

**PLANNING COMMITTEE – 24 May 2018**

**PART 2**

Report of the Head of Planning

**PART 2**

Applications for which **PERMISSION** is recommended

<b>2.1 REFERENCE NO - 18/501317/FULL</b>			
<b>APPLICATION PROPOSAL</b> Erection of a single storey front extension, conversion of existing garage into a habitable space and internal alterations.			
<b>ADDRESS</b> 8 Berkeley Close Dunkirk Faversham Kent ME13 9TR			
<b>RECOMMENDATION</b> Approve			
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council objection			
<b>WARD</b> Boughton And Courtenay	<b>PARISH/TOWN COUNCIL</b> Dunkirk	<b>APPLICANT</b> Mr Jon Haile <b>AGENT</b> Cb Planning	
<b>DECISION DUE DATE</b> 31/05/18	<b>PUBLICITY EXPIRY DATE</b> 24/04/18		
<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>
17/506134/FULL	Erection of a single storey front extension, conversion of existing garage into a habitable space and internal alterations.	WITHDRAWN	18/01/2018
<b>At 38 Berkeley Close</b>			
15/503828/FULL	Erection of single storey front extension and part conversion of integral garage with door to side.	Approved	17/08/2015

**1.0 DESCRIPTION OF SITE**

- 1.01 8 Berkeley Close is a modern two bedroom mid- terraced dwelling located within the built up area boundary of Dunkirk. The site is located on a residential road with semi-detached and terraced dwellings with off-street parking and small semi or fully paved front gardens.
- 1.02 The property is one of a row of five dwellings which are designed with a flat roof front projection providing a single garage. There is hardstanding to the full width of the property frontage (5m) providing off road parking for two cars.
- 1.03 Further down the road, at no. 38 Berkeley Close, an application for a garage conversion and a similar front extension was approved by Members when Dunkirk Parish Council opposed the proposal.

## **2.0 PROPOSAL**

- 2.01 This application seeks permission for the construction of a single storey extension to the front of the property and the conversion of the existing garage to a habitable room (bedroom with en-suite bathroom).
- 2.02 The single storey front extension would project 3.6 metres from the front elevation of the house and measure 2.5 metres wide and 2.5 metres high. It would be set back from the front wall of the existing garage by 1.3 metres. The existing front entrance door and window would be removed and re-positioned at the front of the extension. It would have a flat roof constructed of EPDM (rubber) membrane. The proposal would provide a larger kitchen.
- 2.03 The external garage door would be removed and replaced with a new window constructed of white UPVC. The external walls below the new window would be constructed of a brick plinth to match the existing brickwork.
- 2.04 Two off-road parking spaces would remain in front of the garage.

## **3.0 PLANNING CONSTRAINTS**

- 3.01 None

## **4.0 POLICY AND OTHER CONSIDERATIONS**

- 4.01 Bearing Fruits 2031: The Swale Borough Local Plan 2017: Policies DM7 (Vehicle Parking), DM14 (General Development Criteria) and DM16 (Alterations and extensions)
- 4.02 Supplementary Planning Guidance (SPG) entitled “*Designing an Extension – A Guide for Householders*”. Of particular relevance here is the guidance on car parking and front extensions. With regards to car parking, the guidance states 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.”*

With regards to front extensions, the guidance states:

*“The Borough Council normally requires that front additions are kept to a maximum of 1.2m.”*

## **5.0 LOCAL REPRESENTATIONS**

- 5.01 None

## **6.0 CONSULTATIONS**

- 6.01 Dunkirk Parish Council objects to the application as a matter of principle, referring to the emerging Boughton and Dunkirk Neighbourhood Plan in a letter containing photographs of the site and surroundings, and stating;

*“The continual conversion of garages is increasing the traffic pressures with excessive on-street parking...”*

*Boughton and Dunkirk Neighbourhood Plan will be bringing forward policies to curtail this type of development. As an emerging plan, at this stage, it only carries limited weight as a planning consideration, but it does indicate a 'direction of travel' with regard to constraining on road parking.*

*There is only one dropped kerb and the space available for parking is quite small. There would be a questionable access to the property and difficulties with waste bins.*

*We would ask that the application is refused.”*

- 6.02 The agent responded to the objections to say that the parking is adequate for 2 spaces and is similar to other properties in this road, and has sent its own photograph demonstrating this.

## **7.0 BACKGROUND PAPERS AND PLANS**

- 7.01 Application papers and drawings referring to application reference 18/501317/FULL

## **8.0 APPRAISAL**

- 8.01 The main considerations in this case are whether the proposal is acceptable in terms of design and whether the loss of the garage as a parking space and providing all parking to the front of the property is acceptable.
- 8.02 The proposed front extension would alter the character of the property and the visual appearance of the street scene. The proposal is potentially contrary to the advice contained within the SPG, which suggests that front extensions should not project more than 1.2m but as the property has an irregular frontage this advice needs to be applied carefully. This property is set back from the footpath and the road and in my view the extension would have no adverse impact on residential or visual amenity. I do not believe that it should be refused on policy grounds alone and I note that a similar extension has been approved elsewhere on the estate.
- 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. The entire frontage of the property is now hardsurfaced, whereas originally some soft landscaping was indicated, with one parking space in front of the garage. The hardstanding to the front now provides off-road parking for two cars which is what the current parking standard for a three bedroom dwelling in a village location requires (see IGN3 from KCC). 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 5.0m wide which complies with this guidance for two spaces. The proposal would not 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 property on the existing hardstanding. As such, I see no prospect of the Council

being able to defend a refusal of this application at appeal – past experience has made this clear. I take the view that by converting the garage into a habitable room it will have no impact upon the street scene as no new issues would arise.

- 8.04 There is no identifiable harm regarding the impact of the proposal upon the amenity of the residents of the adjacent dwellings, no's 6 and 10. The single storey extension would not project further forwards than the neighbour's garage, therefore I consider the proposal would not give rise to any serious overshadowing or loss of light to adjoining properties.
- 8.05 The garage conversion 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.

## 9.0 CONCLUSION

- 9.01 This application for a single storey front extension and conversion of garage to form a habitable room is considered acceptable and I therefore recommend that planning 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 development hereby approved shall be carried out in accordance with the following approved drawings:

CB-005, CB-006, CB-008 and CB-010

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

- (3) The materials to be used in the construction of the external surfaces of the extension and garage conversion hereby permitted shall match those on the existing building in terms of type, colour and texture.

Reason: 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.


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.



18/501317/FULL - 8 Berkeley Close, Dunkirk, Faversham ME13 9TR  
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