

**RAMSAY ROAD COMMUNITY CENTRE  
GARAGE AND STORAGE SHED**

**14/00748/FUL**

The report is to consider an application which seeks planning permission for a detached garage and storage shed at the Ramsay Road Community Centre. The proposed garage would be used to house a St Johns Ambulance.

The application site is located on the corner of Ramsay Road and Laxley Road, within a residential area of Cross Heath, and within the Newcastle urban neighbourhood as indicated on the Local Development Framework Proposals Map.

**The statutory 8 week determination period for the application expires on the 25 November 2014**

**RECOMMENDATION**

Approve; subject to conditions relating to the following:-

1. Commencement of development within 3 years
2. Materials and plans as per application

**Reason for recommendation**

The proposed detached garage and storage shed are considered to have an acceptable visual impact within the character of the area, and would not adversely affect the streetscene. The proposed development would not adversely affect the amenities of neighbouring dwellings, or impact upon the local highway network.

**Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with this application**

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

**Policies and Proposals in the approved Development Plan relevant to this decision:-**

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 - 2026 (Adopted 2009) (CSS)

Policy CSP1: Design Quality

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy T16: Development – General Parking Requirements

**Other material considerations include:**

National Planning Policy Framework (March 2012)

National Planning Practice Guidance (2014)

Relevant Planning History

None relevant

## Views of Consultees

**Environmental Health:** No objections

## Representations

None received to date

## Applicant/agent's submission

All of the application documents can be viewed at the Guildhall or using the following link.

[www.newcastle-staffs.gov.uk/planning/1400748FUL](http://www.newcastle-staffs.gov.uk/planning/1400748FUL)

## **KEY ISSUES**

The application site contains the Ramsay Road Community Centre, located off Ramsay Road. The application seeks planning permission for the erection of a detached garage and store within the site.

The principle of providing a garage and storage to the community centre within the residential area is considered to be acceptable, subject to;

1. Design of the buildings, and whether this would be acceptable within the streetscene
2. Impact upon residential amenity
3. Impact upon the local highway network

## **Design and Character of the Area**

Policy CSP1 of the Core Spatial Strategy outlines how the design of new development is assessed which includes amongst other requirements the need to promote and respect the areas character and identity.

Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The application site is situated within a predominantly residential area, on the corner of Ramsay and Laxley Road. The proposed garage would be toward the entrance of the site on Laxley Road, and would be sited behind the existing sub-station. The proposed garage would measure approximately 3.7m in height, 7.3m in depth and 3.8m in width. The proposed structure would be of pre-fabricated construction, with wooden doors to the front elevation. The garage would be of acceptable appearance in relation to the Community Centre.

The proposed storage shed would be located within the site, just south of the Community Centre. The storage shed would measure 2m in height, and 1.8m in width and depth. The structure would be fabricated in the same materials as the garage, however it would have steel doors.

The proposed garage would be located towards the rear of the substation, resulting in views of the garage being limited within the streetscene. The proposed garage is considered to be

of acceptable scale and design, and would not adversely affect the character of the area. Similarly, the storage shed would be positioned within the site, and would be small in scale which is considered to be acceptable.

The visual appearance of the garage and storage shed is considered to be acceptable in relation to the character of the Community Centre and character of the area.

### **Residential Amenity**

The Framework states within paragraph 9 states that pursuing sustainable development involves seeking positive improvements in peoples quality of life, including improving the conditions in which people live, work, travel and take leisure. The impact upon the amenity of surrounding residents has to be taken into consideration. Paragraph 17 sets a core planning principle that planning should seek to secure a good stand of amenity for all existing and future occupants of land and buildings.

The proposed garage would be located approximately 18m away from the neighbouring residents on Laxley Road who back onto the site. This distance would be sufficient to prevent any adverse impact upon the amenities of these neighbours. The proposal would not adversely affect any other neighbouring dwelling.

The proposed storage shed is located within the site, at an offset angle to No.34 Ramsay Road. Due to the shed's height and offset position, it is not considered that the shed would adversely affect the amenities of this property in terms of space, outlook and privacy.

Whilst the garage would be used for the storage of an ambulance, it is unlikely that such storage would result in the adverse disturbance of neighbours in terms of noise. The Environmental Health Division consider that any noise created as a result of the development is likely to be short term and intermittent.

### **Highways**

The siting of the proposed garage would result in the loss of two parking spaces within the site; however this would not greatly affect the existing parking arrangement on site when considering the size of the existing building.

The remaining parking on site is therefore considered to be acceptable and as such the proposed development is unlikely to adversely affect the existing highway.

#### Background Papers

Planning File

Development Plan

Date report prepared 30/10/14