

PLANNING STATEMENT

Proposed Garage Conversion at 7 Sandstone Close, Winnersh



THE APPLICATION PROPERTY

The property was originally a two-storey two -bedroom dwelling.

It has been extended to the side to provide an additional bedroom over an integral garage and reception/dining room. This extension was granted approval prior to 1998.

The property was recently purchased by applicants.

The integral garage had already been converted to a utility room and study but the garage door remains with a backup wall behind it.

This conversion appears to have been undertaken without Planning consent.

The previous owners do not know when it was converted by the persons they bought property from, but it has been suggested is that it was at least 7 years ago but probably more.

THE CURRENT PROPOSALS

The application submitted seeks to regularise the conversion of the garage, remove the garage door and provide an infill wall with window to the front.

A window is also to be installed in the side elevation to serve the study.

PLANNING CONSIDERATIONS

Research of planning files for Sandstone Close suggest that permitted development rights for the conversion of garages was removed by condition.

A part retrospective application has been submitted on that assumption.

It is submitted that the removal of the garage door and infilling is not contentious.

Indeed, several properties have carried out such work either with or without Planning consent. That part of the proposals, along with the side window will have no impact on the character of the area.

The main issue appears to be a potential shortfall in parking provision.

It is requested that the following points are taken into account when determining this application: -

- The garage has already been part converted and not suitable for parking.
The internal dimensions do not meet the council's current standards for parking and as such there is no significant loss of parking.
- Only one parking space has been available since the garage was converted over 7 years ago and, as far as my clients are aware, this has not caused any problems.
- There was a similar shortfall of parking which had to be considered in an application for 38 Sandstone Close (app.no.230373).

Below is an extract from the case officer's report :-

Highways:

To ensure the appropriate provision of parking is provided following the conversion of the existing garage, the Highways Officer requested a plan showing driveway parking for two vehicles within the boundaries of the site. Following the site visit, it became apparent that the site would fail to adhere to this provision, ensuring the proposal would result in a shortfall in parking space. However, it is noted that there is provision for on road parking, with the property being located on a quiet road with no restrictions in place. Subject to a planning balance, it is therefore not considered that the shortfall of on-site parking provision would substantiate to a reason for refusal of the application.

This is a similar situation to that of the property that is the subject of the current application and the decision to relax the parking standards should be given due weight.

- Although an additional parking space complying with the Council's parking standard (5.0 x 2.5m) cannot be provided there is, nevertheless, sufficient space for the parking of a small car.



The plan to the left shows how an additional space (shown in red), adequate for a smaller car (in this case a Mini Cooper with dimensions of 3.88 x 1.74m) could be provided.

- There is a large shed in the rear garden of the property with dimensions of 1.75 x 2.45m. This can be accessed via the side gate and is adequate to house at least two bicycles as well as garden equipment.

CONCLUSIONS

Previously the Highways Officer, in the consultation response reproduced above, concluded that *'the shortfall of on-site parking provision would not substantiate to a reason for refusal of the application'*.

It is submitted that a similar relaxation of the parking standards would be appropriate for the application now before your Council.

Furthermore, storage provision for the storage of bicycles is available and, if thought necessary a smaller non-standard parking space can be provided to the front of the property.

Notwithstanding the above should officers have any concerns I would request that they contacts me to discuss them before arriving at a final decision.