



Revision to Plot 23 Garage

Lingards road

Slaithwaite

Introduction

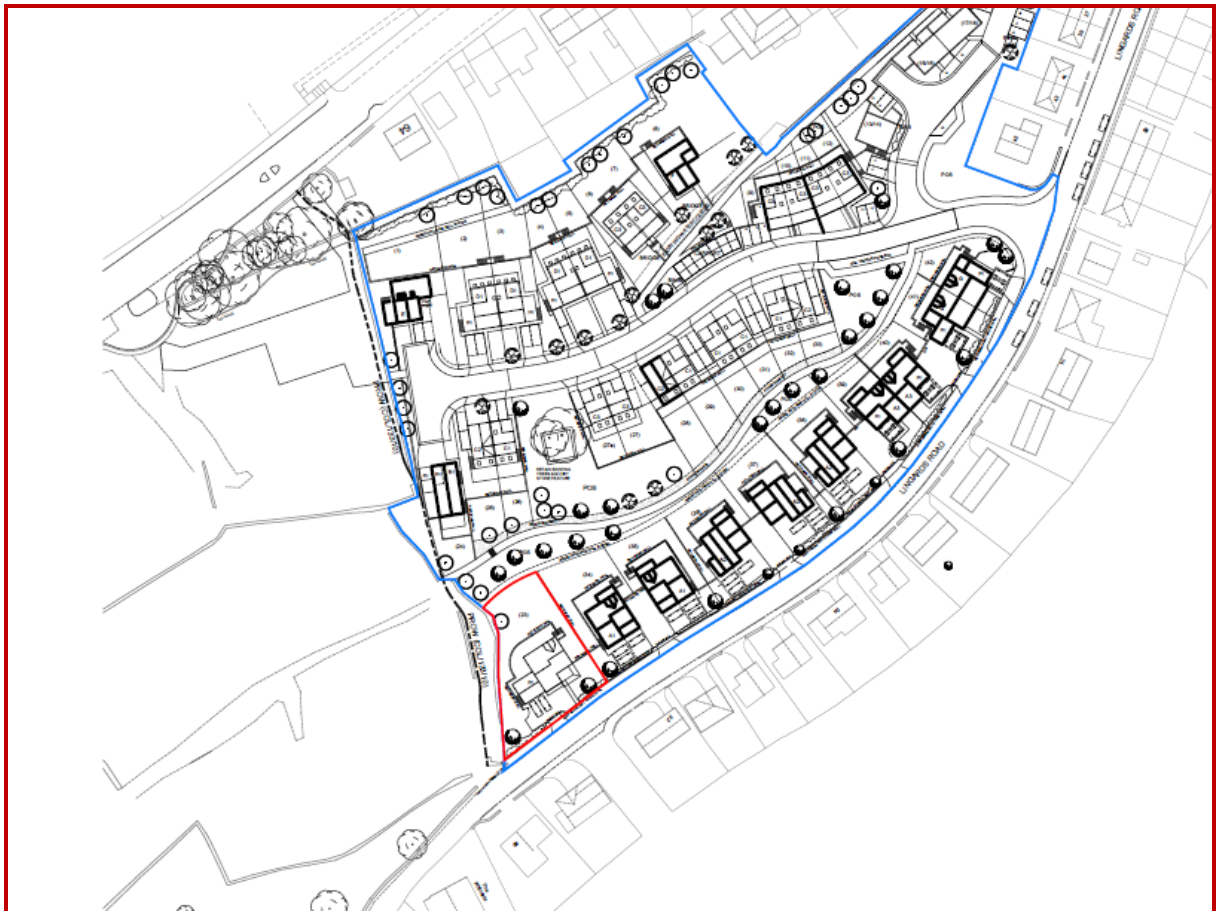
This report has been prepared by AKPlanning in support of an application to vary the details of an approved house type at land off Lingards Road, Slaithwaite.

The site is known as plot 23 and is part of a larger residential development of 42 dwellings.

It seeks alterations to provide a larger attached garage.

Site Location and Description

Plot 23 is a detached dwelling and is the end plot on Lingards Road.



It is opposite large detached dwellings and adjacent other detached dwellings.

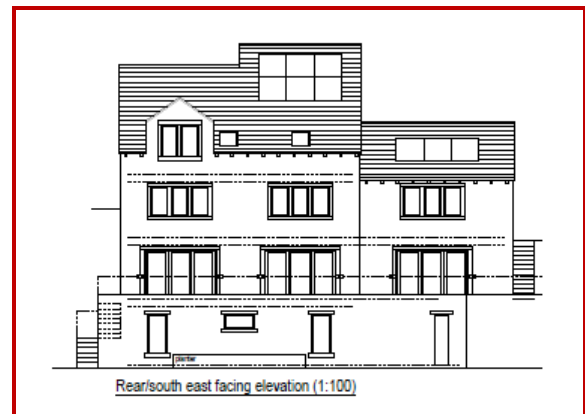
Existing Permission

Planning permission has been granted for a detached dwelling with a single garage on the side as shown on the plan and elevations below.



The Proposal

It is proposed to erect a double garage on the side as shown on the plan and elevations below.



Consideration of The Proposal

Existing Streetscene

The existing dwellings on the opposite side of Lingards to the new dwellings are of a very mixed and eclectic design, they are not of the local vernacular in their design or materials. Below are photographs of the street.



This is a view up Lingards taken from the approximate position of the access to the new development and facing south.

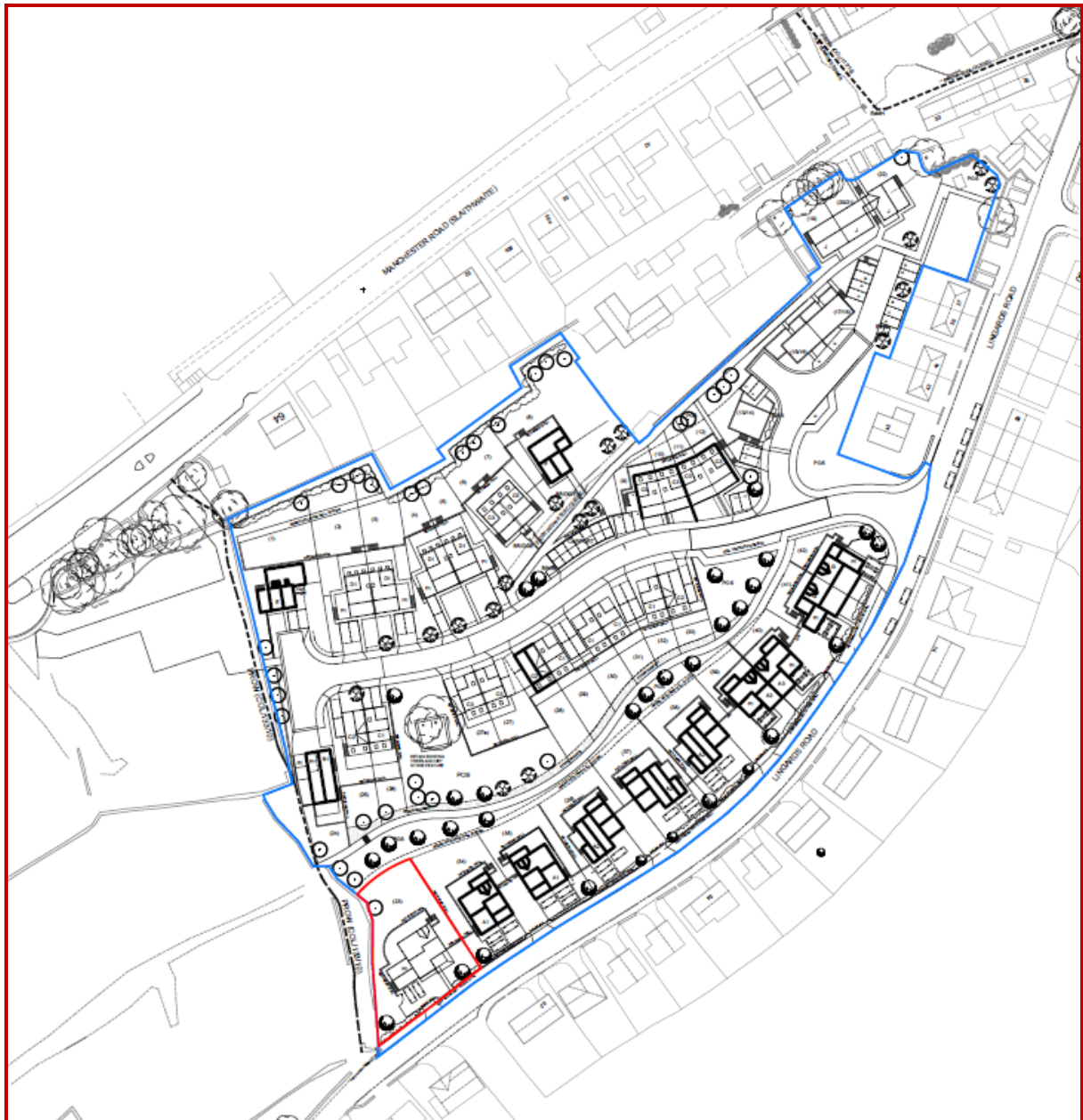
As can be seen there is a mix of house styles, mixed materials, roof slopes, heights and orientations.



This is a view south down Lingards, plot 23 will be on the left level with the parked car. The dwellings opposite are two storey, set in the hill side, with internal garages.

The new houses now under construction front onto Lingards and are two storey to the front and three to the back (where the site slopes away from the road). They have a more traditional vernacular appearance especially in the use of materials from the local area.

The approved layout is shown below.



When the new development is completed the existing dwellings, because of their elevated position will still dominate the whole streetscene.

The streetscene as a whole is mixed and reacts to the hillside position with dwellings having various heights.

Comments have previously been received about the proposed change to a double garage. They were: -

I object to the double garage to the side, and the resultant increases in the size of surfacing to both the front and rear. This is an overly large, dominant addition that would detract from the aesthetic of the original building. This concern exists to both the back and front of the unit, with particular concern to the rear and distance views when added cumulative with the whole new floor worth of retaining works required to enable the patio. It also brings the development closer to the green belt and harms the space about dwellings we strived to secure at original application stage. Such 'extensions' are also not a feature of the streetscene and would appear incongruous in the setting.

Breaking down the comments, we state the following.

This is an overly large, dominant addition that would detract from the aesthetic of the original building

The original proposal does have mixed roof heights and styles. We consider that the design remains acceptable and just different from the original. There is no particular dominant aesthetic to the building other than the materials used. In fact, the aesthetic could be described as asymmetrical, there is no existing balance with the appearance and this alteration is part of that asymmetry. To prevent the introduction of a large double garage door, which could appear dominant, it has been broken up with a stone column and is now two single doors. The overall appearance is changed but it is a new house and not just an extension, there is no original building.

This concern exists to both the back and front of the unit, with particular concern to the rear and distance views when added cumulative with the whole new floor worth of retaining works required to enable the patio.

The front of the house is onto Lingards, it will be seen as a different house type in a street full of different house types. It will not stand out or appear incongruous.

Distance views of the rear are limited. The new dwellings to the South within the site and existing dwellings and trees on Manchester Road, block views of the site. Views from across the valley are too distant to be relevant. There are examples of three storey buildings set into the hillside all around the Colne and Holme Valleys, there are many that are far larger than this proposal. Below is an example of modern large



3 storey development at Slaithwaite Cricket Club, just across the valley.

This new house type will not stand out as out of scale or of an odd design in this location.

It also brings the development closer to the green belt and harms the space about dwellings we strived to secure at original application stage. Such 'extensions' are also not a feature of the streetscene and would appear incongruous in the setting.

There is no requirement in planning policy to keep development away from the green belt. There is no buffer zone in the residential allocation and there is no purpose in keeping development away from the green belt.

Whilst there are few single storey extensions within the streetscene (despite PD rights to carry these out up to half the width of the dwelling) to say that this will then appear out of place is incorrect. As we have already shown the streetscene is an eclectic mix of house types with all types of different designs. This will just be another addition into that mix; it will not be out of place.

Other Alterations

As well as the changes already dealt with in this report, the plans show other, more minor alterations.

There is a rear terrace to the property which is raised above ground level (already approved). It is proposed to use this space as a garden room and store, this will be along all of the raised area including behind the extended garage. The only visible effect of this is the introduction of 2 access doors and 3 windows to what would have been a blank wall.

The extended garage will have wider windows and doors that are in proportion to its extended size.

Solar panels (standard on many new builds) have been introduced to both roof slopes.

It is not considered that any of these matters materially impact on the appearance of the proposed dwelling.

Conclusions

The proposed new house type, with the addition of another garage, will just be another house type within a street of mixed house types. Views from the South of the rear elevation are limited and the scale is not unusual in the valley settings where hill sides are developed.

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