DELEGATED DECISION REPORT

HPK/2011/0489 **1 ANCHOR FOLD** **DETACHED GARAGE**
01/09/2011 **CHAPEL-EN-LE-FRITH**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Character, form and design
- Residential amenity

RELEVANT POLICIES

Adopted High Peak Local Plan (Saved Policies) 2008

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity

Site Notice expiry date: 26/10/2011
Neighbour consultation period ends: 19/10/2011
Press Advert: N/A

County Highways
No objections providing garage is for private domestic use only and remains ancillary to the main dwelling.

Police Crime Prevention
No comments

Neighbours
No representations received

OFFICER COMMENTS
This application relates to a semi-detached property situated at the end of a small cul-de-sac within the built up area boundary of Chapel-en-le-Frith. The property features a relatively large side garden, sloping downwards to Ashbourne lane. A driveway running down the eastern side of the dwelling provides off road parking for 2+ cars.

This application seeks full consent for a domestic garage situated to the side (east) of the dwelling. Revised plans have been received which have reduced the garage is width and length by 1m in line with officers comments. The garage shall be set a minimum of 2.1m from the side boundary adjacent to Ashbourne Lane, 2.7m from the rear boundary. The garage shall be constructed in render and dash with concrete tiles to match the original dwelling. The proposed garage will be a dual pitched design, 7m in length by 5m in width, a maximum height of 5.3m to ridge. The garage will be set back from the front elevation of the main dwelling by approximately 6m and will not be easily visible from Anchor Fold. It is proposed to plant shrubs between the garage and the boundary to screen the development from Ashbourne Lane.

It is also proposed to re-build the existing boundary wall onto Ashbourne lane in natural stone, using the existing stone of the wall.

Character, form and design
The proposed revised garage is an acceptable form and design which is appropriately sited within the plot. The garage is domestic in appearance and, with materials matching the main dwelling, will not detract from the character of the original dwelling. The rebuilding of the boundary wall is acceptable. Overall the proposal meets the requirements of local plan policy H14 and GD4 of the High Peak Local Plan (saved policies) 2008.

Residential Amenity
The proposed garage is not considered to impact on the amenity of neighbouring properties due to its siting within the side garden. The proposal is therefore considered to be in accordance with policy GD5 of the high peak local plan (saved policies) 2008.

RECOMMENDATION : **Approval**

CASE OFFICER **Faye Gaskell** **DATE** **26/10/2011**

PLANNING APPLICATIONS MANAGER