

PLANNING COMMITTEE – 17 DECEMBER 2019**PART 2**

Report of the Head of Planning

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

2.1 REFERENCE NO - 19/505039/FULL		
APPLICATION PROPOSAL Conversion of the garage to a habitable space and addition of pitched roof to existing single storey front extension. Extension to the front hard standing and extend the existing dropped kerb.		
ADDRESS 86 Adelaide Drive Sittingbourne Kent ME10 1XU		
RECOMMENDATION - Approve		
REASON FOR REFERRAL TO COMMITTEE Applicant is a Councillor		
WARD Homewood	PARISH/TOWN COUNCIL	APPLICANT Mr & Mrs Whelan AGENT Nigel Sands & Associates
DECISION DUE DATE 03/12/19	PUBLICITY EXPIRY DATE 13/11/19	

Planning History

SW/92/1109

First floor front & rear extensions and conservatory

Approved Decision Date: 15.02.1993

SW/74/0045

Extension to provide lounge and kitchen

Approved Decision Date: 02.08.1974

1. DESCRIPTION OF SITE

- 1.1 86 Adelaide Drive is a two storey semi-detached property located within the built up area boundary of Sittingbourne. There is an integral garage at the property, and a driveway to the front of this which provides parking for two vehicles. The garage projects forward of the main house and has a w.c. alongside it; both under a flat roof. To the rear is private amenity space. There is an existing magnolia tree which is located at the front of the property.
- 1.2 The surrounding area is characterised by semi-detached properties of a similar scale and design.

2. PROPOSAL

- 2.1 This application seeks planning permission for the conversion of the garage to a habitable room and the addition of a pitched roof to the existing garage/w.c. at the front of the house. The pitched roof will increase the height of the extension by 0.8m to 3.3m in maximum height, and will be constructed using materials that match the existing dwelling. The garage conversion will create a study at the property.
- 2.2 The existing hardstanding will be enlarged and the dropped kerb will also be extended to the full width of the driveway.

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, DM14 and DM16
- 4.3 Supplementary Planning Guidance (SPG): ‘Designing an Extension: A Guide for Householders’

5. LOCAL REPRESENTATIONS

- 5.1 None

6. CONSULTATIONS

- 6.1 The County Archaeological Officer has said;

“Thank you for consulting on the above application. Although this is close to a recorded Roman burial site, given the very limited groundworks involved in the proposed conversion and hard standing extension I am satisfied that no archaeological measures are necessary.”

- 6.2 I have informally discussed the application was discussed with the Council’s Tree Consultant who considers the construction of the proposed paving is likely to cause damage to the roots of the tree due to the close proximity of the tree. He recommends a condition is imposed ensuring a native replacement tree is planted should the existing tree be damaged during the construction phase.

7. BACKGROUND PAPERS AND PLANS

- 7.1 Plans and documents submitted as part of 19/505039/FULL.

8. APPRAISAL

Principle of Development

- 8.1 This site is located within the built up area boundary of Sittingbourne where the principle of development is accepted. The main considerations in this case involve the

impact of the development upon visual and residential amenity and the loss of the garage as a parking space.

Visual Impact

- 8.2 The existing flat roof above the garage and porch will be replaced with a mono-pitch roof. I believe this will improve the appearance of the front elevation, and represent a better design than the existing flat roof. The garage door will be replaced with a window which will serve the study. It is of a similar scale to the existing windows on the front elevation of the dwelling, and therefore I believe it will sit comfortably on the property. All aspects of the development will use materials that match those on the existing dwelling. Overall, I take the view the proposal will not cause harm to the character and appearance of the dwelling, or wider area.

Residential Amenity

- 8.3 The main properties that could be affected by the proposal are those either side of the site. The addition of the pitched roof to the front extension will increase the height of the structure by 0.8m. It will lie 2.5m from No. 84 and 2m from No. 88. Taking into account the limited height increase and the distance to the neighbouring properties, I do not believe this element of the proposal will cause unacceptable harm to residential amenities at these neighbouring properties. The addition of a window in the front elevation of the garage will provide views similar to the existing windows in the front elevation, and therefore I take the view any overlooking impact will be acceptable.

Parking

- 8.4 The loss of the garage as a parking space needs to be considered. In accordance with Kent Parking Standards, a property of this scale in this location should provide two off-street parking spaces. The driveway at the property (which is to be reconfigured) can provide these spaces side by side. I therefore consider the parking provision is adequate, and consider the loss of the garage is acceptable.
- 8.5 I note that the majority of the front garden is already laid with hardstanding, and therefore I do not consider the proposal will cause unacceptable harm to the character and appearance of the streetscene.

Impact on tree

- 8.6 There is an existing magnolia tree to the front of the property, and the extension to the hard standing will be located in close proximity to this tree. The application form indicates that this tree is to be retained, and I have discussed the proposal with the Council's Tree Consultant who considers the construction of the paving is likely to damage the roots of the tree. I therefore include a condition below to ensure the tree is replaced should it become damaged by the construction of the development.

9. CONCLUSION

- 9.1 On the basis of the above, I do not consider the proposal will have adverse impacts on visual or residential amenities, and will provide an adequate parking provision. I therefore recommend planning permission be approved.

10. RECOMMENDATION – Approve subject to the following conditions:

- (1) The development to which this permission relates must be begun no 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 development 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 tree shown on the plan hereby approved shall be retained and maintained. If this tree is removed, dies, is severely damaged or becomes seriously diseased within five years of the date of this permission it shall be replaced with a tree of such size and species as may be agreed with the Local Planning Authority.

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.

