DELEGATED DECISION REPORT

HPK/2011/0288 **25 HEATHER FALLS**
02/06/2011 **NEW MILLS**

CONVERSION OF INTEGRAL GARAGE TO LIVING ACCOMODATION WITH ASSOCIATED EXTENSION OF EXTERNAL HARD STANDING FOR NEW CAR SPACE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Character, Form and Design
- Parking
- Amenity

RELEVANT POLICIES

Adopted High Peak Local Plan (Saved Policies) 2008

GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 14/07/2011
Neighbour consultation period ends: 07/07/2011
Press Advert: N/A

County Highways

No objections provided converted garage forms private ancillary living accommodation and subject to providing the additional on site car parking identified on the application drawings to compensate for loss of garage. Laid out and available for use prior to conversion works commencing.

Police Crime Prevention

No comments

Neighbours

No comments

OFFICER COMMENTS

The application proposes the conversion of an integral garage into a study to a semi-detached brick constructed dwelling. Permitted development rights are removed but the proposal also involves the insertion of a front projecting bay window from the principle elevation to replace the garage doors.

The materials are to match the existing and an additional parking area is proposed by extending the existing to compensate for the loss of the garage parking. There is no impact on the neighbour as the house is slightly set back from the adjoining. The alteration will not impact on the character of the dwellings along the street scene.

RECOMMENDATION : **APPROVE**

CASE OFFICER **Karen Taylor** **DATE** **26/07/2011**

PLANNING APPLICATIONS MANAGER