

2.10 REFERENCE NO - 16/506520/FULL			
APPLICATION PROPOSAL Erection of a detached garage/store/office as amended by drawing 2603/1 Received 12 September 2016			
ADDRESS Norwood Cottage Eastchurch Road Eastchurch Kent ME12 4HP			
RECOMMENDATION – Approve SUBJECT TO: view of the County Archaeological Officer			
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL Proposed development would not give rise to unacceptable harm to the countryside.			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection			
WARD Sheppey East	PARISH/TOWN COUNCIL Eastchurch	APPLICANT Mr Engin Selcuk AGENT Richard Baker Partnership	
DECISION DUE DATE 18/10/16	PUBLICITY EXPIRY DATE 30/09/16		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
16/501545/FULL	Two storey rear extension	Granted	12.04.16
16/505793/FULL	Erection of a detached garage/store/office	Granted	05.09.16

1.0 DESCRIPTION OF SITE

- 1.01 Norwood Cottage is a two storey detached dwelling with off road parking to the side and private amenity space to the rear. The property is constructed of brick and render, with concrete roof tiles and uPVC windows and timber doors in varying styles. The cottage is currently undergoing refurbishment with a substantial two storey rear extension being built following the 2016 planning permission above.
- 1.02 The property has access directly off Eastchurch Road by way of a driveway. There is hardstanding to the side providing off road parking for several vehicles.
- 1.03 The application site is located on a generous plot within the countryside as defined in the Swale Borough Local Plan 2008. The property sits in somewhat of an isolated location with farmland predominately surrounding the site to the south, east and west. A Public Right of Way runs close to but not across the site.

2.0 PROPOSAL

- 2.01 This application seeks permission for the erection of a detached garage/store/office located to the side of the property.
- 2.02 This application as first submitted sought to position the garage close to the highway with no details of proposed landscaping. The proposal has since been modified to re-position the garage further back from the highway and various trees/shrubs would be planted in addition to the existing hedgerow.

- 2.03 The garage would have relatively little impact on the front elevation of the building being positioned in the north east corner and screened by the existing hedgerow. The north facing side of the garage would front the highway with a log store attached, set approximately 2.4m away from the highway, and slightly forward of the front elevation of the building.
- 2.04 In terms of access and parking, the existing access point will be retained and parking will remain to the side of the property in front of the new garage. The garage will provide covered car parking space to the side leaving further parking space between it and the main building.
- 2.05 The first floor of the new garage will accommodate a store/office and a shower room. In terms of windows, one would be provided on the west and east facing elevation. Two rooflights are proposed within the roof space on the south roof slope and one on the north.

3.0 SUMMARY INFORMATION

	Proposed
Approximate Ridge Height (m)	6.1m
Approximate Eaves Height (m)	2.6m
Approximate Depth (m)	7m
Approximate Width (m)	9.3m
No. of Storeys	2
Net Floor Area	91sq m
Parking Spaces	2

4.0 PLANNING CONSTRAINTS

Potential Archaeological Importance

5.0 POLICY AND OTHER CONSIDERATIONS

- 5.01 Swale Borough Local Plan 2008: Saved policies E1 (General Development Criteria) E6 (The Countryside) E19 (Design Criteria) E24 (Extensions & Alterations) RC4 (Extensions to, and replacement of, dwellings in the rural area)
- 5.02 DM11, DM14 and DM16 of The Swale Borough Local Plan Proposed Main Modifications June 2016
- 5.03 Supplementary Planning Documents (SPD): Supplementary Planning Guidance entitled “Designing an Extension – A Guide for Householders”.

6.0 LOCAL REPRESENTATIONS

- 6.01 I have not received any letters supporting or objecting to the application.

7.0 CONSULTATIONS

- 7.01 Eastchurch Parish Council objects to the application as submitted stating “The application is over intensification of the site in a rural location and the scale of the proposal is out of keeping with the requirements of a garage.”
- 7.02 KCC Public Rights of Way and Access Service did not object to the application as submitted. The public bridleway ZS22A passes adjacent to the proposed site. As the application is for the erection of a detached garage with associated usage away from the public right of way, there is unlikely to be a significant impact on the path.
- 7.03 I am awaiting the comments of the County Archaeological Officer and will update Members at the Meeting.

8.0 BACKGROUND PAPERS AND PLANS

Application papers and drawings referring to application reference 16/506520/FULL.

9.0 APPRAISAL

Principle of Development

- 9.01 The main issues to be considered in this application are the impact of the proposed garage on the character and appearance of the cottage and the countryside and the impact on the neighbouring properties.

Design, impact on the character and appearance of the street scene and visual amenity

- 9.02 The garage, visible from the highway, will have relatively little impact on the front elevation of the building in my view. It would be appropriately designed and would not harm visual amenity. The garage would be set further back from the highway than originally submitted, resulting in only the log store element protruding further than the front elevation of the main building. I note the Parish Council’s objection to the over intensification of the site in a rural location but, whilst the proposal is a change to the landscape setting, it is acceptable in my opinion. The site is mainly surrounded by farmland with only one large detached property located to the west and a row of four cottages to the east. The proposed design would have an acceptable impact on the character and appearance of the street scene and the visual amenities of the area in my opinion.
- 9.03 The new garage would be obscured from public view by existing trees and hedgerows. The proposed pitched roof would complement the character of the existing building and in my opinion, this proposal has been well designed to minimise the visual impact. I am satisfied that the proposal will not negatively affect the streetscene as the proposal will realistically be able to accommodate parking.
- 9.04 There is potential for future alterations to the garage which may have a harmful impact on the design of the building and the character of the area. I therefore recommend imposing condition (4) below, which removes permitted development rights for such alterations.

Residential Amenity

- 9.05 The property is quite isolated, therefore there are no overlooking or overshadowing issues.

Highways

- 9.06 There are two car parking spaces to the front of the new garage which accords with adopted Kent County Council Highways and Transportation standards for a dwelling with 4 bedrooms. There would be no resulting harm to highway safety and convenience.

Landscaping

- 9.07 The revised plans detail proposed hedgerow planting (consisting of Holley, Hawthorn and other indigenous species) in addition to the existing trees and hedgerows along the northern side of the site.

Other Matters

- 9.08 I also note that the application proposes a first floor to the new garage. I consider that the use of this for a store/office is acceptable. I am mindful that this space is fairly substantial in size, and recommend imposing condition (5) below which restricts the use of the roofspace to purposes ancillary and/or incidental to the use of the dwelling..

10.0 CONCLUSION

- 10.01 I therefore consider that the proposal is acceptable in terms of impact upon the landscape character and is of an acceptable design. I therefore recommend, subject to conditions, that permission is granted.

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

CONDITIONS

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which permission is granted.

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

- (2) The facing materials to be used in the construction of the external surfaces of the garage hereby permitted shall match those on the existing building in terms of type, colour and texture.

Reason: In the interests of visual amenity

- (3) The development hereby approved shall be carried out in accordance with the following approved drawings:

Plans and Elevations: Drawing Number: 2603/1 received 12 September 2016

Reason: For the avoidance of doubt and in the interests of proper planning.

- (4) The building hereby permitted shall not be used at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling known as “Norwood Cottage”.

Reason: As its use as a separate unit of accommodation would be contrary to the provisions of the development plan for the area.

- (5) Upon completion, no alterations or extension to the garage hereby approved, whether or not permitted by Class E of Part 1 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order), shall be carried out.

Reason: In the interests of the amenities of the area.

Council's approach to the 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:

- 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/agent 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.