

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE
APPROVAL

DATE: 12 AUGUST 2010
REF: SW/CMS
CHECKED BY:

APPLICATION NO: 3/2010/0428/P (GRID REF: SD 377738 437187)
PROPOSED ERECTION OF GYM AND GAMES ROOM ADJACENT TO EXISTING GARAGES
AT 7 SCHOOL HOUSE COTTAGES, PENDLE STREET EAST, SABDEN

PARISH COUNCIL: No comments received at the time of report preparation.

ADDITIONAL REPRESENTATIONS: Two letters of objection have been received which express concern over the impact of development on the beech tree to the rear of the site on school premises. Should consent be forthcoming conditions should be imposed in order to ensure that the tree is not fatally damaged in the erection of this building.

Proposal

This application details the proposed erection of a gym and games room intended for private domestic use only in connection with the dwelling at 7 School House Cottages. The works would be attached to the southern gable of an existing 3-car private garage with the gym structure having approximate dimensions of 7.7m x 7.2m x 4.3m to the apex of its pitch. It will be constructed of stone and a slate roof to match the materials of the existing garage.

Site Location

The site lies to the south of Pendle Street East with residential properties to its north and west with St Mary's RC School to its south. It is within the defined settlement limit of Sabden, within the AONB, on land designated essential open space and just outside the Conservation Area.

Relevant History

3/2005/0108/P – Replacement garage (blue line position) approved with conditions 30 March 2005.

3/2005/0109/P – Replacement garage (existing foundation position) approved with conditions 30 March 2005.

3/2003/0967/P – Proposed demolition of existing garage in garden area and replaced with traditional pitched roof garage together with new access/turning (re-sub) refused, appeal allowed.

3/2002/1048/P – Erection of block of six garages and demolition of existing double garage refused, appeal dismissed.

Relevant Policies

Policy G1 - Development Control.
Policy G4 - Settlement Strategy.
Policy G6 - Essential Open Space.
Policy ENV1 - Area of Outstanding Natural Beauty.

Environmental, AONB, Human Rights and Other Issues

The matters for consideration in the determination of this application are the principle of development and potential impact on visual and residential amenity. Given the concerns expressed regarding the beech tree to the west of the site, this should also be considered in more detail.

In terms of principle, the land in question is already in use as private amenity space with decking and garden furniture in situ. The land is designated essential open space in the Districtwide Local Plan with the policy stating that: "Development will not be permitted ... unless it does not compromise the visual quality and value of general openness ...". Having regard to the specifics of this case I am of the opinion that the site in question only forms a very minor part of the overall essential open space designation and is already hidden away from view by hedgerows and a tree that bounds the site. The policy seeks to protect the generally open nature of this part of the village and I consider that to allow the erection of an extension to the garage structure (the majority of which lies outside the EOS designation) would not significantly diminish the visual quality and value of general openness in this part of Sabden.

Turning to potential impact on residential amenity, there are properties to the west of the site but given that the work would be attached to the existing garage that is set directly to their rear, I do not consider their amenities will be significantly compromised from these works as they are set beyond the extent of residential development.

With regard to visual amenity, as already stated the site is bounded by a high hedgerow to the school grounds to its south and there is a mature beech tree to its west that is within the grounds of the school. The tree already screens views across the site from Watt Street in an easterly direction and given that the works would have a marginal set down from the height of the existing garage, I do not consider that the visual amenities of this part of the village would be adversely affected. In respect of views from Pendle Street East, I do not consider that the works would prove unduly obtrusive in the wider street scene as they would be seen to infill a small gap between the garage and hedgerow to the school boundary.

Objectors have expressed concerns over potential impact of the works on the beech tree and a tree survey was submitted in support of the application. The Council's Countryside Officer has been consulted on this scheme and commented that provided the gym is built off a suspended beam set at ground level with the piles set outside the root protection zone, the scheme should not significantly undermine the stability of the tree. This could be dealt with via specifically word conditions should Committee be minded to allow the scheme.

Therefore having regard to all the above I am of the opinion that the scheme is in accordance with plan policy and would not significantly compromise the visual qualities of the area. I thus recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as detailed on drawing 2240:05 REVA and the foundation detail submitted on 9 July 2010.

REASON: For the avoidance of doubt to clarify which plans are relevant.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Construction of the beam/pile foundation shall be in accordance with the detailed drawing submitted by e-mail on the 9th of July 2010 and shall consist of a reinforced concrete raft foundation at ground level on piles set outside the root protection area.

Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the Beech tree growing on adjacent school land shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing with the Local Planning Authority. A Tree Protection Monitoring Schedule shall also be submitted to the Local Planning Authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work have been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the Local Planning Authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development considered to be of visual value are afforded maximum physical protection from the adverse affects of development in accordance with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.