

MAIN CASE

Reference No: 17/00070/FUL

Proposal: Construction of a new single storey garage on the site of a previously removed garage.

Site Address: 40 Cambridge Road Ely CB7 4HL

Applicant: Ms Anna Bailey

Case Officer: Catherine Looper, Planning Officer

Parish: Ely

Ward: Ely South
Ward Councillor/s: Councillor Tom Hunt
Councillor Coralie Green

Date Received: 27 January 2017 Expiry Date: 06.04.2017

[R258]

1.0 RECOMMENDATION

Members are requested to APPROVE this application subject to the recommended conditions below. The conditions can be read in full on the attached appendix 1.

1. Approved Plans
2. Time Period
3. Materials

2.0 SUMMARY OF APPLICATION

2.1 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcamb.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

2.2 Permission is being sought for the construction of a single storey garage on the site of a previously removed garage. The proposed garage would measure 5.278m in width, and 7.303m in length at the rear of the site. The garage would be accessed from a private road from Tower Road. The proposed garage would have a maximum height of 4.318m and an eaves height of 2.365m. The garage would be constructed on buff brickwork and red clay tiles. Timber details would be applied to the front and rear elevations to match the main house.

2.3 This application has been brought to Planning Committee as it concerns the home of a Council Member. In order to maintain transparency it is considered that delegated powers would not be suitable in the determination of this proposal.

3.0 PLANNING HISTORY

3.1 No relevant planning history.

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located within the Conservation Area of Ely and is located to the rear of the main dwelling. The main dwelling fronts Cambridge Road, however the rear of the site is accessed via a private road off Tower Road. The private road is fronted by parking and garage structures. A very similar garage structure has been erected immediately adjacent to the site.

5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

5.2 Local Highways Authority – The Highway Authority has no objections in principal to this application.

5.3 Parish – The City of Ely Council has no concerns regarding this application.

5.4 Ward Councillors - No Comments Received

5.5 Conservation Officer – This application affects a site located within Ely Conservation Area and as such any development should take care to preserve or enhance the character and appearance of the area and not have a detrimental impact. The proposal seeks consent for a single storey garage to the rear of the application site, to replace a previous garage in the same location. The proposed location of the new garage is in line with a number of other buildings and structures located to the rear of the properties along Cambridge Road. A single storey garage as shown would not be highly visible within the street scene and is in keeping with the character and built form of the area. The proposal would not be considered to cause harm to the significance of the conservation area in this location. No objections from a Conservation viewpoint, subject to any necessary conditions.

5.6 Neighbours – Six neighbouring properties were notified. No responses have been received.

5.7 A site notice was posted on 2nd March 2017 and an advert was placed in the Cambridge Evening News.

6.0 The Planning Policy Context

- 6.1 East Cambridgeshire Local Plan 2015
ENV 2 Design
ENV 11 Conservation Areas

COM7 Transport Impact
COM8 Parking

6.2 Supplementary Planning Documents
Design Guide

6.3 National Planning Policy Framework 2012
7 Requiring good design
12 Conserving and enhancing the historic environment

7.0 PLANNING COMMENTS

7.1 The main issues to consider in the determination of the application are the residential amenity of nearby occupiers and the visual amenity and impact on the Conservation Area, and highway safety.

7.2 Residential Amenity

7.2.1 The proposed garage is single storey in scale and has a maximum height of 4.318m. The location of the garage is a significant distance from the rear elevation of the host dwelling, and also from the nearby dwelling at 1 Tower Road. Due to the position, the proposed garage is not considered to create overshadowing or overbearing impacts to any nearby residential dwellings, and therefore complies with Policy ENV2 of the East Cambridgeshire Local Plan 2015.

7.3 Visual Amenity

7.3.1 With regard to visual amenity, the proposed garage is of a very similar design to the immediately adjacent garage of Number 42 Cambridge Road. The proposed materials are sympathetic to the materials used in the construction of the host dwelling, and also the neighbouring garage. This complies with Policy ENV2 of the East Cambridgeshire Local Plan 2015.

7.3.2 The proposed garage is located to the rear of the dwelling and is accessed from Tower Road. The garage is not highly visible within the street scene of Tower Road, and is not visible from Cambridge Road. The private road is fronted by garages, and therefore the introduction of a new garage structure is in keeping with the character and appearance of the area. The design of the proposed garage relates sympathetically to the neighbouring garage structure. The proposal is considered to comply with the Supplementary Planning Document, Design Guide.

7.4 Conservation Area

7.4.1 The application site falls within the Conservation Area of Ely, and therefore the Conservation Officer has been consulted. No objections to the scheme have been raised and the Conservation Officer considers that the proposal would not cause harm to the significance of the Conservation Area.

7.5 Highway Safety

7.5.1 The private road to the rear of the site is already used for access and parking. There are a number of garages along the private road and therefore the access and proposed garage are considered suitable. No objections have been raised by the local Highway Authority, and the proposal retains two parking spaces, in line with Policy COM8 of the Local Plan 2015.

7.6 Planning Balance

7.6.1 The proposal complies with planning policy and does not create any significantly detrimental effects on the residential amenity of nearby occupiers or on the visual amenity and character of the wider area. The application is therefore recommended for approval.

8.0 APPENDICES

8.1 Appendix 1- Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
17/00070/FUL	Catherine Looper Room No. 011 The Grange Ely	Catherine Looper Planning Officer 01353 665555 catherine.looper@eastcambs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 17/00070/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
EX 01	C	27th January 2017
P 01	F	27th January 2017

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The materials to be used in the construction of the external surfaces, including walls, doors, windows and the roof, shall be as specified on the application form and approved plans. All works shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.