

**PLANNING COMMITTEE – 7 November 2019****PART 2**

Report of the Head of Planning

**PART 2**Applications for which **PERMISSION** is recommended

<b>2.1 REFERENCE NO - 19/504467/FULL</b>		
<b>APPLICATION PROPOSAL</b> Conversion and extension of existing garage to garden room and single storey side extension to form new garage.		
<b>ADDRESS</b> 7 Turnstone Close Iwade Sittingbourne Kent ME9 8TU		
<b>RECOMMENDATION</b> Grant subject to conditions		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The application does not have a detrimental impact on residential amenity nor does it harm the visual amenities of the streetscene. There is sufficient existing parking on the hardstanding drive to the front of the dwelling.		
<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 David Hawkins <b>AGENT</b> Jane Elizabeth Architects
<b>DECISION DUE DATE</b> 04/11/19		<b>PUBLICITY EXPIRY DATE</b> 01/10/19

**Planning History**

SW/99/0515

Erection of 24 detached and 8 semi-detached houses with garages and estate roads. (Revised house types).

Approved Decision Date: 25.10.1999

SW/97/0645

Erection of 24 detached and 8 semi-detached houses with garages and estate road, the provision of a village green and extension to the village hall site

Approved Decision Date: 10.05.1999

**1. DESCRIPTION OF SITE**

- 1.1 No.7 Turnstone Close is a modern detached two storey dwelling located within the built up area boundary of Iwade. There is an attached garage and a long driveway extending to front and side of the dwelling. There is a section of soft landscaping located to the front and private amenity space to the rear.

- 1.2 The streetscene is characterised by houses of a similar scale and design, many with attached garages and driveways. Both nos. 7 and 6 have first floor side facing windows opposite one another.

## **2. PROPOSAL**

- 2.1 This application seeks planning permission for the alteration and conversion of the existing garage (changing the existing pitch roof to a flat roof with a roof lantern) to form a new habitable room, and the erection of a replacement garage in front of the current garage, re-using its pitched roof.
- 2.2 The new garage would sit on the existing driveway alongside the house. It would measure 4.9m in length, 2.9m in width, 2.8m in eaves height and 5m in ridge height.

## **3. PLANNING CONSTRAINTS**

- 3.1 Potential Archaeological Importance

## **4. POLICY AND CONSIDERATIONS**

- 4.1 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 4.2 Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies CP4, DM7, DM14 and DM34.
- 4.3 Supplementary Planning Guidance (SPG): Designing and Extension.

## **5. LOCAL REPRESENTATIONS**

- 5.1 One objection was received from the occupier of no. 6. The content of the objection is summarised below:
- Overshadowing/overbearing impact
  - Loss of outlook
  - Object to boundary fence removal
  - Concerns regarding the party wall agreement
  - Impact on access to the side of the adjacent property
  - Loss of security

## **6. CONSULTATIONS**

- 6.1 Iwade Parish Council objects to the application, stating the following:
- *The impact this will have on the adjacent property, it will be overbearing.*
  - *It will directly abut the boundary between the properties.*
  - *Loss of light to the adjacent properties (windows are on the side of the building).*
  - *Query whether meters shown on the applicants' details will actually sit on the adjacent properties land?*
  - *Manhole cover shown on plans will be inside the proposed garage, will provision be made for this to be accessible in the event of blockages, etc?*
- 6.2 Natural England makes no comment.

- 6.3 The Health and Safety Executive have said that *“This application does not fall within the Consultation Distance Zones of either a Major Hazard Site or Major Accident Hazard Pipeline.”*
- 6.4 The County Archaeological Officer has said that no archaeological measures are required in connection with the proposal.

## **7. BACKGROUND PAPERS AND PLANS**

- 7.1 Application papers and drawings referring to application reference 19/504467/FULL.

## **8. APPRAISAL**

### Principle of Development

- 8.1 No.7 Turnstone Close is located within the built up area boundary and as such the principle of development is acceptable. The main issues to consider in the determination of this application concern the impact that the proposal would have upon the character of the existing streetscene and the effect of the proposal upon neighbouring amenities.

### Visual Impact

- 8.2 The application will be visible from public viewpoints and therefore it is important to consider the potential impact that the extension will have on the streetscene. The garage will have a pitched roof design which will remain subservient to the main dwelling and will be constructed using matching materials to the existing dwelling. The new flat roof over the existing garage will be located to the rear of this and I do not consider it will be visible from many public viewpoints. I consider the design of both the new pitch roof garage and the garage alterations are acceptable.
- 8.3 I note that the new garage will be situated to the side of the dwelling and will almost align with the front building line. The positioning of garages in line with the front elevation of the dwelling is not uncommon and I note that both adjacent neighbours at nos.6 and 8 have garages in a similar position. I therefore do not consider the siting of a garage in this location to be unacceptable in the streetscene.

### Residential Amenity

- 8.4 There are no side windows proposed along the boundary in either the new garage or the converted garage, and I therefore do not consider any harmful overlooking will occur. I note that no.6 has no ground floor windows in its side elevation and I do not consider that the new garage will result in any loss of light to any habitable windows as the only window in the side elevation of no. 6 is at first floor level. Therefore, although suggested by the Parish Council and the objector that a harmful loss of light will occur, I do not consider this to be the case.
- 8.5 To the rear the new habitable room would occupy the same footprint as the existing garage. It would not extend any further to the rear of the dwelling nor would it project any closer to the shared boundary. The alterations will lower the height of the building here and will not result in any harm to the residential amenities of no.6.

### Highways

- 8.6 The siting of the garage results in the loss of one parking space to the side of the dwelling. The SPG seeks to resist frontage parking as this can damage the visual amenity of the streetscene. In this instance however I note that neither of the adjacent neighbours have side parking with all of their parking being located to the front, and there is sufficient hardstanding to the front of the dwelling to accommodate two cars which is the requirement for a 3 or 4 bedroom house. The existing soft landscaping is proposed to remain and therefore I do not consider that the visual appearance of the streetscene would be any worse than at present.

### Other Matters

- 8.7 There are other concerns raised but I note that party wall agreements, and boundary fences are private matters and cannot be assessed under planning considerations. I see no effect on access or security for the adjacent property as all the works proposed are within the boundary of property in no.7's ownership. The Parish Council has raised concern in relation to meter boxes and the drain on the driveway but these are not matters that are material to determination of this application and may be dealt by building control or statutory undertakers.

## 9. CONCLUSION

- 9.1 The application does not have a detrimental impact on residential amenity nor does it harm the visual amenities of the streetscene. There is sufficient existing parking on the hardstanding to the front of the dwelling and I see no adverse consequences arising from this proposal.

## 10. 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 new garage 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 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.

