

<b>2.2 REFERENCE NO - 16/506621/FULL</b>			
<b>APPLICATION PROPOSAL</b> Demolition of existing detached garage/store and construction of a new garage with office/workshop and boiler room/store as amended by drawing no. 503/03B received 20 October 2016			
<b>ADDRESS</b> 1 Bullfinches Worlds End Lewson Street Norton Kent ME9 9JW			
<b>RECOMMENDATION</b> – Approve			
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council objection			
<b>WARD</b> Teynham And Lynsted	<b>PARISH/TOWN COUNCIL</b> Norton, Buckland And Stone	<b>APPLICANT</b> Mr Simon Smith <b>AGENT</b> Design & Build Services	
<b>DECISION DUE DATE</b> 27/10/16	<b>PUBLICITY EXPIRY DATE</b> 07/10/16		
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
SW/92/0683	Conservation area consent for shower room for registered disabled person (including partial removal of existing conservatory)	Granted	17/07/1992
SW/92/0682	Shower room for registered disabled person	Granted	17/07/1992
14/502863/FULL	Construction of side and rear two storey extension to semi-detached house	Granted	23/12/2014

**1.0 DESCRIPTION OF SITE**

- 1.01 1 Bullfinches is a two storey semi-detached cottage built in the mid to late 1800s. It is located towards the northern end of Worlds End Lane in Lewson Street, within the Lewson Street conservation area. Here the lane terminates and continues only as a public footpath. Across the lane stands Worlds End, a grade II listed building in generous grounds
- 1.02 The property enjoys a spacious plot fronting Worlds End with a garage at the far northern end, with access at the end of the narrow one track road. A public footpath runs alongside the northern boundary from Lewson Street to the A2 road.
- 1.03 The cottage is currently undergoing refurbishment with a two storey side and rear extension being completed following the 2014 planning permission above. An existing modern detached garage of poor design, constructed of blockwork and render, with felt roof tiles to the front and corrugated cement sheet to the rear and timber framed windows and doors stands on the far northern boundary of the site.
- 1.04 The application site is located within the countryside as defined in the Swale Borough Local Plan 2008.

## 2.0 PROPOSAL

- 2.01 This application is to replace the modern garage and as first submitted sought to construct a new double garage with office/workshop and boiler room/store to replace the existing garage; a building measuring 13m in length x 6.5m in depth x 4.5m in height. The proposal has since been modified to reduce the size of the new garage, and to provide one garage space rather than two spaces. The proposed now building has been reduced in length by 2m and is now shown as 11m long (other dimensions unchanged)
- 2.02 The existing detached garage/store will be demolished and replaced with a new garage located in the same position, close to the public footpath along the northern boundary. It will be constructed of brickwork/feather edged weatherboarding and timber framed windows and doors. The pitched roof will have a ridge height of 2m and be constructed of natural grey slates.
- 2.03 The garage would have relatively little impact on the front elevation of the building being positioned in the far northern corner and screened by proposed hedgerow planting. The south east facing side of the garage would front the highway. The existing vehicle access which is positioned at the end of the narrow one track road would be blocked up. A new vehicle entrance would be formed adjacent to the main dwelling together with a drive and turning area in the middle of the road side boundary.
- 2.04 The proposal will accommodate one garage space, a boiler room/store and office/workshop. In terms of windows, two would be provided on the north west and south west facing elevation. Two conservation style rooflights are proposed within the roof space on the north east roof slope. Photovoltaic panels in a grid system would be installed on the south west facing front roof slope.
- 2.05 The applicant sought pre-application advice before submitting the application and was advised to reduce the height of the proposed building. This application has amended the design from a two storey to a single storey building in line with the advice given.

## 3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Approximate Ridge Height (m)	3m	4.5m	+1.5m
Approximate Eaves Height (m)	0.9m	2m	+1.1m
Approximate Depth (m)	5.6m	6.3m	+0.7m
Approximate Length (m)	6.1m	11.0m	+4.9m
No. of Storeys	1	1	0
Net Floor Area	34sq m	69sq m	+35sq m

## 4.0 PLANNING CONSTRAINTS

Lewson Street Conservation Area  
 Opposite Worlds End, a grade II listed building

## **5.0 POLICY AND OTHER CONSIDERATIONS**

- 5.01 Swale Borough Local Plan 2008: Saved policies: E1 (General Development Criteria) E6 (The Countryside) E14 (Listed Buildings) E15 (Conservation Area) E19 (Design Criteria) E24 (Alterations and extensions) and 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 received one letter of objection to the original submission on the following summarised grounds:

- The size of the new outbuilding is out of keeping with other garages in the area. The cottage has been massively developed and the proposal will dominate the area and completely change the street scene of Worlds End.
- Planning Policy seeks broadly to restrict development in the countryside and to allow reasonable levels of householder development providing it does not give rise to visually harmful impacts. I believe the proposal is poorly proportioned and intrusive in the landscape. An application for a smaller garage in the same road (SW/11/0728) was refused.
- The proximity of the new garage would have a detrimental impact on the listed building.
- The new garage would be located too close to the footpath and road.
- The proposed business use has the potential to materially change the residential character and use of the property. This location being at the end of a narrow dead end lane, is not suited for any business use.
- Access to our property has been blocked during the refurbishment works.
- If planning permission is granted, we request a condition regarding highway safety during the construction period and another prohibiting any future use of the new outbuilding as a dwelling.
- If the “garage” was of a smaller scale and set back, this would mitigate our concerns.

## **7.0 CONSULTATIONS**

- 7.01 Norton Parish Council opposes the application as submitted. Originally a small two bedroom cottage, the property has been significantly extended. The Council considers that the new garage, which has a footprint only slightly smaller than the extended cottage, is disproportionate on the site when compared to the existing dwelling. The new garage should be subservient in both size and character to the dwelling which it serves.
- 7.02 The agent has responded to the objections to say that garages of a similar footprint to the proposal are not uncommon in this area. As agreed at the pre-application advice meeting, this application as submitted proposes a single storey structure with a low pitched roof to be positioned along the boundary. There will be ample open space between 1 Bullfinches and the proposed garage/office which would allow the

occupants of Worlds End house to retain the open aspect in this location. This is in contrast to many other houses in the street.

## **8.0 BACKGROUND PAPERS AND PLANS**

8.01 Application papers and drawings referring to application reference 16/506621/FULL.

## **9.0 APPRAISAL**

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, the impact on the character of the conservation area and setting of the adjacent listed building.

### **Impact on the character and appearance of the street scene and visual amenity**

9.02 The existing garage has fallen into a state of disrepair, is unattractive, and the proposed works will be a considerable improvement. In my view, the scale of the double garage originally proposed would have been excessive, covering almost the same footprint as the host building and I share many of the concerns expressed about it at that time. I therefore considered that this would be harmful and unacceptable.

9.03 Accordingly, I suggested a reduction in the scale of the proposed building, and the revised proposals address this concern successfully, reducing the length of the building by 2.0m to provide a single garage as opposed to a double. I consider that the proposals now have considerable merit and will enhance the character of the street scene and the visual amenities of the area.

### **Impact on the character of the conservation area and setting of the listed building**

9.04 The proposed building, located in a conservation area, opposite a grade listed building, and surrounded by extensive countryside to the south west and north west, contributes significantly to its setting value. As a designated conservation area, it is clearly a heritage asset. Since there is a statutory duty on the Council to ensure that changes to heritage assets are not harmful it has been essential that the proposal is not of any significant harm. I consider that the building as now proposed will be of a significant improvement over the functioning of the garaging and storage provisions for the host building and its site and the additional residential orientated office and boiler room facilities.

9.05 The proposed siting of the new building is located away from the cottage it is to serve and is on the same general position as the existing garage building, close to the public footpath along the northern boundary. I note local concern over the close proximity to the footpath and highway but, whilst the proposal is a change to the landscape setting, it is acceptable in my opinion. The roof profile is specifically kept shallow with its proposed finish in natural slates and conservation style rooflights. The northern boundary facing wall will be constructed in brickwork to match that of the host building together with the use of featheredged horizontal boarding to the southern wall facing the side of the host building. I consider that the works will not adversely affect the character of the cottage or the conservation area/immediate surroundings of the listed building opposite. Instead it will complete the improvement of this site.

### **Highways**

- 9.06 The existing garage has an access at the end of a narrow one track road and as such the turning and manoeuvring of vehicles is difficult. The proposed building will have the garage door facing the main dwelling, with a new vehicle entrance and drive. Therefore access to the site will be greatly improved and I consider there would be no resulting harm to highway safety and convenience.

**Other Matters**

- 9.07 I note local concern in regards to use of the building as a dwelling. 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 (4) below which restricts the use of the building 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, the conservation area and within the setting of the adjacent listed building. 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.

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

Floor Plans. Elevations. Site Plan. Drawing No. 503/03B received 20 October 2016

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

- (3) Prior to the commencement of development hereby approved, detailed drawings of all new external joinery work and fittings at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority, together with sections through glazing bars, frames and mouldings. Works shall proceed in accordance with the approved details.

Reasons: In the interests of preserving or enhancing the character and appearance of the conservation area and to ensure that these details are approved before works commence.

- (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 “1 Bullfinches”.

Reasons: 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

- (6) No development shall take place until details of proposed hedgerow planting (which shall be native species and of a type that will encourage wildlife and biodiversity) to be installed along the eastern side of the site has been submitted to and approved by the Local Planning Authority.

Reasons: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity

- (7) All hedgerow planting approved under the requirements of condition (6) above shall be carried out in accordance with the approved details. The works shall be carried out prior to the first use of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reasons: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (8) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reasons: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

### **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 application 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.