DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0099 – Land west of 61-83 Lanfranc Road

DATE OF SITE VISIT: 5/4

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

The applicant advises that this strip of land which runs along the back of houses in Lanfranc Road (61-83) and Haynes Road (88-102) has been in the same family for four generations. It is used as a builders storage yard in the from of low scale open storage with some storage in five buildings on site and also accommodates three family caravans and a family allotment area. Olliver Brothers builders use the site. Access to the site, both vehicular and pedestrian is to the north of 83 Lanfranc Road. The Lanfranc boundary is delineated by a 1 metre wide twitten between the site and Lanfranc gardens.

The site is not in a conservation area and there are no protected trees on the site.

PROPOSAL

Permission is sought to retain a garage building erected approximately eight months ago without planning permission. The building replaced another building with a larger footprint but of a different design with a lower eaves and ridge line.

It is situated on the eastern boundary of the site adjacent to the twitten behind 77 Lanfranc Road. It has a depth of 5.76 metres and a width of 4.55 metres. It has an eaves height of 2.5 metres and a gabled ridge height of 3.4 metres. It has a single opening in the form of an up and over garage door on its west side (elevation into the yard). It is of white painted timber construction with a green plastisol roof.

RELEVANT PLANNING HISTORY:

There is no history for this site.

RELEVANT PLANNING POLICIES:

RES7, BE1, TR9, H16 and H18 of the saved Local Plan.
BE1, T4, CC1 and CC6 of the South East Plan
PPS1 Delivering Sustainable Development
Policy 16 Submission Core Strategy

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No letters from neighbours received.

Health: No objection subject to a restriction on the hours of use of the building (8am-6pm Mon-Fri and 8am to 1pm Sat as stated in application.)

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

This application came in following a complaint from a neighbour in Haynes Road. This neighbour and others were consulted on this application but no comments have been received.

The applicant states that the structure is to be used for garaging/storage purposes and will be linked to the builders yard use. The site is only used for builders yard purposes during normal working hours (8am-6pm Mon-Fri and 8am to 1pm Sat)... At other times family members may be on site at the allotment or using one of the sheds for typical family related purposes, family car repair, caravan cleaning, allotment gardening etc.

The building erected is taller than the previous building on this part of the site. However, it is not colossal and at 3.5 metres high to eaves not dissimilar to some garden structures. It is separated from the Lanfranc gardens by a twitten approximately 1metre in width. The nearest garden has a typical domestic shed at the bottom of it to a height of 2 metres, with the adjoining garden, No. 79 I believe, having a taller structure with an apex roof. The gardens are 12 metres in length. It is not considered that at this distance the structure is having a detrimental effect on neighbours light or outlook. The building is well removed from the Haynes Road boundary which is well screened by tall trees. Subject to control over how it is used and the hours of its use it should not lead to any nuisance to neighbours. The site has been in the same family for years and is not known to us in terms of nuisance complaints.

RECOMMENDATION

Grant subject to conditions.

1. No new openings – east side
2. Restricted hours use

3. Use for storage/garaging purposes only and no industrial use.

REASONS FOR RECOMMENDATION:

The proposal complies with the relevant policies of the Development Plan.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Officer sign..... Date 6/4/11

Authorising Officer sign..... Date 6.4.11