

Def Item 2 REFERENCE NO - 19/501378/FULL			
APPLICATION PROPOSAL Change of use of residential annex to independent residential use (Retrospective).			
ADDRESS Annex James House Kent View Drive Eastchurch Sheerness Kent ME12 4DP			
RECOMMENDATION Grant subject to conditions and receipt of standard SAMMS contribution			
SUMMARY OF REASONS FOR RECOMMENDATION The proposal would provide an additional dwelling to meet housing supply and would not give rise to adverse harm to residential amenity, visual amenity or highway safety over or beyond the existing situation.			
REASON FOR REFERRAL TO COMMITTEE This application was deferred by the Members at the committee meeting of 20th June 2019 and delegation given to officers to negotiate a larger area of amenity space for the new dwelling.			
WARD Borden And Grove Park	PARISH/TOWN COUNCIL Eastchurch	APPLICANT Ms Patricia Bath AGENT Brachers LLP	
DECISION DUE DATE 12/06/19	PUBLICITY EXPIRY DATE 09/05/2019		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
15/503250/SUB	Submission of details pursuant to Conditions: 3 - Details of external finishing materials, and 4 - Details of hard and soft landscaping (original app ref: SW/13/1545)	Approved	19.06.2015
APP/V2255/A/14/2 215852	Appeal against the refusal Ref: SW/13/1545	Appeal Allowed	21.07.2014
SW/13/1545	Proposed dwelling and Annex	Refused	07.02.2014

MAIN REPORT

1.0 BACKGROUND

- 1.0 Members will note that this application was reported to the Planning Committee on the 20th June 2019. The application was deferred subject to the negotiation of larger amenity space provision for the new dwelling (formed from the existing annexe building).
- 1.1 In this regard: an amended drawing has been submitted which proposes a larger area of amenity provision, measuring 13m deep by 6m wide and set to the side of the building. I consider that this would provide a good standard of amenity for future occupants of the property.
- 1.2 It should be noted that in order to deliver this provision it was necessary to reduce the size of the existing garden to the rear of the main dwelling 'James House'. As a result,

the depth of the garden of James House is reduced from 15m to of 11m. This is sufficient garden space for the property in my opinion, but I do not consider it logical to further encroach upon the rear garden of James House given that it is 4 bedroom family unit and the larger of the two properties. As such, for the benefit of both properties, I consider that the correct ratio of amenity space has been provided and the subject site 'James Annexe' would benefit from a sufficient size of usable space to the benefit of future occupiers.

- 1.3 The other aspects of the development are considered within the original report, which is attached for Member's information.
- 1.4 Taking the above into account I consider the scheme to be acceptable and recommend that planning permission should be granted subject to the receipt of standard SAMMS contribution as set out in the original report.

RECOMMENDATION – GRANT Subject to the following conditions:

- (1) The development hereby approved shall be carried out in accordance with the following approved drawings: Site Location and Block Plans, Proposed Annexe Elevations, 2165/01 rev. C, and 2165/03 rev. A.

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

- (2) Upon completion, no further development, whether permitted by Classes A, B, C, D, E or F of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out.

Reason: In the interests of the character and appearance of the area, and visual protection of this countryside setting.

- (3) The parking provision associated with the integral double garage shall be retained for the use of the Annexe only and not for general use of the main dwelling, known as James House.

Reason: To ensure adequate parking provision for future residents, and in the interests of highway safety and amenity.

- (4) Notwithstanding the provisions of Class A, Part 2, Schedule 2, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that Order, no fences, gates walls or other means of enclosure shall be erected within the application site.

Reason: In the interests of visual amenity.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

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.

