

Parish: POLSTEAD

Location: Green Farm, White Street Green, Polstead

Proposal: Erection of detached double garage

Applicant: Mr & Mrs Watts

Case Officer: Elizabeth Truscott

Date for Determination: 24/11/2008

This application is referred to Development Committee as the request of a Local Member. A site inspection took place on the 19 November 2008 to allow Members to assess the impact of the garage on the landscape and the surrounding area.

THE SITE

1. Green Farm is a Grade II listed building within the Built Up Area Boundary of Whitestreet Green. The site is on the edge of the Dedham Vale AONB which extends to the South East. Green Farm has a curtilage which extends to the rear of a number of neighbouring dwellings. There is a vehicular access to the side and rear of the property which leads to a large garage. To the rear of the property is open countryside. The neighbouring property is also Grade II Listed.

THE PROPOSAL

2. The application is for a detached double garage, with accommodation in the roofspace. The garage would be situated at the very rear of the property behind the existing garage. The existing vehicular access would provide access to the garage. The dimensions of the garage are as follows:
 - Height – 6.1m
 - Length – 7.3m
 - Width 6.4 m

RELEVANT HISTORY

3. B/93/00102 – Erection of double garage (delegated decision) – approved.

NATIONAL GUIDANCE

4. **PPS1:** (Delivering Sustainable Development)

PLANNING POLICIES

5. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

East of England Plan - 2008

- **ENV7:** (Quality in the Built Environment)

Babergh Local Plan (Alteration No.2) 2006

- **CN01:** Design Standards
- **CN06:** Listed Buildings – Alteration/ Extension/ Change of Use
- **CR02:** AONB Landscape

The relevant documents can be viewed via the internet. Please see Page 4 for details.

OBSERVATIONS

6. PC – Polstead Parish Council –objects due to the fact that the development does not comply with CNO01 and CN08 of the Babergh Local Plan. Also concerned that development will become a new dwelling.
7. Boxford Parish Council (adjoining council) no objections

REPRESENTATIONS

8. Five letters of objection have been received referring to the following issues:
 - Overbearing impact on neighbouring properties
 - Overlooking
 - Effect on character of area
 - Effect on listed building
 - Effect on the AONB
 - Highway danger

PLANNING CONSIDERATIONS

Principle of development

9. The proposal is for the erection of a double garage in the Whitestreet Green built up area. The principle of the development is acceptable subject to compliance with relevant planning policies.

Impact of residential amenity

10. A number of representations have been concerned with the effect the proposal will have on the neighbouring properties, due to overbearing impact and overlooking. The garage would be located close to the boundary with two neighbouring properties Applegarth and Green Farm Barn. The proposed garage would be positioned approximately 1.5 metres from the boundary with Applegarth and 10.5 metres from the existing dwelling (however this distance will decrease to approximately 5 metres if a proposed rear extension to Applegarth is approved). Although the garage is 6.1 metres high it is not considered that it will have an overbearing impact on the occupiers of Applegarth due to the fact that Applegarth has a large curtilage and the garage will only be sited close to a small part of this. The garage would be located 4 metres from the boundary with Green Farm Barn, which is less than the existing garage. It is not considered that the proposed garage would have an overbearing impact on Green Farm Barn.

11. It is proposed that the garage will have first floor windows in both side elevations. The window in the side elevation facing Applegarth will be obscurely glazed and therefore not cause any overlooking. As the garage will be located 4 metres from the boundary with Green Farm Barn, the window on this side elevation will not cause a significant degree of overlooking.

Impact on Residential Amenity – Noise

12. The proposed double garage is required in connection with the applicant's classic car collection. The garage will be limited to uses which are considered incidental to the use of the dwellinghouse; therefore no commercial activity could take place without a further application for planning permission being submitted and determined. It is not considered that the use of the garage for cars and motorbikes would be detrimental to the amenity of the neighbouring properties.

Impact on the AONB

13. Policy CR02 states that the landscape on the Dedham Vale AONB will be safeguarded through strict control of development. Although the garage will be the last building within the built up area before it becomes open countryside, it is not considered that it will have a detrimental impact on the AONB. There is an obvious divide between the open countryside and built up area in terms of a change from paddock and fields to landscaped gardens and the garage does not encroach into the open countryside. Although the garage will be visible in longer views from Whitestreet Green and Wash Road both these views will show the garage amongst other buildings as part of the built up area of Whitestreet Green.

Highways

14. The garage would be accessed from an existing drive. The area where the garage is to be located is currently gravelled and can be used for vehicular parking. The presence of a garage is unlikely to intensify the use of the access to such a degree as to cause a highway danger.

Effect on the listed building

15. Policy CN06 states that new work within the curtilage or setting of a listed building should be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting. The garage is located at the very rear of the curtilage of the listed building, behind the existing garage. It will be built of appropriate materials including a clay tile roof. It is therefore not considered to have a detrimental impact on either Green Farm or the adjacent listed building, 4 Whitestreet Green.

Design and Impact on Character

16. Policy CN01 requires all new development to be of an appropriate scale, form, design and finish, Whitestreet Green consists of a number of detached dwellings in large plots with various outbuildings and garages. The garage would be slightly distant from other buildings and would not be overdevelopment of the plot. The proposed materials; timber weatherboarding and plain clay tiles are appropriate for this type of development. Although none of the surrounding dwellings have outbuildings which use weatherboarding, this type of material is suitable for outbuildings in rural areas.

REASONS FOR APPROVAL

17. The proposed development is considered to be in accordance with Adopted Development Plan Policy of ENV7 of the East of England Plan 2008, in addition to Policies CN01, CN06 and CR02 of the Babergh Local Plan Alteration No.2, by reason of this scheme constituting a development that is acceptable in terms design, scale and relationship to adjoining development. The proposal would not have an adverse impact upon residential amenity or the character and appearance of the area. Nor would the development be detrimental to the character of the listed buildings or AONB.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- Standard Time limit
- Submission of material samples