

PLANNING APPLICATION NUMBER:P07/2278

Type of approval sought	Full Planning Permission
Ward	Amblecote
Applicant	Mr Dale Phillips
Location:	9, PLATTS CRESCENT, STOURBRIDGE, DY8 4YY
Proposal	ERECTION OF DETACHED GARAGE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site consists of an existing hardsurfaced single parking space and part of the garden area at the rear of no.9 Platts Crescent. The surrounding area is characterised predominantly by Victorian-era terraced houses located at back of pavement, interspersed by more modern semi-detached houses and bungalows.
2. Immediately adjacent the site to south is the rear parking space of no.10 Platts Crescent, separated from the site by a 1m high brick wall. The site adjoins the blank gable wall of no.11 Platts Crescent to the north.

PROPOSAL

3. Permission is sought to erect a 10 metre long tandem garage at the site, set back 1.5m from the highway. The garage has a pitched roof, 5 metres high at ridge level.

HISTORY

4. None relevant.

PUBLIC CONSULTATION.

5. 4 letters of objection have been received, raising the following concerns over the proposal material to the determination of the application:

- Adverse impact on outlook from surrounding properties;
- Detrimental impact on the character of the area;
- Overbearing impact on neighbouring gardens;
- Loss of light to surrounding properties;
- Difficulty in gaining access to the garage will cause highway safety problems along Platts Crescent;
- The garage is to be used for the repair of vehicles.

OTHER CONSULTATION

6. None.

RELEVANT PLANNING POLICY

7. Adopted 2005 UDP

Policy DD4 (Development in Residential Areas)

ASSESSMENT

8. Key Issues

- design;
- residential amenity;
- highway safety.

9. Policy DD4 of the UDP states that new residential development in residential areas will only be allowed where there would be no adverse effect upon the character of the area or residential amenity, and where no detrimental effect upon highway safety would result.

10. Design

The proposed design and appearance of the garage are acceptable, being of a scale which relates to the adjoining house (no.11) and having a roof pitch which matches those of existing properties in the area. A condition can be imposed requiring details of an appropriate form of garage door to be submitted prior to the commencement of development. It is considered that the garage would not have any detrimental impact on the existing street scene.

11. Residential Amenity

The garage is to be sited alongside the garden of no.10 Platts Crescent and would be located at the 'bottom end' and to the east of it. The garage would not therefore unduly affect the occupants' enjoyment of that part of their garden area. Because of the orientation of no.10 with its garden, the garage would not be visible from habitable room windows on its main rear elevation. No.10 also has a rear conservatory – the garage is sited at sufficient distance from it to ensure there would be no loss of light to it or unduly affect the existing outlook from it, the garage being set against the backdrop of a two storey gable wall. The garage would not have any detrimental impact on residential amenity at any other houses in the immediate vicinity resulting from potential loss of light or outlook.

12. Highway Safety

The garage is sited close to back of pavement, so that vehicles would have to wait on-street while the garage doors are being opened. Platts Crescent is a relatively quiet residential street where vehicles are generally accommodated on-street. Significantly, white 'H' markings are laid out outside the development site that would safely enable the applicants to wait while the garage doors were being opened. It is therefore considered that vehicles waiting to access the garage would not cause any significant disruption to the free flow of traffic along Platts Crescent. The development

also has its benefits in that it will accommodate more off-street parking in the area overall.

13. Other Issues

The objectors' concerns relating to the operation of a business from the garage can be addressed by the imposition of a condition prohibiting any such activity being carried out from within it.

CONCLUSION

14. The development would not have any adverse effect on the character of the area, highway safety or residential amenity and therefore does not contravene Policy DD4 of the UDP.

RECOMMENDATION

15. It is recommended that planning permission is approved subject to the following conditions:

Reason For Approval

The development would not have any adverse effect on the character of the area, highway safety or residential amenity.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan set out below and to all relevant material considerations including supplementary planning guidance:

Policy DD4 (Development in Residential Areas)

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No development shall commence until details of the proposed materials to be used in the development, including details of the garage doors, have been submitted to and approved in writing by the local planning authority
3. The garage hereby approved shall be used for the parking of vehicles only, and at no time shall any business activities be carried out from within it