

The addition of a garage can provide space for extra vehicles or create a useful storage space. However, if poorly positioned or designed they can have a bulky appearance and have a negative impact on the street.

New Garage considerations:

If you want to attach a new garage to the side of the house the same points apply as outlined in the **Side Extensions** guidance.

If you wish to build a detached garage make sure:

- The garage is subservient to the existing property and adequate garden space is retained remembering turning space might also be needed;
- The garage does not spoil the setting of the existing property;
- High quality materials are used that respect the materials used in the construction of the main property;
- Double garage doors can look unattractive, designs which have two single doors with mid and end piers will be viewed more favourably;
- Care should be taken with garages along the boundary that space is retained to maintain guttering etc;
- Structures with large roof forms could overshadow or be overbearing and oppressive to neighbours, if there is a loss of amenity to neighbouring properties then the scheme could be refused;
- Any storage in the roof should be preferably be served by roof lights not dormers;
- The overall height of the garage should be carefully considered, having regard to the predominant heights of existing garages and how the structure will appear in relation the existing property and in the street scene as a whole.

Garage Conversions Considerations:

Converting your garage into living accommodation can be a cheap and quick alternative to extending your property. The important factors to consider are:

- Will there still be adequate space to park cars after the conversion has taken place?
- Replacement parking which results in the loss of a front garden and the front boundary may be refused in locations where this has a harmful impact on the character of the street scene;
- The new appearance of the front of your property must also be carefully considered. The positioning and size of new windows and doors should respect the existing arrangement on the elevation and the materials used should match with the rest of the property.

The councils adopted parking standards set out the requirements for parking and garages sizes:

Parking Spaces & Dimensions

Dwellings with 2 or more bedrooms require 2 off street parking spaces each with a dimension of 5.5m x 2.9m.

Reversing into the highway is unacceptable and should be avoided by providing a useable turning area.

Garage Dimensions

For a garage to be included as a parking space in the above requirements it must have internal dimensions of 7m x 3m.

Hardsurfacing

Development consisting of new or replacement hardsurfacing exceeding 5 square metres must be made of porous materials or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. Overly hardsurfaced frontages are not acceptable and where possible landscaping should be used to soften any impact.