

2.8 REFERENCE NO - 20/503740/FULL		
APPLICATION PROPOSAL Proposed single storey link to garage and renewal and raising of garage roof to create living accommodation over. Demolition of conservatory and insertion of folding doors in rear elevation		
ADDRESS 7 Coultrip Close Eastchurch Sheerness Kent ME12 4ST		
RECOMMENDATION Grant subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL 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 as well as a reasonably sized double garage.		
REASON FOR REFERRAL TO COMMITTEE Parish Council objection to the application which is contrary to Officer recommendation		
WARD Sheppey East	PARISH/TOWN COUNCIL Eastchurch	APPLICANT Mr & Mrs Smith AGENT Nigel Sands & Associates
DECISION DUE DATE 19/10/20		PUBLICITY EXPIRY DATE 14/09/20

Planning History

SW/03/1108

Variation of condition (14) of outline permission SW/95/0102 to allow an increase in the number of dwellings permitted to be constructed before the provision of the A249 Iwade to Queenborough improvement scheme from 60 to 80.

Approved Decision Date: 11.10.2004

SW/98/0703

Approval of Reserved Matters of SW/95/102 for first phase of residential development consisting of 60 dwellings, associated woodlands and works.

Approved Decision Date: 25.11.1998

SW/95/0102

Outline application for residential & leisure development & community hospital including housing, village shopping centre & community facilities, primary school, affordable & executive housing, golfcourse & club house, hotel, health farm including all necessary infrastructure & associated facilities.

Approved Decision Date: 12.09.1997

Adjacent site:

SW/09/0974

Two storey side extension for kitchen and annex above.

Approved Decision Date: 04.12.2009

1. DESCRIPTION OF SITE

1.1 The application site consists of a two storey detached dwelling set back from the highway. The dwelling is large in scale with a detached double garage lying to the south east of the site along with a large hardstanding driveway. To the front and side there is

established landscaping including shrubs and trees. To the rear of the dwelling lies a conservatory and private amenity space.

- 1.2 The surrounding streetscene consists of detached dwellings of a similar scale and design on large plots. Linked garages are common in the streetscene and are present on nos. 2 & 5 Coultrip Close as well as nos. 1& 2 Court Tree Drive.

2. PROPOSAL

- 2.1 This application seeks planning permission for the erection of a first floor extension over the existing double garage which will connect the garage to the dwelling and provide annexe accommodation. Also sought is permission for the demolition of an existing conservatory and the insertion of folding doors to the rear.

- 2.2 The annexe will largely be constructed over the existing garage with the footprint of the garage not being altered. The ridge height of the garage will be increased by 2.2m to allow this accommodation with two pitched roof dormer windows being added to the first floor west elevation (front) and a rooflight to the first floor east elevation (rear).

- 2.3 The infilling link between the garage and the main dwelling will have an L shaped footprint and will measure 4.7m to eaves height and 6.3m to ridge height. It will have a width of 2.5m and a depth of around 5m. To the north elevation a set of bifold doors will be added to the ground floor as well as an entrance door to the ground floor west elevation with an additional window to the east elevation.

- 2.4 The materials proposed in the construction of the extensions will match those on the existing dwelling and garage.

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: CP4, DM7, DM14 and DM16 of “Bearing Fruits 2031: The Swale Borough Local Plan 2017”

- 4.3 The Council’s adopted Supplementary Planning Guidance (SPG) entitled “Designing an Extension – A Guide for Householders”

5. LOCAL REPRESENTATIONS

- 5.1 Eastchurch Parish Council object to the application, stating the following:

“It is over intensification of the site and is an apparent creation of a separate dwelling.”

- 5.2 No comments were received from neighbouring properties.

6. CONSULTATIONS

- 6.1 KCC Archaeology: confirms that no archaeological measures are required.

7. BACKGROUND PAPERS AND PLANS

7.1 Application papers and drawings referring to application reference 20/503740/FULL.

8. APPRAISAL

Principle of Development

8.1 The application site is situated within the defined built up area boundary of Minster where the principle of development is acceptable. The main considerations in this case concern the impact to visual and residential amenity, the use of the extension as an annexe and whether the parking situation will be impacted.

Use as an Annexe

8.2 The proposed annexe will contain a bedroom, ensuite and living space and is dependent on the main dwelling for its kitchen facilities. There would be a small lobby/utility on the ground floor. I consider that the amount of accommodation being proposed could not be considered a separate dwelling in its own right due to its size and subsequent room allocation. It would have an intimate relationship with the main dwelling by way of ground floor link and the ground floor garage would be retained and used in conjunction with the main dwelling. The driveway to the front would remain shared with no subdivision of garden space. The annexe would have a separate entrance to the main dwelling, however there is a clear internal dependency on the main dwelling and I therefore still consider the relationship acceptable for annexe accommodation.

8.3 I consider that the use of this double garage as an annexe is acceptable and recommend imposing condition (3) below which restricts the use of the habitable space to purposes ancillary and/or incidental to the use of the dwelling.

Visual Impact

8.4 The annexe will be fully visible in the street scene and therefore its design is important. Although the frontage of the existing garage will remain the same, the addition of first floor accommodation above will introduce additional windows as well as visually increasing the annexe in height and bulk.

8.5 Given the streetscene in the immediate vicinity I do not consider that this development will appear incongruous as it remains subservient to both the host dwelling and the neighbouring dwelling. The surrounding estate is full of two storey detached properties on large plots and I do not consider the additional height or bulk of the garage building to represent an overdevelopment of the plot. Adding to this it is noted that no. 2 Coultrip Close has had a similar development approved under application SW/09/0974 which allowed for a first floor link to be created between the garage and dwelling and annexe accommodation provided.

8.6 The streetscene is characterised by large detached dwellings, well spaced in their plots which creates a sense of openness. A 2m distance to the shared boundary will be maintained from the first floor extension and the shared boundary at the front of the site and as such I do not consider that significant loss of openness will occur in the streetscene. Whilst the infill extension does extend to 1m from the shared boundary at the furthest point the majority of the development at first floor is situated 2m from the boundary and I consider that visually an acceptable separation between nos 7 and 8 is maintained.

- 8.7 The dormer windows proposed to the front of the annexe are of small scale and have pitched roofs which aligns with the design guidance in the SPG.
- 8.8 The materials proposed match those on the existing garage and also the main dwelling and therefore I consider that the impact in terms of design on the street scene will be acceptable. The insertion of the folding doors to the rear of the dwelling and the demolition of the conservatory are considered to be minor changes that will not alter the character and appearance of the dwelling and are therefore acceptable.

Residential Amenity

- 8.9 The height and bulk of the existing garage will be increased as well as the creation of an infill extension and therefore neighbouring amenity must be considered. No. 8 is the immediate neighbour, located to the east of the plot and the neighbour most likely to be impacted by the works. The infill extension projects 1.9m past the rear of no. 8 but it is considered that the distance from the shared boundary of between 1m-2m helps offset any potential impact and therefore this projection is not considered to create a harmful sense of enclosure or overbearing to the occupiers of no.8.
- 8.10 The ridge height of the garage will be increased by 2.2m however it should be noted that the majority of the extension runs parallel with the side elevation of no.8 with a separation distance of around 5.4m. There is one side window in the elevation of no.8 but this serves a bathroom and as such it is not considered that due to the positioning of the extension and the distance from no.8 that no harmful loss of light or overbearing impact will occur.
- 8.11 The development is significantly removed from any other residential dwelling in the close and therefore it is not considered that any significant harm to residential amenity will occur.

Parking and Highways

- 8.12 With the addition of the annexe bedroom the dwelling will have 5 bedrooms. The adopted parking SPD recommends that a dwelling in this location should provide 3 plus off road parking spaces. This provision is easily accommodated on the existing driveway and within the double garage which is being retained and I consider the existing arrangement acceptable.

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 as well as in the double garage which is being retained.

10. RECOMMENDATION

GRANT Subject to the following conditions:

CONDITIONS to include

- 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 extension 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 annexe hereby permitted shall not be occupied at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling known as 7 Coultrip Close.

Reason: As its use as a separate unit of accommodation would be contrary to the provisions of the development plan for the area.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 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.

