

Application Number: DM/2018/01048

Proposal: Replacement detached garage.

Address: Swallow Hill, Prospect Road, Monmouth NP25 3SZ

Applicant: Mr & Mrs Roden

Plans: All Drawings/Plans 18.843/100/01 Scheme Proposal Scale 1:100, 500 and 1250 - ,

RECOMMENDATION: APPROVE

Case Officer: Mr Tudor Gunn

Date Valid: 29.06.2018

1.0 APPLICATION DETAILS

1.1 Swallow Hill is a detached two-storey dwelling located within the residential area of Osbaston in Monmouth. The neighbouring properties on Prospect Road consist of a variety of mainly uniquely designed and modern properties.

1.2 The proposal is for a replacement detached garage. The proposed garage would have a footprint of 3.9m wide x 5.65m long with a height of 4.1m to the roof ridge and 2.2m to the eaves as viewed on the principal elevation. Due to the descending ground levels to the rear (west) the eaves height increases to 3.8m as viewed from the rear.

1.3 The existing garage has a footprint of 3.1m wide x 4.3m long with a height of approximately 2.2m to the peak of the flat roof as viewed on the principal elevation, rising to a maximum height of 3.7m as viewed from the rear as the ground level descends.

1.4 The proposed garage would have a hipped roof with plain tiles with bonnet hips to match the house whilst the walls would consist of facing brickwork to match the house and natural larch cladding. The garage door, side door and window would be constructed with painted softwood joinery. Rainwater goods would be white uPVC. The foundational base would be sand cement render on the existing blockwork base whilst the ground levels would be adjusted locally to accommodate the structure.

1.5 The existing garage to be demolished is generally well maintained and consists of a single skin pre-fabricated concrete garage with corrugated clear polycarbonate roof with timber purlin roof supports. There is no roof lining.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/01048	Replacement detached garage.	Pending Consideration	
DC/1982/00859 (GW18079)	Erect A House & Garage APP_TYP 02 = Outline DEV_TYP 01 = New Development MAP_REF = 350681214269	Approved	10.11.1982

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S13 LDP Landscape, Green Infrastructure and the Natural Environment
S17 LDP Place Making and Design

Development Management Policies

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection

4.0 REPRESENTATIONS

4.1 Consultation Replies

Monmouth Town Council - Approved with condition: Ensure adequate drainage provided.

4.2 Neighbour Notification

No response to consultation.

5.0 EVALUATION

5.1 Principle of the proposed development

5.1.1 The principle of replacing an existing single garage with an improved structure with high quality materials on the same site is acceptable in principle. The existing structure is limited in terms of architectural appeal so the main issues are concerned with the increase in dimensions and suitability of the proposed structure.

5.1.2 The proposed garage would add a further 0.8m of width, 1.35m of length, and 1.9m in total height to the roof ridge. This increase in height is due mainly to the fact that the existing structure is flat-roofed so effectively the eaves height would remain the same but with a ridged roof on top. The impact of the proposed roof would be partially offset by the fact that the roof is hipped.

5.2 Design

5.2.1 The proposal would have an acceptable visual impact in relation to the street scene. The proposed garage would occupy the same site as the existing garage so the structure would be primarily visible from the residential road the dwelling sits on in addition to the neighbouring properties.

5.2.2 The proposed garage is larger than the existing garage especially with regard to the height, but the residential plot is relatively large and is capable of accommodating a slightly larger structure. The proposed garage would continue to appear subordinate to the main dwelling and would continue to provide the storage that a modern dwelling reasonably requires. Moreover, the garage would be set back 10m from the road that further reduces the visual impact and therefore there would be no detrimental effect on the street scene.

5.2.3 The scale of the proposal is considered to be acceptable and it would not be considered to be detrimental to the character and appearance of the area. It would be constructed with quality materials that would provide an improved aesthetic appearance and would be of a traditional form with a hipped roof. The proposed development respects the existing siting and layout of its setting and would be in accordance with Policy DES1 of the Local Development Plan.

5.3 Highway Safety

5.3.1 The proposal is for a replacement garage of similar proportions on an almost identical siting so there would be no effective change to the existing entrance and exit arrangements. As a result, there would be no additional highway safety issues over the existing arrangement.

5.4 Residential Amenity

5.4.1 The proposal is not considered to have an unacceptable impact on any other party's residential amenity. The replacement garage would still be limited to the ground floor whilst the window to the rear would effectively replicate the existing window on the outbuilding. The land to the west and south descends so from these lower vantage points the garage effectively sits on higher ground, but there would be no material difference over the existing arrangement and there would be no additional overlooking issues.

5.4.2 Although the garage is sited on higher ground 0.4m (at the narrowest point) from the shared boundary with the adjacent neighbouring dwelling, Wrekin, because the garage is to the north there would be no additional loss of light given the sun's natural course from east to south to west through the course of the day.

5.4.3 The proposed garage is very similar in dimensions to the existing garage which is not prominent in the immediate or wider landscape so the slightly larger proposal would also not appear as overbearing or dominate the neighbouring parties.

5.4.4 The proposal would not have an unacceptable impact on any party's privacy, be harmful or obstruct any party's access to natural light. The proposed development would therefore be in accordance with Policy EP1 of the Local Development Plan. There are no objections.

5.5 Ecology

5.5.1 A Bats in Buildings Part A Checklist was provided in relation to the proposed demolition of the existing single garage. There was found to be no evidence of bats or other protective species in the garage especially given the non-lined flat roof and non-cavity walls. The proposal would therefore pose no harm to ecological concerns.

5.6 Conclusion

5.6.1 For the reasons outlined above, the proposal would have an acceptable visual impact and would not be harmful to the character, appearance or amenity of the area. The proposed development would be in accordance with the relevant policies in the Local Development Plan and is therefore recommended for approval.

5.7 Well-Being of Future Generations (Wales) Act 2015

5.7.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: APPROVE

Conditions:

- 1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

INFORMATIVES

1 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

2 Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2012 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (0300 065 3000).

3 All birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most birds is between March and September