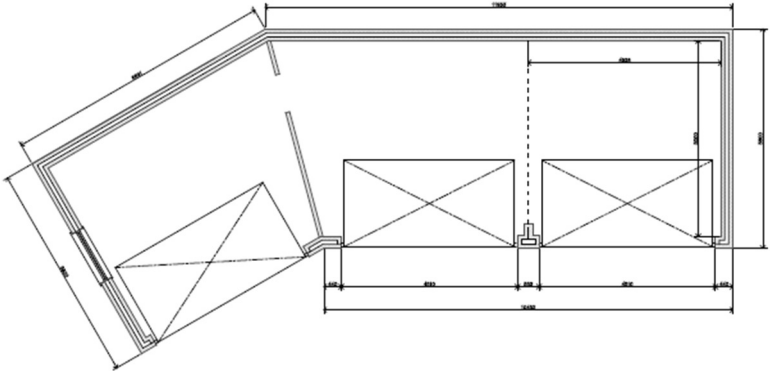
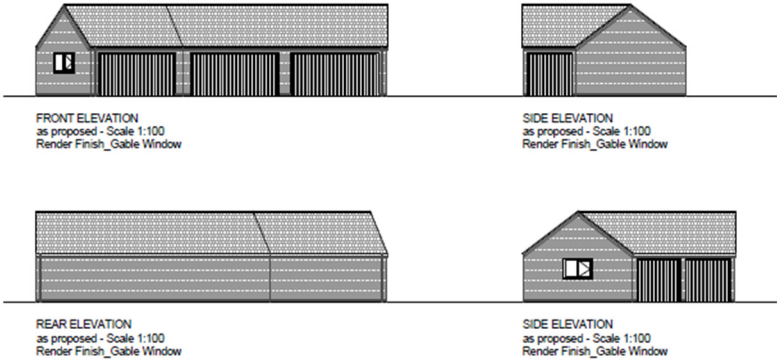


# Proposed Garage removal and erection of new at, The Cottage, Low Street Site Location : North Wheatley, Retford, DN22 9DR.

## Policy Counter Statement – June 2023



GROUND FLOOR PLAN  
as proposed - Scale 1:50



In support of the erection of a new garage.



## 1.0 Introduction

An application for the demolition of the existing garage and erection of new garage has already been submitted under 23/00233/HSE but refused on the grounds of Policy DM4. This statement has been populated to question and counter the refusal of the previous application.

## 2.0 Background

An application for the demolition of a 2 birth garage and erection of a 6 birth garage was made early 2023 and validated on the 14<sup>th</sup> March 2023.

During the consultation period, the Conservation Officer a Joe Freegard, has a number of comments, these where:

1. White render
2. Roof pitch / height
3. Garage door material.

In response the conservation officers comments the design was updated to change the white render to a facing brick, and a Carlton Clayburn Civic was selected due to its heritage appearance. And architectural dentil course was added to the wall and gable heads. The roof pitch was adjusted from 30 degrees to 40 degrees. And additional information provided and the proposed.

Following these changes the conservation officer was then happy with the proposal and had no adverse comments.

## 3.0 Refusal and Counter

The application was then refused on the 10.05.2023 on the following singular item:

*Policy DM4 of the Bassetlaw Local Development Framework states that permission will only be granted for residential development that is of a high quality design, which provides adequate residential amenity for new and existing residents. In addition, paragraph 130 of the National Planning Policy Framework states that development should promote health and wellbeing with a high standard of amenity of for existing and future users.*

*The proposed garage, by virtue of its scale, position and proximity to the adjacent dwelling, 'The Barn', would have an unacceptable overshadowing and overbearing impact to the first floor south facing window of a habitable room within this neighbouring dwelling. This would unacceptably impose on the enjoyment of that dwelling for existing and future occupiers. The proposal is therefore contrary to Policy DM4 and the guidance within the NPPF.*

It is worth noting that no site visit was made directly onto the application site, nor was any communication made with the neighbouring property “The Barn” to actually ascertain what room the window was associated with. If the correct research had been undertaken then it would have been made clear that the window in question at first floor facing South, firstly has obscure glazing which is of a style which is dense enough to prevent any viewing out or in of the window and prevents a high percentage of light passing through. But also been advised the window serves a bedroom which actually has a further 2 windows / sources of light.

Photo of the window in question:



Another picture of the window in question but stood further back.



The window in question is linked to a first floor bedroom, this bedrooms primary window (principal light source) is actually at the front of the property and has clear glazed panels, the rooms secondary window is actually via a roof light in the means of a Velux product.

Photo of the front elevation and the primary window linked to the bedroom previously mentioned.



The position of the new garage was considered carefully, the intention was to site the proposed garage 3000mm away from the window / wall to The Barn, as mentioned in the refusal. However, as a compromise we have now increased this to 4000mm which reduces even further any impact the proposed garage may have onto the neighbouring property.

It also worth mentioning that the roof original roof pitch was kept lower originally as it softens the overall mass off the garage. But we were requested to adjust this pitch by the conservation officer as mentioned above. This request and adjustment lifted the ridge height by circa 600mm.

## 4.0 Conclusion

Taking the above into consideration, it is in our opinion that the policy DM4 which was the only grounds of refusal on the previous application, shouldn't be used to determine this application as we can clearly demonstrate and show that the erection of the garage wouldn't actually have any negative impact of overshadowing or overbearing impact onto the neighbouring property "The Barn" via the South facing window.