

2.2 REFERENCE NO - 15/502969/FULL			
APPLICATION PROPOSAL Additional garaging with hobby workshop and domestic storage over			
ADDRESS Fairlea Warden Road Eastchurch Kent ME12 4EX			
RECOMMENDATION – GRANT subject to conditions			
SUMMARY OF REASONS FOR /REASONS FOR REFUSAL The proposal would not give rise to unacceptable harm to the residential amenity or character and appearance of the surrounding rural area.			
REASON FOR REFERRAL TO COMMITTEE Eastchurch Parish Council have raised objections to the application			
WARD Sheppey Central	PARISH/TOWN COUNCIL Eastchurch	APPLICANT Mr Malcolm Magenty AGENT Kent Design Partnership	
DECISION DUE DATE 27/05/15	PUBLICITY EXPIRY DATE 27/05/15	OFFICER SITE VISIT DATE	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/00/0040	Replacement Dwelling	Refused	26.06.2015
SW/00/0699	Replacement dwelling and demolition of existing	Approved	25.09.2015
SW/02/1138	Replacement Dwelling - (Appeal Dismissed)	Refused	10.10.2003
SW/04/0114	Replacement dwelling	Approved	25.03.2004
SW/04/0836	Detached garage	Approved	27.08.2015
SW/05/0912	2 conservatories to rear and side of existing house	Refused	30.08.2005

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.1 Fairlea, Warden Road, is a detached two-storey dwelling in the countryside to the east of the Eastchurch holiday parks. The property sits within extensive grounds and features a detached garage to the southern side, and a driveway/turning area to the front.

- 1.2 The property is of a similar size and style to the existing surrounding properties, the majority of which are large detached residential properties with sizeable gardens.

- 1.3 The site boundaries are lined by trees and hedging, with additional trees in close proximity to the house and garage and brick entrance features and metal gates by the vehicular entrance onto Warden Road.

2.0 PROPOSAL

- 2.1 The application seeks to erect an additional garage building with workshop / hobby space above to the northern side of the existing house.
- 2.2 The proposed building would measure approximately 6.40m to the ridge, approximately 14.00m wide and 8.4m deep. The proposal would include 4 garage doors along the front elevation, with additional access to the rear, and would include a window to the rear and barn window with shutters to the front. The ridge height of the proposed building was reduced by 800mm after discussions between the case officer and the agent with regards to the scale of the proposal.
- 2.3 The barn style design of the building would be similar to that of the existing house and garage, and external materials include brick, render, tile hanging and a tiled roof.
- 2.3 The applicant advises that the building is required for the storage and maintenance of the applicant’s classic cars.

3.0 SUMMARY INFORMATION

	Proposed
Approximate Ridge Height (m)	6.40
Approximate Depth (m)	8.4
Approximate Width (m)	14
No. of Storeys	2
Net Floor Area	127.44

4.0 PLANNING CONSTRAINTS

- 4.01 None.

5.0 POLICY AND OTHER CONSIDERATIONS

- 5.01 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are relevant in terms of encouraging good design standards and minimising the potential impact of any development upon the amenity of the rural area.
- 5.02 The adopted Swale Borough Local Plan 2008 in particular the saved policies E1, E6, E9 and E19 are of relevance with regard to the provision of high quality development and minimising the impact on the countryside.

- 5.03 The Council's emerging local plan Bearing Fruits is of relevance and its proposed policies will be taken into account. However as the plan is yet to be adopted it cannot be given fully weight.
- 5.04 The Council's adopted Supplementary Planning Guidance (SPG) entitled "Designing an Extension" is relevant (and remains a material consideration following a formal review and adoption procedure) in that it recommends extensions should be subservient to the main dwelling in terms of scale.

6.0 LOCAL REPRESENTATIONS

- 6.01 The application has been advertised through a general site notice, and notification letters have been sent to the occupiers and owners of neighbouring properties.

7.0 CONSULTATIONS

- 7.01 Eastchurch Parish Council objects to this application on the grounds that the application proposes a "large-scale building comparable if not larger than the main residence. It is felt that it is of unreasonable size and not in keeping." Additional observations include that if permission is granted that conditions to be imposed include a prohibition on the building to be used for accommodation to prevent conversion into a dwelling in the future.
- 7.02 Further to the amended drawings Eastchurch Parish Council Planning Committee sees no reason to change their original objection (above).

8.0 BACKGROUND PAPERS AND PLANS

Application papers and correspondence relating to planning reference 15/502969/FULL

9.0 APPRAISAL

Principle of Development

- 9.01 The principle consideration with regard to the application is the size and scale of the proposal in relation to the main residence and its impact on the countryside. The proposal is for a sizeable garage with hobby workshop adjacent to the existing dwelling. The site is outside the build-up settlement boundary and is therefore part of the countryside.
- 9.02 However, large outbuildings (such as garages, workshops, stores, etc.) are not uncommon within the countryside, and particularly at larger properties such as this. Furthermore the use of the building would be ancillary to the main residential use of the house, and it would not provide any further residential accommodation.
- 9.03 I therefore consider the proposal to be acceptable in principle, subject to amenity considerations as set out below.

Impact on the Countryside

- 9.04 The proposed building would be of a good standard of design in my opinion, and I believe that it would sit comfortably on the plot and in relation to the existing buildings on site. Views of the building will be set against the existing house, garage, entrance features and landscaped garden. I therefore do not believe that there would be any serious impact upon the character or appearance of the wider countryside.

Achieving High Quality Design and Distinctiveness

- 9.05 Policy E19 of the Swale Borough Council Local Plan expects development to be of high quality design. Of relevance to this application is (7) of E19 - *“Development proposals should respond positively to the following:*

7. providing development that is appropriate to its context in respect of scale, height and massing, both in relation to its surroundings, and its individual details;

- 9.06 As discussed above, the amendments made to the application have reduced the scale and height of the barn / workshop and the proposal is now considered appropriate with regard to its size and scale within its surrounding context. The application is of high quality design, in a manner which maintains the Kent vernacular. Additionally the materials proposed, subject to conditions, will match the existing house where possible and ensure that the building does not harm the residential amenity or rural setting.
- 9.07 I note the objection of Eastchurch Parish Council. However, I consider the amendments to the original scheme have reduced the visual impact of the development. I appreciate the concerns raised by the Parish Council; however, I believe that through the provision of planning conditions, the proposal will be compliant with planning policy and I do not consider the application to be harmful to the adjacent dwelling or the wider rural area.

Residential amenity

- 9.08 The proposed building will be set away from the main dwelling, and well away from any neighbouring properties. I therefore have no serious concerns in regards to residential amenity.

Summary

- 9.09 Overall ,whilst the proposed building would represent a large outbuilding I do not consider the application to be detrimental to the existing adjacent dwelling or the rural setting. The applicant has made amendments to the scheme in order to reduce its size to accord with the Swale Borough Local Plan 2008.
- 9.10 The application is of high quality design and is in keeping with the surrounding location with regard to design, materials and appearance. The application is not considered to be harmful to the countryside or to local amenity.

10.0 CONCLUSION

10.01 Having reviewed the application, received amended drawings, and taken all material considerations into account, I do not consider the application to cause demonstrable harm to the amenity of the main house or the rural area. The proposal is of high quality design and is in keeping with the surrounding area in terms of design, materials and appearance. I appreciate the concerns raised by the Eastchurch Parish Council; however, I believe the amendments made to the scheme have addressed these concerns and the application is now considered to comply with the adopted Local Plan policies and supplementary guidance.

10.02 I therefore recommend that planning permission should be granted.

11.0 RECOMMENDATION – APPROVE Subject to the following conditions:

- (1) The development to which this permission relates must be begun no later than the expiration of three years beginning with the date on which permission is granted.

Reasons: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) Prior to the commencement of development, details of the external finishing materials to be used on the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.

Reasons: In the interest of visual amenity.

- (3) The development hereby permitted shall not be used for any other purpose other than for purposes ancillary to the existing dwelling and shall not be used as a separate individual dwellinghouse.

Reasons: In the interests of residential amenity.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The applicant was advised of minor changes required to the application and these were agreed.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.