

## SEDBERGH PARISH COUNCIL – Planning Report – 8 January 2015

The Planning Committee has not needed to meet over the Christmas period.

### **PLANNING APPLICATIONS:**

**The Planning Committee, in the exercise of its delegated powers, has submitted the following comments to the YDNPA on behalf of the Council:**

**S/03/534B/AA** – Consent to display fascia sign at Morphet's Garage, Sedbergh.  
*No objections*

**S/03/564A** – Full permission to convert a garage building to a dwelling and the formation of a parking area at 2 Highfield Villas, Highfield Road, Sedbergh:

The Council was asked by the YDNPA to substantiate its objection to this application (which was submitted on 12 December last year) and the following response has been submitted:

*It appears to the Council that at present there is one dwelling (No. 2 Highfield Villas) with the benefit of three parking spaces (i.e. two parking spaces by the house and one garage space). Under the proposed arrangement there would be two dwellings with just four parking spaces (i.e. the two existing parking spaces by the house and the two proposed parking spaces within the garden). Additionally, the requirement to maintain access to the proposed parking area would result in the loss of at least one (but probably two) roadside parking spaces.*

*Relative to the number of dwellings, the overall result is a loss, not an increase, in parking provision.*

*Irrespective of the way in which the number of parking spaces is calculated, the Council feels that it is important to note that the roadside parking spaces are available to all residents, visitors, delivery vehicles and the public generally. The Council is particularly concerned that, whilst the applicant might secure private parking for his own use and for that of the proposed dwelling, the loss of one, or two, of these roadside spaces would exacerbate the considerable parking difficulties experienced on Highfield Road, Howgill Lane and Bainbridge Road to the detriment of the wider public amenity. Vehicles routinely park on both sides of the road (often partly on the pavement) in the vicinity of the application site.*

*Your Authority might also wish to consider the desirability or otherwise of garden areas being converted to parking spaces within the conservation area and the precedent that would be established by the granting of permission in this instance (particularly as the adjoining gardens are identified in the Local Plan as important open space).*

*The Council's other concerns are as follows:*

*Whilst recognising that the land attached to the south of Highfield Villas already enjoys the status of domestic curtilage, the provision of an additional dwelling is effectively sub-dividing this curtilage leading to a potential intensification of use and the possible need for the erection of structures or buildings for storage/amenity purposes. Whilst the manner in which the existing curtilage is to be sub-divided remains unclear, it seems likely that the curtilage that would be attached to the proposed dwelling would be the area immediately to the west, As you will know, this land lies at almost eaves level relative to the Palmers Hill almshouses.*

*The elderly occupants of these houses experience limited daylight at present and the erection of walls, fences or buildings on the higher ground immediately adjacent to the boundary would be unwelcome. Whilst the Council accepts that permitted development rights could be withdrawn by the imposition of a condition, the withholding of permission for curtilage buildings or structures (upon formal application) might well be considered unreasonable following a decision to permit the formation of the new dwellinghouse.*

*The existing garage building which is proposed to be converted adjoins two workshops and the Council is concerned that the future occupants of the proposed dwelling might raise concerns about noise disturbance or other forms of unneighbourliness. As you know, the Council has on many occasions expressed its concerns about the loss of workshop premises within the town – many conversion proposals being put forward on the basis that workshop use is incompatible with adjacent residential properties.*

*For the above reasons the Council maintains its objection to the application.*

### **PLANNING DECISIONS:**

**The YDNPA has advised the Council of its decisions on planning applications as follows:**

**S/03/524G** - Variation of condition 2 of planning permission Y8/91/3/040 to replace single garage with double garage at Plot 1, Site adjacent to Joss Lane, Sedbergh  
*Approved with conditions*

**S/03/571** – Full permission for erection of extension to existing barn housing livestock at Lockbank Farm, Sedbergh.  
*Approved with conditions*

**S/03/273C** – Full permission for erection of replacement agricultural building at Highside Farm, Frostrow Lane, Sedbergh  
*Approved with conditions*

**S/03/572** – Full permission for reconstruction of the "Pepperpot" to summerhouse and observatory at the Pepperpot, Akay Lodge, Dent Road, Sedbergh  
*Approved with conditions (the permission relates to a revised plan which incorporates the amendments sought by the Parish Council).*

### **PROTECTED TREES AND TREES WITHIN THE CONSERVATION AREA:**

(No decisions to report)