

**COMMITTEE REPORT
ITEM NUMBER:**

APPLICATION NO.	21/03122/HOU
LOCATION	Orchard Cottage Broad Oak Odiham Hook Hampshire RG29 1AH
PROPOSAL	Erection of a detached two bay timber framed garage to provide enclosed parking for up to two vehicles at ground floor and storage at first floor.
APPLICANT	Mr Richard Alderton
CONSULTATIONS EXPIRY	24 June 2021
APPLICATION EXPIRY	1 st February 2022
WARD	Odiham
RECOMMENDATION	Grant



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1. BACKGROUND

This application is being reported for decision to Planning Committee due to the number of objection comments received in response to consultation.

2. THE SITE

The application site is a detached property situated within the rural settlement of Broad Oak. The site is within the Basingstoke Canal Conservation area which is subject to an Article 4 Direction. The site currently benefits from off street parking in the form of a gravelled driveway and private amenity space which abuts the Basingstoke Canal to the North. The existing boundary treatments consist of established hedging, shrubbery and mature trees and is fronted by a 5-bar gate design. The site contains several protected trees. The application site falls within Flood Zone 1.

3. PROPOSAL

The proposal seeks permission for the erection of a single storey outbuilding sited within the rear garden of Orchard Cottage. The proposed outbuilding would measure 7m in width, 7m in depth and 5.4m in height to the dual pitched roof. The outbuilding would be sited 1metre from the common boundary shared with Acorn Cottage. The outbuilding is proposed to be constructed of a brick plinth made of matching brickwork to the host dwelling with the main construction of oak frame featuring weather board cladding. The roof would be finished with matching slate to the host dwelling and would feature 2no. conservation rooflights. The outbuilding would be used for parking at ground floor level with domestic storage at first floor.

4. RELEVANT PLANNING HISTORY

20/01304/HOU - Erection of a 3-bay timber framed barn with storage space at the first floor. (Refused)

20/02660/HOU - Erection of a 2-bay timber framed garage with storage space at the first floor.(Refused)

21/00753/HOU - Erection of a detached two bay timber framed garage to provide enclosed parking for up to two vehicles at ground floor and storage at first floor. (Refused)

5. CONSULTEE COMMENTS

Odiham Parish Council

No Objection

Trees Officer (Internal)

No Objection (Subject to Condition)

Conservation Officer

No Objection (Subject to Condition)

Natural England

No Comment regarding the proposal.

Ecology Officer (Internal)

No Objection

6. PUBLIC COMMENTS

15no. Neighbour objections were received relating to:

- Design and Impact to Conservation Area
- Impact to Neighbouring Amenity
- Impact to Protected Species
- Future Use of the Proposed Building

7. RELEVANT PLANNING POLICY

The development plan for the site and relevant development plan policies are as follows:

Hart Local Plan (Strategy and Sites) 2016-2032 (HLP32)

NBE8 Historic Environment

NBE9 Design

NF3 Transport

Hart District Local Plan (Replacement) 1996-2006 Saved Policies (HLP06):

GEN1 General Policy for Development

CON8 Trees

Odiham and North Warnborough Neighbourhood Plan 2014 - 2032

Policy 5 - General Design Principles

National Planning Policy Framework (NPPF) 2021

Section 12 (Achieving well-designed places)

Section 16 (Conserving and enhancing the historic environment)

Other Material Considerations

Planning Practice Guidance

Section 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Supplementary Planning Guidance

Basingstoke Canal Conservation Area Character Appraisal and Management Proposals December 2009.

8. PLANNING ASSESSMENT

The main planning considerations are:

- Principle of Development
- Design and Impact to Street Scene
- Impact to the Basingstoke Canal Conservation Area
- Neighbouring Amenity

- Highways
- Ecology
- Trees
- Equality
- Climate Change

9. CONSIDERATIONS

9a) Principle of Development

The application site is located within the rural settlement policy boundary of Broad Oak and in proximity of the Basingstoke Canal Conservation Area, wherein there is a requirement for developments to preserve or enhance the character of the area.

In principle, development is considered appropriate subject to compliance with other policies of the Development Plan and other material considerations.

9b) Design and Visual Impacts

Policy NBE9 of the HLP32 and GEN1 of the HLP06 seek to ensure that developments will be permitted where they are in keeping with local character by virtue of their design, scale, massing, height and prominence of the proposal is in character with the local area.

The proposed outbuilding has a functionable design and would be of an acceptable scale in comparison to the existing host dwelling. This would result in a subordinate relationship and visually, the traditional appearance of the proposed garage building would complement the host dwelling.

Overall, the proposed development is considered acceptable in scale and design and would not give rise to any demonstrable harm on the character and appearance of the street scene, it would therefore conform to saved policy GEN1 of the HLP06 and Policy NBE9 of the HLP32.

9c) Heritage Impacts

The application site is situated within the Basingstoke Canal Conservation Area, therefore impact to the designated heritage asset must be considered.

Objectors have raised concerns that due to its the overall design and scale the proposed garage will result in adverse impact to the Conservation Area. The Council's Conservation Officer has stated in response to consultation that the garage proposed would not harm the character or appearance of the Conservation Area, subject to final details of materials being approved in writing by the Local Planning Authority.

As such, the proposal would preserve the character of the Basingstoke Canal Conservation Area, and therefore comply with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF 2021, and Policies NBE8 and NBE9 of the HLP32.

9d) Impacts upon Amenity

Saved policy GEN1 of the HLP06 permits development subject to the proposal not

materially detracting from the amenities of adjoining dwellings by virtue of its siting and massing or loss of privacy.

Objectors consider the outbuilding would result in an overbearing impact upon the adjoining neighbour, Acorn Cottage. The proposed garage building would be sited 1m from the southern boundary with that property, however, given the nature of the proposal and the distance from any habitable rooms at that property, the garage is unlikely any adverse overshadowing impacts.

Overall, the proposed outbuilding is not considered to give rise to any demonstrable harm to neighbouring amenity that would warrant the refusal of planning permission.

9e) Highway Safety, Access and Parking

Saved Policy GEN1 (vii) of the HLP06 and Policy INF3 of the HLP32 both require that developments have adequate arrangements for the parking and servicing of vehicles.

The proposed development will introduce two garage parking spaces. The existing site can accommodate sufficient external parking spaces to serve the host dwelling and as a result there will be no adverse impact on parking or highway arrangements at the site.

9f) Ecology and Trees

Policy NBE4 of the HLP32 states that all developments should protect and enhance biodiversity. The Local Planning Authority has a duty under the Natural Environment and Rural Communities Act 2006 to have full regard to the purpose of conserving biodiversity, which extends to being mindful of the legislation that considers protected species and their habitats and to the impact of the development upon sites designated for their ecological interest.

Objectors have raised concerns relating to protected species of Grass Snakes having been sighted in proximity of the site. The Council's Ecologist consulted on the application has advised that having reviewed the matter, the footprint of the proposed garage is considered to be of low ecological value with limited suitability for grass snake (shed, driveway and short mown grass. On this basis, the Ecologist is satisfied that an ecological survey is not warranted for this application.

Policy CON8 of the HLP06 allows development that does not have an adverse effect on the long-term health of trees with amenity value. Policy NBE9 of the HLP32 states that developments shall incorporate any on-site or adjoining landscape features such as trees and hedgerows.

The Council's Tree Officer has stated that the proposed garage would be at a reasonable distance from the onsite trees to avoid any significant impacts, as a result they consider the concept of the proposed garage to be acceptable in tree terms subject to a pre-commencement condition which has been included.

9g) Climate change and Equality

The proposal will have no demonstrable effects on climate change given its modest scale. In determining this application the Council, as required, had regard to its

obligations under the Equality Act 2010. There has been no indication or evidence (including from consultation on the application) that the protected groups as identified in the Equality Act have, or will have, different needs, experiences, issues and priorities in relation to the particular planning application. Therefore there would be no significant adverse impacts as a result of the proposed development on protected groups.

9h) Other matters

Objectors have raised concerns regarding the future use of the garage. In this instance it would be reasonable for the standard outbuilding condition to be imposed which would ensure the use of the proposed would remain ancillary to host dwelling. This is reasonable and necessary and as such has been included.

10. CONCLUSION AND RECOMMENDATION

The development is acceptable in terms of design, appearance and impact. The application is therefore recommended for conditional approval.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Section 91 of the Town and Country Planning Act 1990 (as amended) to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documentation:

Location Plan
Block Plan
Existing Elevations & Floor Plans

REASON: To ensure that the development is carried out in accordance with the approved details.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified in the application form and as annotated on the approved plans.

REASON: In the interests of visual amenity and in accordance with Local Plan Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 Saved Policies, Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032.

4. No development shall commence until an Arboricultural Method Statement, prepared in accordance with the BS5837:2012 Trees in relation to design and construction ' Recommendations, how the proposed fencing works will be carried out in a non-harmful manner to the nearby protected trees (subject of a Tree Preservation Order) has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the continuity of amenity afforded by existing vegetation and to satisfy Policies NBE2 and NBE9 of the Hart Local Plan (Strategy & Sites) 2016-2032, saved Policies GEN1 and CON8 of the Hart District Local Plan (Replacement) 1996-2006 Saved Policies and the aims of the NPPF 2021.

5. The use of the outbuilding hereby permitted shall remain ancillary and incidental to the residential occupation of the host property, being Orchard Cottage Broad Oak Odiham Hook Hampshire RG29 1AH. No part of the outbuilding hereby approved shall be occupied, let, sub-let, sold or otherwise severed from the host dwelling and it shall not be used for any commercial or non-residential use.

REASON: To accord with the terms of the application, in the interests of proper planning and in the interests of residential amenity.

INFORMATIVES

1. You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 398715.
2. Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
3. The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance: The applicant was advised of the necessary information needed to process the application and once received, the application was acceptable and no further engagement with the applicant was required.