

2.6 REFERENCE NO - 17/502748/FULL		
APPLICATION PROPOSAL Erection of a single storey detached granny annexe.		
ADDRESS 196 Barton Hill Drive Minster-on-sea Sheerness Kent ME12 3LZ		
RECOMMENDATION Grant, SUBJECT TO conditions and no fresh issues being raised from latest consultation, expiry date 10 th October 2017		
SUMMARY OF REASONS FOR RECOMMENDATION The application site lies within the built up area boundary where the principle of development is accepted and the proposal would not give rise to unacceptable harm to residential or visual amenities.		
REASON FOR REFERRAL TO COMMITTEE Recommendation contrary to Parish Council view.		
WARD Sheppey Central	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Mrs Jane Savage AGENT
DECISION DUE DATE 11/08/17	PUBLICITY EXPIRY DATE 21/07/17	

1.0 DESCRIPTION OF SITE

- 1.01 The application site is a two storey semi detached dwelling with parking to the front and a relatively generous amount of private amenity space to the rear.
- 1.02 The properties along the eastern side of Barton Hill Drive are similar in style and design. The opposite side of Barton Hill Drive has some residential properties before opening out onto undeveloped land.

2.0 PROPOSAL

- 2.01 This application seeks planning permission for the erection of a detached single storey annexe to be located at the back of the rear garden. Including the proposed veranda, the annexe will have a footprint of 9.8m x 5.5m, 2m to the eaves and a pitched roof measuring 4m in overall height.
- 2.02 The materials proposed would be shiplap weatherboarding and a felt / shingle tiled roof cement roof slates and white uPVC windows and doors.
- 2.03 Internally the annexe would provide a lounge / diner / utility room, bedroom (with walk in wardrobe) and bathroom.

3.0 PLANNING CONSTRAINTS

- 3.01 None

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 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 impacts of any development upon the amenity of neighbouring residents.

- 4.02 The development plan entitled Bearing Fruits 2031: The Swale Borough Local Plan 2017 was formally adopted by the Council on 26th July 2017 and carries full weight. Policies CP4 (Requiring good design) and DM14 (General development criteria) are relevant to this proposal.
- 4.03 The Council's adopted Supplementary Planning Guidance (SPG) entitled "Designing an Extension" is also relevant, and provides general design guidance. The SPG remains a material consideration, having been through a formal review and adoption process.

5.0 LOCAL REPRESENTATIONS

- 5.01 Surrounding properties were sent a consultation letter, no responses were received. Additional drawings were submitted during the course of the application clarifying the scale of the extension and the location of the openings. I have re-consulted neighbours on this basis with the consultation period expiring on 10th October 2017. I will update Members at the Committee Meeting of any responses received.

6.0 CONSULTATIONS

- 6.01 Minster-on-sea Parish Council originally responded, objecting to the application and stated:

"The description does not match the proposal. This is a self-contained dwelling not an annexe. Approval would set an unacceptable precedent for neighbouring properties to apply for similar development without the adequate parking provision or access to support it."

After assessing the originally submitted drawing I also took the view that the proposal would be able to operate as a separate dwelling. Therefore, after raising these concerns with the applicant I received amended drawings showing the removal of the second bedroom and the kitchen and a reduction in the footprint. On this basis I re-consulted with Minster-on-sea Parish Council and the following response was received:

"Minster-on-Sea Parish Council's previous position in objecting to this [revised] proposal remains unchanged. Notwithstanding the reduced bedroom space, this is still patently a detached dwelling and not an annexe and the principle of allowing this will result in an inextricable increase in similar self-contained dwellings in back gardens setting an unacceptable precedent for neighbouring properties to apply for similar development without the adequate parking provision or access to support it."

7.0 BACKGROUND PAPERS AND PLANS

- 7.01 Application papers and correspondence relating to planning reference 17/502748/FULL.

8.0 APPRAISAL

Principle of Development

- 8.01 The application site lies in the built up area boundary where the principle of development is accepted. The main considerations in this case concern the impact that the proposal would have upon residential and visual amenities.

Residential Amenity

- 8.02 The proposed annexe would be located towards the rear of the garden. I firstly take into account that the garden of the host property is relatively generous, measuring 32m in depth and 7.5m in width. The adjacent gardens are of a similar size. Although the property to the rear, No.22 Poppy Crescent would be approximately 13.5m away from the annexe I give considerable weight to the limited height of the annexe of 4m. The two adjacent dwellings, No.s 194 and 198, would be approximately 19m away from the closest part of the annexe (the veranda). The boundary treatment marking the common boundary consists of close boarded fencing and planting which I believe will limit any opportunities for overlooking from No.s 194 or 198. On the rear elevation the annexe will have a single window serving a bathroom which would likely be obscure glazed. Therefore I do not believe that any harmful levels of overlooking from No.22 Poppy Crescent would occur. As such due to the separation distance, the size of the host and surrounding gardens, the layout of the annexe and its single storey scale I do not believe that it would give rise to any significant harm to residential amenities.

Visual Amenity

- 8.03 Due to the location of the annexe at the rear of the private amenity space, views to the building from public vantage points would be extremely limited. I note the use of materials proposed and in this case, as the annexe is not attached to the dwelling consider them to be appropriate for this development.

Other Matters

- 8.04 I note the comments received from the Parish Council and respond as follows. As set out above, on receipt of the original application I had concerns regarding both the size of the annexe and the facilities contained within it insofar as I was of the view that the proposal would be able to function as a separate dwelling. However, after liaising with the applicant and informing them of my concerns they have amended the proposal removing a bedroom and the kitchen. As a result, I am now of the view that the proposal would operate as an annexe, I also give weight to the requirement to access the annexe through the rear garden of the host property. I have been informed by the applicant that the annexe will be occupied by a family member and I have included a relevant condition to this effect. In addition, although the annexe is not physically attached to the existing dwelling, the annexe itself does not provide any kitchen facilities and therefore these would be expected to be shared with the main dwelling, as would the private amenity space and the access. As such I take the view that the annexe would operate as such and is acceptable in this regard.

9.0 CONCLUSION

- 9.01 Overall I take the view that the proposal has been amended to now represent what I consider to be an appropriately sized annexe. I consider the principle of development in this location is accepted and I believe it would not give rise to

unacceptable harm to residential or visual amenities. I recommend that planning permission is granted.

10.0 RECOMMENDATION – GRANT Subject to the following 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 the 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 materials to be used in the construction of the external surfaces of the development hereby approved shall match those as stated on the application form.

Reason: In the interests of visual amenities.

- (3) The development hereby approved shall be carried out in accordance with the following drawings 'One' (received 20/9/2017); 'New Three' (received 20/9/2017) and 'Floorplan' (received 13/8/2017).

Reason: For clarity and in the interests of proper planning.

- (4) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 196 Barton Hill Drive.

Reason: Its use as a separate unit would impact unacceptably upon the amenities of the area.

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 application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

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.

