

<b>2.2 REFERENCE NO - 18/500589/FULL</b>			
<b>APPLICATION PROPOSAL</b> Conversion of existing garage into annexe accommodation for elderly relative.			
<b>ADDRESS</b> 6 Shooters Chase Iwade Sittingbourne Kent ME9 8TP			
<b>RECOMMENDATION</b> Grant subject to conditions			
<b>SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL</b> Proposed development would not give rise to unacceptable harm to residential or visual amenity, and will provide acceptable parking provision at the property.			
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council objection			
<b>WARD</b> Bobbing, Iwade And Lower Halstow		<b>PARISH/TOWN COUNCIL</b> Iwade	<b>APPLICANT</b> Mr & Mrs Bell <b>AGENT</b> PDL Architecture
<b>DECISION DUE DATE</b> 27/03/18		<b>PUBLICITY EXPIRY DATE</b> 23/02/18	
<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>
None			

## 1.0 DESCRIPTION OF SITE

- 1.01 6 Shooters Chase is a two storey detached dwelling with a detached double garage to the north of the property. There is hardstanding to the front of the garage adequate for the parking of two cars, and private amenity space to the rear of the dwelling.
- 1.02 The application site is located inside the built up area boundary of Iwade and is situated on a modern housing estate characterised by properties of a similar scale and design.

## 2.0 PROPOSAL

- 2.01 This application seeks planning permission for the conversion of the double garage into annexe accommodation. The double garage measures 4.9m in width x 5.1m in length. Both garage doors would be replaced with windows, and a window will be inserted in the rear wall of the garage. Doors will be added to the flank wall of the garage to provide access to the annexe from the garden of No. 6 Shooters Chase.
- 2.02 The original plans showed the annexe would be served by a bedroom, bathroom, living room and kitchen. I considered the introduction of a kitchen in the proposed annex would amount to it being self-sufficient, and would therefore not be reliant on the main dwelling. It could therefore be considered to amount to a separate dwelling, something that would not be supported by planning officers in this area. The agent was notified of this and subsequently amended plans were submitted removing the kitchen from the proposed annexe.

### **3.0 PLANNING CONSTRAINTS**

- 3.01 Potential Archaeological Importance

### **4.0 POLICY AND OTHER CONSIDERATIONS**

- 4.01 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)
- 4.02 Development Plan: Policies CP4, DM7, DM14 and DM16 of “Bearing Fruits 2031: The Swale Borough Local Plan 2017”.
- 4.03 The Council’s adopted Supplementary Planning Guidance (SPG) entitled “Designing an Extension – A Guide for Householders”

### **5.0 LOCAL REPRESENTATIONS**

- 5.01 Comments were received from one neighbour, who neither objects to nor supports the application. They state they do not object to the application as parking spaces are not lost. They do comment on the narrowness of the road to the front of the house and state that cars already park on the road in this area.
- 5.02 Two comments were received in support of the application from the application site address. Their contents are summarised below:
- Parking at the property would not be affected by the conversion.
  - The driveway will remain the same.
  - The garage is currently used for storage and will not change from its current size.
  - The conversion is proposed to allow elderly parents who currently live in the main house single storey living and washing facilities.

### **6.0 CONSULTATIONS**

- 6.01 Iwade Parish Council objects to the proposal, commenting as follows:

*“This is a 5/6 bedroom house with parking for two small cars. Because of issues with parking in this area the Parish Council objects on the grounds of loss of garage/parking space.”*

### **7.0 BACKGROUND PAPERS AND PLANS**

- 7.01 Application papers for application 18/500589/FULL.

### **8.0 APPRAISAL**

#### **Principle of Development**

- 8.01 The application site is situated within the defined built up area boundary of Iwade where the principle of development is acceptable. The main considerations in this case concern the impact to visual and residential amenity, the use of the garage as an annexe and the impact of the loss of the garage as a parking space.

**Visual Impact**

- 8.02 The annexe will be visible in the street scene, and therefore its design is important. The only change to the garage that will be visible in the street scene is the replacement of the garage doors with windows that will face onto the streetscape. I consider they are of an appropriate scale and design and will be in keeping with the front windows on the host dwelling. As such, I believe the proposal is acceptable in relation to its impact upon visual amenities.

**Residential Amenity**

- 8.03 There will be no extension to the garage so I consider there will be no additional harm to amenity in terms of overshadowing or an overbearing impact. The proposal includes windows to the front of garage. I note the property and garage looks onto a grassed play area and as such I do not consider any overlooking issues will occur from the placement of these windows. A window is proposed in the rear of the garage. This will be situated approximately 6m from the common boundary with the property to the rear, No. 2 Shooters Chase. I do not consider any unacceptable overlooking will occur here as the garage is only single storey and will not be situated close to the neighbouring dwelling. As such I consider the proposal acceptable with regard to impact to residential amenity.

**Use as an Annexe**

- 8.04 Following amendment, the proposed annexe will contain a bedroom, bathroom and lounge, accessible from the rear garden of the host building, and would constitute an annexe dependant or ancillary to the main house. I consider that the amount of accommodation being proposed is at such a level that it will be dependant on the main dwelling, and as such cannot be used as a separate dwelling in its own right.
- 8.05 I consider that the use of this double garage as an annexe is acceptable 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.

**Parking**

- 8.06 The loss of the garage as a parking space needs to be considered. The garage internally measures 4.9m in width x 5.1m in length, which is under the preferred size of 6m in width x 5.5m in length as referred to in the Kent Vehicle Parking Standards. As such, it could be argued that the garage is not currently used for vehicle parking. The property has five bedrooms and has a driveway to the front of the double garage which has space for the parking of two cars. This is in accordance with KCC standards (as set out in Kent Design Guide Review: Interim Guidance Note 3 20 November 2008 – Residential Parking), which state two parking spaces are required for a five bedroom property. As such, given the size of the garage and the driveway to the front of the dwelling, I consider that the permanent loss of the garage would be unlikely to result in increased parking to the front of the property or on the road.
- 8.07 Regarding the Parish Council's objection to the proposal on the grounds of the loss of the garage/parking area, I believe the above addresses their concern. The space to the front of the garage will still be used for parking, and I recommend imposing condition (5) below to ensure these spaces remain available for the parking of vehicles.

## 9.0 CONCLUSION

- 9.01 On the basis of the above, I consider that the proposal is acceptable in terms of its impact upon the visual and residential amenities of the area. The loss of the garage as parking is acceptable and therefore, I recommend planning permission is 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 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 annexe 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 drawing: 1945-GA-100 A

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

- (4) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling known as 6 Shooters Chase.

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

- (5) The area to the front of the annexe shall be kept available for the parking of vehicles and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land or in such a position as to preclude vehicular access thereto.

Reason: Development without adequate provision for the parking or garaging of cars is likely to lead to car parking inconvenient to other road users and in a manner detrimental to highway safety and amenity.

### 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 applicant/agent was advised of minor changes required to the application and these were agreed and submitted.

The application was considered by the Planning Committee where the applicant/agent has 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.

