 4.2 Capita Highways Capita have raised an objection to this proposal. The issues raised by Capita Highways can be summarised as follows:
- i. the garage is too small to offer sufficient parking accommodation
 - ii. the 2 parking spaces offered are also insufficient in dimension with the second space being just less than 5 metres.

5.0 Issues/Comments

- 5.1 The main issue with regards to the assessment of this application is the impact on parking.
- 5.2 Parking The 2 required parking spaces shown on the plans offer a sufficient area to park. One of the spaces is just less than 5 metres, however, this second space fronts a porch. On balance, it is considered that the level of off street car parking provision is acceptable. This proposal also retains 50% of the garden area which is preferable under RES E19 ii) *if a parking space is created in the front garden, it is desirable that at least 1/3 of the garden area should be retained as soft landscaping.*
- 5.3 Local and Neighbour Amenity The proposed extension is within the boundary of 47 East Park Avenue. The adjacent neighbouring property consists of a blank gable wall on the first floor with a front door now positioned at the side with entry through an extended porch. The layout of No. 47's driveway facing elevation poses no issues in relation to how the proposed extension would impact on amenity.
- 5.4 In relation to RES E8, a single storey side extension must be:
- i) Subordinate in design
 - ii) Match existing materials
 - iii) Retain privacy distances
 - iv) Maintain access to the rear
- The proposal is in line with the above criteria in that the plans demonstrate that the extension will be set back, matches existing materials does not impact on a neighbouring habitable window and still provides access to the rear through the garage.
- 5.5 Garage Use The garage to the rear will now be unable to be used for parking due to the new side garage extension. The proposed garage extension is now too narrow for standard cars to park and it is understood that this is now to be used for bike storage. Provision of 2 parking spaces has been demonstrated on the plans.
- 5.6 Sufficient amenity space at the front allows for the provision of bins due to the fact that the proposed garage extension will be set back 1.2 metres from the principle elevation. Bins can also be stored within the garage.

6.0 Recommendation

Approve subject to the following conditions:

Materials to match.

Garage to be used for private vehicles and not for any trade, business or storage use.

7.0 Summary of Consultations

RECEIVED

12 OCT 2015

MRS. G. DAWSON

49, EAST PARK AVE

DARWIN

NT

BB3 250

Dear Sarah. Ref n° 10/15/1130.

Regarding planning for a Single Storey Garage extension, already the Drive is full of motor bikes, and vehicles, which they are buying and selling, we have constant noise and fumes, Cars have been left on Drive for days jacked up.

Neighbours always commenting on the noise from revving bikes up, and no where to park, and the mess on the Drive, which is taking value of my property. my concerns are if this

planning goes ahead. There will be more vehicles, we just won't have to look at them, and parking will become an even bigger problem. Should this buying and selling vehicles, be done some where else
