

Planning Statement – Proposed Replacement Garage including family accommodation, Brandle How, Gilgarran, Workington

Proposal: Proposed Replacement Garage including family accommodation



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1.0 Introduction

- 1.1 This planning statement has been prepared on behalf of the applicant in support of a planning application for a replacement garage at Brandle How, Gilgarran, Workington.
- 1.2 The application is a household application due to the location within the domestic curtilage of Brandle How. The purpose of this statement is to set out the planning case in support of the development of the site, and it should be read in conjunction with the plans submitted.
- 1.3 Section 2 of this Statement will set out the site's context, Section 3 covers the proposed development, Section 4 relates to the planning history of the site and surroundings, Section 5 will set out the planning policy context against which the application must be considered and undertakes a planning assessment of the proposed development and section 6 will draw together the conclusions.

2.0 The Site

- 2.1 The application related to an area of garden land within the curtilage of Brandle How, Gilgarran, Workington. The development adjoins further agricultural land to the east, to the west it adjoins the Harras Dyke Farm access road, and to the south the application site adjoins an approved residential development site for 110 dwellings.
- 2.2 The site is garden land. The topography of the land is flat, and it is contained by mature hedgerows to all sides.
- 2.3 There are no Conservation Areas, Listed Buildings or Tree Preservation Order's on or directly adjacent to the site.
- 2.4 The site is located in an area that the Environment Agency Flood Map for Planning has noted as Flood Zone 1, and as such have a low probability of flooding.

3.0 The Proposed Development

- 3.1 The application is a replacement garage on the site of the current detached garage to Brandle How.
- 3.2 The existing access to the property from within Gilgarran would not be amended with this development. The existing garage on the site has a footprint of 9.0m x 6.0m.
- 3.3 The proposed replacement garage will have a footprint of 9.0m x 15.0m. The applicant has previously had a replacement garage of a similar footprint approved on this site by Copeland Borough Council, but at the time decided against constructing this due to a potential house move that did not happen.
- 3.4 The applicant now wishes to construct the larger garage due to their collection of (and hobby of) cars. They currently have 8 vehicles, some of which require maintenance and should be located in a building which there is not currently space to do.

3.5 The proposed garage building also includes some family accommodation above the garage floor in the roof space. The applicant currently has a 3 bedroom dwelling at Brandle How, and also 3 children, the oldest of which is 18 years old. They have considered a variety of options for an extension to provide a bedroom each for all of the children, and this is the most appropriate form of development, which will also allow their eldest son some additional personal space.

3.6 The extension is not proposed to be a separate residence in anyway, and will not have separate services, address point or curtilage from the dwelling Brandle How. The applicant would be amenable for Copeland to include a condition in any approval that the property cannot be sold, let or occupied separately to the main property.

4.0 Planning history

4.1 The following application is the only previous application on the site, and is considered relevant to the proposal:

- 4/99/0055/0 – Garage Extension – Brandle How, Gilgarran, Workington – Approved

5.0 Planning Policy and its application to the proposed development

5.1 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Management Policies

Residential Amenity

5.20 **Policy DM12** requires new build residential properties to have: -

- a separation distance of at least 21 metres between directly facing elevations of dwellings containing windows of habitable rooms
- a separation of at least 12 metres between directly facing elevations of dwellings containing windows of habitable rooms and a gable or windowless elevation

5.21 While the above policy is only worded for new build residential properties, which this is not, the separation distances are still considered relevant to the application. The proposed plans confirm that the proposed replacement garage building would meet the above separation distances, in relation to all surrounding properties adjoining the site.

Household Extensions

5.22 **Policy DM18**, regarding domestic extensions and alterations, states:

‘Proposals for extensions or alterations to existing dwellings will be permitted so long as:

A The scale, design and choice of materials involved respect the character of the parent property with the use of pitched roofs where practicable

B They would not lead to a significant reduction in daylighting available to either the parent property or adjacent dwellings

C They would not create potential noise nuisance, security or privacy or overlooking problems for residents of either the parent property or adjacent dwellings.'

- 5.23 With regards to the above policy, the proposed garage meets the above criterion. The scale, design and materials are appropriate with regards to the parent property. The proposed building would not lead to any reduction in daylighting available to either the parent property or adjacent dwellings, due to the existing boundary hedges to Brandle How. The building will also not cause any noise nuisance, security, privacy or overlooking issues. The nearest dwelling outside of the site, Orchard House, is 15m to the north of the proposed garage, and set at a different angle with habitable elevations to the east and west. It is also separated by the large boundary hedge as mentioned above.

6.0 Conclusion

- 6.1 The proposed development provides a suitable domestic extension to the dwelling Brandle How.
- 6.2 It is considered that there will be minimal impact on any adjacent dwellings outside of the site.
- 6.3 It is contended therefore that the proposed development is acceptable and is in accordance with both national and local planning policy, and therefore should be approved.

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