

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date – 6 January 2020

APPLICATION NO:

P/2019 /0850

LOCATION:

2 EATONFIELD CLOSE BETTISFIELD
WHITCHURCH SY13 2LY

DATE RECEIVED:

18/11/2019

COMMUNITY:

Maelor South

DESCRIPTION:

CONVERSION OF GARAGE TO
FORM ADDITIONAL LIVING ROOM
(IN RETROSPECT)

CASE OFFICER:

MP

WARD:

Overton

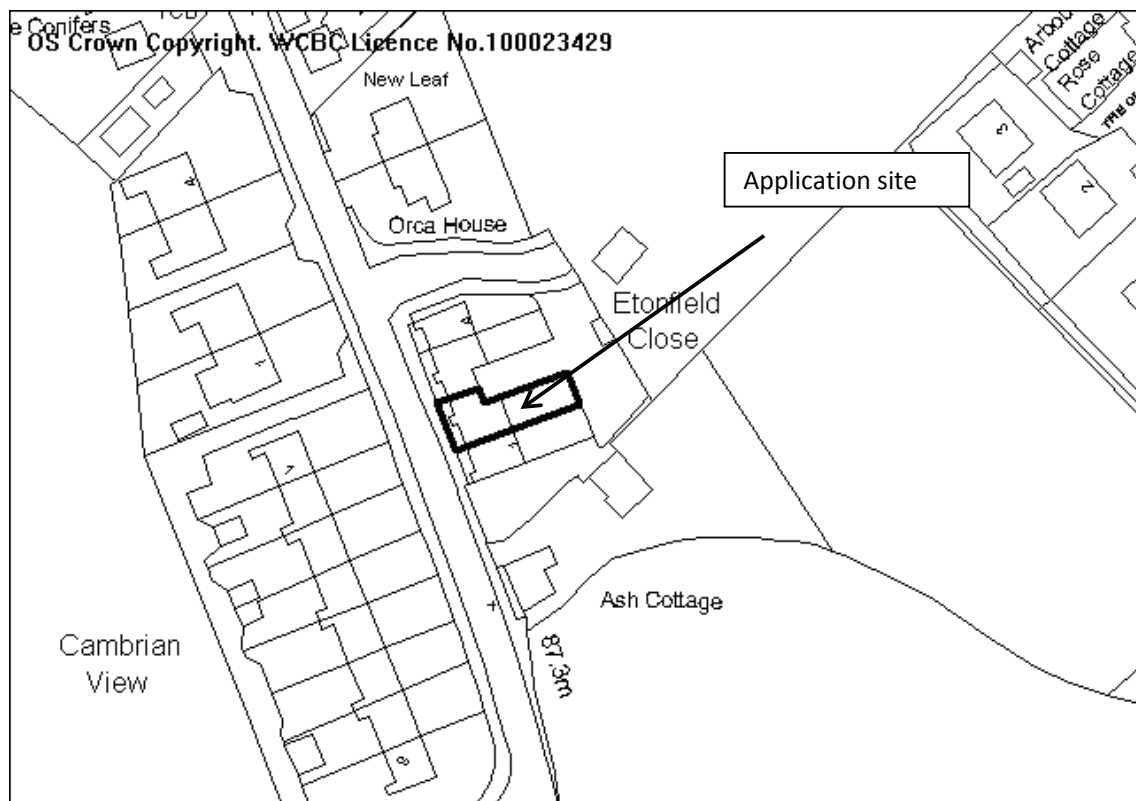
APPLICANT(S) NAME:

MR MATTHEW SMITH

AGENT NAME:

MR MATTHEW SMITH

THE SITE



PROPOSAL

The existing property is subject to a condition that imposes a restriction on permitted development rights to limits the use of the garage to purposes ancillary to the dwelling provided it does not preclude the parking of a private motor car. The applicant has therefore applied retrospectively for the conversion of the garage.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date – 6 January 2020

HISTORY

P/2009/0971 Demolition of former public house and erection of 4 no. town houses. Granted 14.02.2019.

DEVELOPMENT PLAN

Within settlement. Policies GDP1 and T8 apply.

CONSULTATIONS

Community Council:	Consulted 20 November 2019
Local Member:	No concerns at this stage
Highways:	No recommendations
Site Notice:	Expired 18.12.2019
Neighbours:	The owners/occupiers of 3 neighbouring properties notified 26.11.2019
	2 objections expressing the following concerns:
	- The homeowner has breached the planning condition; - Has an application been made to remove the condition; - Do the works meet Building Regulations.

SPECIAL CONSIDERATIONS

Background: The conversion of an integral garage to a living room would not ordinarily require planning permission; however the property is subject to a condition that limits the use of the garage for a purpose incidental to the use of the dwelling provided that such use does not preclude the garaging of a private motor car. The reason given for the condition is to ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and to ensure that facilities for the garaging of a car remain available at this address at all times. Granting this application would regularise those works and as such there would be no need for the applicant to also apply to remove the planning condition.

Amenity: The alterations do not give rise to any impacts that would prejudice the amenity of neighbouring occupiers by way of loss of light or privacy. I also have no reason to believe that the use of the former garage as a living room gives rise or is likely to give rise to noise or other disturbance.

Parking provision: The current version of Local Planning Guidance Note 16 advises that garages are not counted towards parking provision for residential developments due to the tendency for them to be used for a wide range of other purposes incidental or ancillary to the use of a dwelling. Viewed in the context of LPG16 the proposals have not resulted in the loss of a parking

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date – 6th January 2020

space. I am not aware of any parking problems having arisen in the area as a result of the development.

Other matters: Compliance with Building Regulations is not a material planning consideration. It will be for the applicant to pursue that matter separately with the Council's Building Control service.

CONCLUSION

The development accords with policies GDP1 and T8.

RECOMMENDATION: That permission be GRANTED
