

PLANNING COMMITTEE – 2 FEBRUARY 2017

PART 2

Report of the Head of Planning

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 16/506840/FULL			
APPLICATION PROPOSAL Conversion of study/integral garage to form a bedroom with en-suite.			
ADDRESS 4 Stoney Road Dunkirk Kent ME13 9TN			
RECOMMENDATION Approve			
SUMMARY OF REASONS FOR RECOMMENDATION The application would not be significantly harmful residential or visual amenity			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection			
WARD Boughton And Courtenay	PARISH/TOWN COUNCIL Dunkirk	APPLICANT Mrs Emma Milburn	
DECISION DUE DATE 19/01/17	PUBLICITY EXPIRY DATE 23/12/16		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/03/0723	Three bedroom 2 storey house with integral single garage	Approved	30/01/2004

1.0 DESCRIPTION OF SITE

- 1.01 No. 4 Stoney Road is a uniquely designed two storey detached dwelling with a protruding integral garage, and hard standing in front of the garage providing off road parking for at least two cars. The property was approved under planning permission for a new property under reference SW/03/0723. Condition (10) of that permission restricts alterations to convert the garage, which this application seeks approval for.
- 1.02 The property sits in an edge of village location characterised by low density residential properties. On the opposite side of the road is open land and scattered dwellings. Stoney Road forms access to Berkeley Close and Fernleigh Close, and to the very recent Orchard Gate development of six new dwellings.

2.0 PROPOSAL

- 2.01 The integral garage measures 3.5m wide x 5.8m in length. This proposal is to convert the garage to a habitable room. The external garage door would be removed and replaced with a new window. The garage conversion would provide a bedroom with en-suite and utility/lobby.

- 2.02 Two off-road parking spaces would remain in the front of the property. The area of hard standing measures 9.m wide x 8.3m depth.

3.0 PLANNING CONSTRAINTS

None

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Development Plan: Saved policies E1, E19 and T3 of the Swale Borough Local Plan 2008.

5.0 LOCAL REPRESENTATIONS

None

6.0 CONSULTATIONS

- 6.01 Dunkirk Parish Council objects to the application as follows;

“We do not wish see the loss of any off road parking spaces within the parish. The existing garage is described by applicant as a study/integral garage. The application form also quotes the provision of two parking spaces before and after any consent given. This indicates that the existing garage space is no longer used at all for a vehicle. These two spaces are within the property but, as with many other residences of that part of Stoney Road, it is observed that extensive parking takes place on the highway overnight and at weekends.”

7.0 APPRAISAL

- 7.01 The main considerations in the determination of this planning application concern the impact that the loss of the garage as a parking space would have upon the character and appearance of the streetscene and upon highway safety and convenience.
- 7.02 The proposed conversion would result in the loss of the property’s only single garage. The question then is what impact will that have on the streetscene and on parking provision at the property. The hardstanding to the front of garage provides off-road parking for two cars which is what the current parking standard for a three bedroom dwelling in a village location requires. Parking spaces should normally be 2.5m wide, although between walls it is recommended by Kent Highways that this width should be enlarged to 2.7m. Here the area in front of the garage is 9m wide which more than complies with this guidance for two spaces. The approval of this application is not likely to result in any erosion of soft landscaping to the front of the property, as can sometimes be the case with garage conversions. Therefore I do not consider that the proposal would be likely lead to new parking or visual amenity problems in the area as cars can already be expected to be parked across the entire frontage of the garage.
- 7.03 The parking provision available to the applicants will be the same two spaces as originally anticipated, and I do not consider that it would result in additional on-street parking potential due to the driveway for the property being adequate for the parking needs of the property. Nor do I find that the conversion of this garage will negatively

affect the streetscene as the property’s entire frontage is already paved over and used for parking.

7.04 Although granting permission for this application could encourage others to do the same, I do not consider this to be a reason for refusal. Each application should be considered on its own merits.

7.05 The application does introduce a window facing the highway in place of the existing garage door. The size and design of this window is in keeping with the other front windows and as such, I consider that the proposal is acceptable in relation to its impact upon neighbouring amenities.

8.0 CONCLUSION

8.01 This application for the conversion of an existing integral garage to a habitable room is considered acceptable and I therefore recommend that permission be granted.

9.0 **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 materials and new window to be used in the construction of the external surfaces of the conversion hereby permitted shall match those on the existing building in terms of type, colour and texture.

Reasons: In the interests of visual amenity

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:

- 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 application was acceptable as submitted and no further assistance was required

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.