

2.2 REFERENCE NO - 18/502420/FULL			
APPLICATION PROPOSAL Conversion of existing integral garage into living space.			
ADDRESS Boleyn 103 Scarborough Drive Minster-On-Sea ME12 2LX			
RECOMMENDATION Approve subject to conditions			
SUMMARY OF REASONS FOR RECOMMENDATION Due to its small scale, the loss of the garage will not alter the parking provision at the property.			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection			
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Miss Kelly Collins AGENT	
DECISION DUE DATE 13/08/18	PUBLICITY EXPIRY DATE 10/07/18		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/74/0007	House with integral garage.	APPROVED	04/07/1974
17/504801/PAPL	To convert garage to habitable room.	N/A	03/05/2018

1.0 DESCRIPTION OF SITE

- 1.01 Boleyn is a modern detached two storey dwelling located in the built up area boundary of Minster-on-Sea. The property has a garden and driveway to the front, and private amenity space to the rear.
- 1.02 The dwelling is surrounded by detached properties of varying scales and designs.

2.0 PROPOSAL

- 2.01 This application seeks planning permission for the conversion of the integral garage at the property into a habitable room. The garage door would be replaced with a window which would measure 2.3m x 1.5m and would be of a similar design to the existing windows on the property. The internal size of the garage is 2.8m x 4.8m and would be converted into a living room.
- 2.02 Planning permission is required for the conversion of the garage to a habitable room due to the following condition being included on the application for the construction of the dwelling (ref. SW/74/0007).

Condition (ii) The area(s) shown on the submitted plan as car parking space shall be kept available for such use at all times and no permanent development, whether permitted by the Town and Country Planning General Development Orders 1973 to 1974 or not, shall be carried out on the land so shown (other than the erection of a private garage or garages) or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the dwelling(s) hereby permitted.

Grounds: Development without the provision for adequate accommodation for the parking or garaging of a private motor car or cars and visitors' cars is likely to lead to car parking inconvenient to other road users and detrimental to amenity.

- 2.03 Pre application advice was submitted in 2017 for the proposal. The officer concluded that due to the small scale of the garage, it was not feasible to consider a car could be parked in it. As such, the loss of the garage would not result in a change in the parking provision at the property. The applicant was recommended to submit an application for planning permission for the works.

3.0 PLANNING CONSTRAINTS

- 3.01 None

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 The National Planning Policy Framework (NPPF) and 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 Supplementary Planning Guidance (SPG): “Designing an Extension – A Guide for Householders”

5.0 LOCAL REPRESENTATIONS

- 5.01 One comment was received from a neighbour, raising concern about parking at the property. Their comments are summarised below:
- The property currently has one parking space to the front and one, presumably in the garage. It is a 4/5 bedroom house and therefore it is likely there will be in excess of two vehicles in use there. The property should retain two off road parking spaces.
 - The owners should investigate whether another parking space could be provided to the other side of the front door.
 - Parking in Scarborough drive is an increasing problem with many cars parked on the road, especially on weekends and holidays.
 - As it is the only made up road between Seaside and Seathorpe Avenue, it is used as a ‘rat run’, with traffic being quite heavy and fast.
 - A recent RTA on the road highlights the need for clear vision at road junctions.
 - Parked cars cause limited vision due to the steepness of the hill.
 - A lot of cars park half on, half off the footpath, which results in wheelchairs and mobility scooters having to use the road.

6.0 CONSULTATIONS

- 6.01 Minster-on-Sea Parish Council originally commented on the application requesting further details regarding the amount of bedrooms at the property and the parking arrangements. This information was submitted, and the Parish Council subsequently objected to the application, stating the following:

“The proposal to increase the size of the living accommodation should not be allowed without first of all ensuring that the existing building conforms to the standard parking requirements for a 5-bedroom house. The current parking arrangements for the existing property shows that it clearly does not.”

7.0 BACKGROUND PAPERS AND PLANS

- 7.01 Background papers and plans relating to 18/502420/FULL.

8.0 APPRAISAL

Principle of Development

- 8.01 The site is located inside the built up area boundary of Minster-on-Sea, where the principle of development is accepted. The main considerations in this case involve the impact of the proposal upon visual and residential amenities, and the impact upon the parking provision at the property.

Visual Impact

- 8.02 The only external change proposed here is the replacement of the garage door with a window. The window would be of a similar scale and design to the existing windows on the front elevation of the property, and as such, I consider the proposal will not harm the character or appearance of the property or the street scene.

Residential Amenity

- 8.03 No extensions are proposed as part of this application and therefore the main impact to residential amenity would be potential overlooking from the new window. It will be located on the front elevation and would look onto Scarborough Drive. As such, I do not consider there would be any adverse overlooking impacts.

Highways

- 8.04 Paragraph 7.0 of the SPG states that *“Extensions or conversion of garages to extra accommodation, which reduce available parking space and increase parking on roads are not likely to be accepted.”* However, in this instance I would give significant weight to the size of the garage shown on the submitted drawings as 2.8m in width x 4.8m in length which is under the preferred size of 3.6m in width x 5.5m in length as stated in the Kent Vehicle Parking Standards. Given the size of the garage, I am of the opinion that a car cannot realistically be expected to park within the existing garage and that its loss in this regard would be acceptable.
- 8.05 The property benefits from one off-street parking space. The applicant confirmed that the property has five bedrooms, and as such, two off-street parking spaces should be required for a property in this location. However, taking into account the restricted size of the garage, I consider there would be no change to the parking provision at the property. I take into account the Parish Council’s and neighbour comments relating to parking, nevertheless as the parking provision is not changing, the proposal is acceptable in relation to parking.

9.0 CONCLUSION

- 9.01 The proposal will not give rise to any unacceptable impacts to residential or visual amenity. Due to the undersized garage at the property, I consider it is not reasonable

to assume a car can be parked in it, and as such, the loss of the garage will not impact the parking provision at the property. 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 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.

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 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.

