

<b>2.3 REFERENCE NO - 17/504374/FULL</b>			
<b>APPLICATION PROPOSAL</b> Proposed change of use and extension of garage to form habitable annexe.			
<b>ADDRESS</b> 14 Stiles Close Minster-on-sea Sheerness Kent ME12 2TQ			
<b>RECOMMENDATION</b> - APPROVE			
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council objection			
<b>WARD</b> Sheppey Central	<b>PARISH/TOWN COUNCIL</b> Minster-On-Sea	<b>APPLICANT</b> Mr & Mrs G Thompson <b>AGENT</b> Nigel Sands & Associates	
<b>DECISION DUE DATE</b> 25/10/17	<b>PUBLICITY EXPIRY DATE</b> 27/09/17		
<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/97/0011	Erection of 23 units and associated garages and other works	Granted	4.3.97
SW/97/0012	Erection of 23 units and associated garages and other works (alternative application)	Granted	4.3.97

**1.0 DESCRIPTION OF SITE**

- 1.01 14 Stiles Close, is a two storey detached dwelling with a detached single garage to the rear, located on a relatively modern housing estate within the built up area of Minster.
- 1.02 The property is reached by a small access road which serves three properties located at the end of the cul de sac. There is a driveway at the front of the dwelling that is the full depth of the property (10m in length) providing off-road parking for two cars. To the rear is private amenity space.
- 1.03 The application site is characterised by detached dwellings with off-street parking and landscaped gardens to the front of properties.

**2.0 PROPOSAL**

- 2.01 This application seeks permission for the conversion and extension of the existing detached garage to a habitable annexe.
- 2.02 The existing detached garage measures 2.8 metres wide x 5.3 metres in length with a pitched roof. The proposed extension would involve extending the garage to the side to form an L shaped building. The extension would project 1.5m towards the side boundary and be located 5.0 metres away from the common boundary. The extension would be brick built, with a pitched roof and patio doors to the side leading to the garden. On the rear elevation, a high level window would be installed.
- 2.03 The proposed garage conversion would result in removing the external garage door and replacing it with a new window constructed of UPVC. The external wall around the new window would be constructed of brick to match the existing brickwork.

- 2.04 The proposal will accommodate a bedroom with an en-suite and be used as an annexe to the main dwelling.
- 2.05 The proposal would have relatively little impact on the front elevation of the building being positioned behind the property. Two off road parking spaces remain in front of the garage.

**3.0 PLANNING CONSTRAINTS**

Environment Agency Flood Zone 3 134962

**4.0 POLICY AND OTHER CONSIDERATIONS**

Bearing Fruits 2031: The Swale Borough Local Plan 2017: Policies DM7, DM14 and DM16

Supplementary Planning Documents: Supplementary Planning Guidance entitled “*Designing an Extension – A Guide for Householders*”. The Council’s SPD on extension and alterations explains that “Extensions or conversion of garages to extra accommodation, which reduce available parking space and increase parking on roads is not likely to be acceptable. Nor is the provision of all car parking in the front garden a suitable alternative as the position is unlikely to be suitable for a garage and will create a poor appearance in the streetscene.”

**5.0 LOCAL REPRESENTATIONS**

- 5.01 The occupier of 13 Stiles Close supports the application on the basis that there would be no negative impact on the surrounding houses.

**6.0 CONSULTATIONS**

- 6.01 Minster-on-Sea Parish Council objects stating “This back-land development seeks a self-contained dwelling in a garden supplementary to the main residence with inadequate parking. If permitted, it will set a precedent for inappropriate development that conflicts with the principles that underpin sustainable planning.”

**7.0 BACKGROUND PAPERS AND PLANS**

Application papers and drawings referring to application reference 17/504374/FULL.

**8.0 APPRAISAL**

- 8.01 The main considerations in the determination of this planning application concern the impact of the extension on the visual amenities of the surrounding area, the loss of the garage as a parking space upon the character and the appearance of the streetscene, and whether or not the type and amount of accommodation proposed essentially amounts to a new dwelling.

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

- 8.02 The proposed extension would occupy an area approx. half the width of the existing garage projecting 1.5 metres towards the side boundary and 2.7 metres in length. It would be visible from public vantage points to the south of the site. I consider this has

been appropriately designed and I see no objection to the design approach taken here and would not harm visual amenity.

- 8.03 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. In this road, provision has been made for the parking of cars within the curtilages of all dwellings. Taking into account that the existing driveway is 10 metres in length and as such can accommodate tandem parking for two cars, I consider that the permanent loss of the garage would be unlikely to result in increased parking in front of the property or on the road. In my opinion, the proposed conversion would not displace parking to the front of the dwelling and there will be no additional on-street parking potential due to the driveway for the property being adequate for the parking needs of the property.
- 8.04 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 visual amenities.
- 8.05 I consider that the conversion would have minimal impact upon the character and appearance of the area as there is space for one vehicle to be largely tucked behind the front elevation and the existing boundary wall will screen views of the site from the west.

#### Use as an annexe

- 8.06 The proposed building containing simply a bedroom and ensuite located close to the host building and being totally subservient would constitute an annexe dependant or ancillary to the main house and as such cannot be used as a separate dwelling in its own right. The proposed building is essentially a bedroom with an ensuite.
- 8.07 There are two car parking spaces to the front of the dwelling 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.
- 8.08 I note local concern in regards to use of the building as a separate dwelling. I consider that the use of this for an annexe is acceptable but recommend imposing condition (4) below which restricts the use of the building to purposes ancillary and/or incidental to the use of the dwelling to clarify the situation.
- 8.09 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.

#### Residential Amenity

- 8.10 There is no identifiable harm regarding the impact of the proposal upon the amenity of the residents of the adjacent dwellings, no. 13 and 15. Both properties are sufficiently spaced apart from no.14, therefore I consider that the proposal would not give rise to any serious overshadowing or loss of light to adjoining properties. The level of overlooking would be no worse than currently experienced by no.13.
- 8.11 To the south, no. 4 Appleford Drive lies 10 metres from the boundary with no. 14 Stiles Close. Given this intervening distance, I am of the view that the proposed rear

extension would be unlikely to have a pronounced impact on the residential amenities of the occupiers of no. 4 in respect of loss of light or overshadowing. With regards to overlooking, there would be little impact from the rear facing window – this high level window would be at least 5.0 metres away from the rear boundary.

Flooding

- 8.12 The application lies within Flood zone 3. The finished floor level will be no lower than the finished floor level of the existing levels which is an acceptable approach to take.

## 9.0 CONCLUSION

- 9.01 This application for the change of use and extension of garage to form a habitable annexe is considered acceptable and I therefore recommend that permission be granted.

## 10.0 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:

Proposed change of use of detached garage to annex: Drawing Number: 17/2838/1C

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 “14 Stiles Close”.

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

- 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.



17/504374/FULL 14 Stiles Close  
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