

2.8 REFERENCE NO - 21/502502/FULL		
APPLICATION PROPOSAL Conversion of garage to habitable space, including erection of a single storey infill extension to side and rear, and alterations to internal layout.		
ADDRESS 6 Stangate Drive Iwade Sittingbourne Kent ME9 8UH		
RECOMMENDATION - Grant subject to conditions		
REASON FOR REFERRAL TO COMMITTEE Parish Council objection		
WARD Bobbing, Iwade And Lower Halstow	PARISH/TOWN COUNCIL Iwade	APPLICANT Mr Simon Holsman AGENT Resi
DECISION DUE DATE 07/07/21	PUBLICITY EXPIRY DATE 09/06/21	

Planning History

21/502503/LAWPRO

Lawful Development Certificate for a proposed loft conversion with rear dormer and 3no. roof lights to front elevation including internal alterations.

Pending Consideration

1. DESCRIPTION OF SITE

1.1 6 Stangate Drive is a two storey dwelling located within the built up area boundary of Iwade. The property is connected to No. 4 Stangate Drive at first floor level, with an underpass underneath that provides vehicular access to a garage located within the rear garden of the property. A driveway is provided to the front of this. There is private amenity space to the rear of the dwelling. The dwelling is located on a modern housing estate surrounded by dwellings of a similar scale with varying designs.

1.2 Application 21/502503/LAWPRO is currently pending consideration at the site and proposes the conversion of the loft at the property with a rear dormer window and three rooflights on the front elevation, which will create an additional bedroom within the roof space.

2. PROPOSAL

2.1 This application seeks planning permission for the conversion of the garage to a habitable space, including the erection of a single storey infill extension to the side and rear of the property.

2.2 The covered underpass will be enclosed with a brick wall and window in the front elevation. At the rear, a flat roof extension is proposed to link the garage to the main dwelling. The garage will be converted to a second living room, whilst the extension and conversion of the underpass will create a dining room and utility room.

- 2.3 Part of the front garden will be laid with paving to provide an additional parking space at the property. This will involve the removal a small tree at the front of the dwelling.

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: Policies CP4, DM7, DM14 and DM16 of Bearing Fruits 2031: The Swale Borough Local Plan 2017
- 4.3 Supplementary Planning Guidance (SPG): 'Designing an Extension: A Guide for Householders' and the Swale Borough Council Car Parking SPD 2020.

5. LOCAL REPRESENTATIONS

- 5.1 One objection has been received. Its contents are summarised below:

- The proposed garage conversion (which could be used as an annex) is 4.8m from our property and would cause a great invasion of our privacy.
- This planning application could cause a loss of value to our property.
- The applicants contradict themselves regarding two planning applications submitted, whereby they complained to the Council regarding noise from amplified music system and light pollution from our garden area. They even told us it is annoying when we have guests in our garden. We were also accused before we had our planning permission granted that they were watching the work unfold, which had not even been started. We were just making interior home improvements. Now it seems that they want to get closer to our property.
- We have many times experienced the female applicant become very vocal when she has family members around. This would have an effect on our own well-being.
- With the possibility that this is for family members, with the loft conversion added to their property, then this could be a six bedroom property.
- The applicants have two vehicles currently, but only sufficient parking for one. The other vehicle is usually parked half on the road. With other possible family members moving in, there would be no room to accommodate the parking for extra vehicles.
- The property is registered as a 4 bedroom link detached and I would suggest that number 4 Stangate Drive seeks sound advice relating to his 4 bedroom linked detached, effectively being turned into a semi detached, with a potential devaluation of his property.

6. CONSULTATIONS

- 6.1 Iwade Parish Council objects to the application, providing the following comments:

Iwade Parish Council objects on the following grounds:

The proposed work will convert from a link-detached to semi-detached property. Parking will be an issue, especially as this will become a six-bedroomed house, the resulting extension will limit to 1.5 parking spaces.

6.2 HSE Explosives Inspectorate – No comments to make provided that the development is not a vulnerable building (a description of a vulnerable building is provided, and the property does not fall within the parameters listed).

6.3 County Archaeological Officer – No archaeological measures required.

7. BACKGROUND PAPERS AND PLANS

7.1 Plans and documents for application 21/502502/FULL.

8. APPRAISAL

Principle of Development

8.1 The site lies within the built up area boundary of Iwade where the principle of development is accepted, subject to the relevant policy considerations set out below.

Visual Impact

8.2 The enclosure and conversion of the understorey parking area will be visible in the streetscene, however I do not consider it will cause any unacceptable harm to the character and appearance of the property or wider area. I note the concern raised by a neighbour and the Parish Council regarding the impact this will have upon on the attached property, however as the properties are already visually connected at first floor and roof level, I do not believe the in-filling of the understorey area will materially alter the visual relationship with the neighbouring property to a harmful extent.

8.3 The small extension at the rear and garage conversion are also acceptable from a visual amenity perspective in my view. The infill extension is very limited in size and would link the house with the garage using a small area of flat roof. This would not be visible in the streetscene. The bricks used in the development will match those on the existing dwelling, to ensure it blends in well with the existing property, whilst a fibre glass flat roof is proposed on the extension.

8.4 The soft landscaping and tree currently located to the front of the property makes a positive contribution to the streetscene. The proposed block paving will remove some of the grass and the tree, however, I note that the lawn to the side of the property will be retained. Although use of the frontage for parking would have some negative impacts, this area could be laid to hardstanding and used for parking without the need for planning permission (including removal of the tree). As such, I do not consider that it would be reasonable to refuse the application on this basis. I have included a requirement to plant a replacement tree on the retained lawn area as a condition of the

permission. On balance I take the view that the retention of some areas of soft landscaping and the replacement tree will mean that the proposal does not give rise to unacceptable harm to visual amenities or the streetscene.

Residential Amenity

- 8.5 The infill extension between the existing house and garage will only project 1.55m rearwards of the attached property, No. 4, which is minimal and will not cause any harmful overshadowing or overbearing impact in my view. Due to the distance to other properties, I do not consider the extension will have any unacceptable impacts to residential amenity. The enclosure of the covered understorey area and conversion of the garage will have no additional impacts on neighbours, as this amounts to alteration rather than extension, and as set out above, the infill extension to the rear is limited. I do not believe the proposed window at the front will lead to any unacceptable overlooking, as it will provide views across the road, similar to the existing windows in the front elevation of the dwelling.
- 8.6 The garage conversion will not increase the garage in scale, and whilst it does propose the insertion of a window in the side elevation, I do not consider this will cause any overlooking issues given the window is at single storey and the rear garden is enclosed by 1.8m close boarded fencing, limiting views of neighbouring properties. I note a neighbour has raised concerns regarding potential noise and disturbance, and loss of privacy from the use of the garage as a habitable room. However, there is no reason in planning terms why use of the garage as habitable space would cause unacceptable noise issues.

Highways

- 8.7 This application does not increase the number of bedrooms at the property, but does result in the loss of the garage and covered underpass as parking spaces. The SBC Parking Standards SPD sets out that a four bedroom property in this location should provide 2 to 3 parking spaces. One parking space will remain on the existing driveway at the property, and another will be provided to the front of the property, with additional block paving proposed. This space will sit parallel to the road. Both spaces accord with the minimum parking space sizes set out in the SPD, and as such I consider two spaces can be provided at the site, which is in line with the parking provision set out in the SPD. I also note that the existing garage, at 2.2m internal width, does not accord with the SPD as a parking space and would not be counted as such. As such I have no concerns in this regard.
- 8.8 I note the objector's concern regarding the additional bedroom created as part of the loft conversion proposed under application 21/502503/LAWPRO. However, Members will be aware that each application must be determined on its own merits and should not be based on forecasts of how a property may be further extended in the future.

Other Matters

- 8.9 I note the objector has raised concern about the potential loss of property value for the surrounding dwellings. This is not a planning matter and therefore cannot be taken into account here.

9. CONCLUSION

- 9.1 Taking all of the above into consideration, I do not believe the development will cause any unacceptable impacts to visual or residential amenities, and provides an acceptable level of parking provision. I consider the development would accord with relevant development plan policies and as such I recommend planning permission is approved.

10. RECOMMENDATION - GRANT 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 listed on the application form.

Reason: In the interests of visual amenity.

- (3) No development beyond the construction of foundations shall take place until details of the species and location of a tree to be planted to replace the existing tree to be removed have been submitted to and approved in writing by the Local Planning Authority. The tree shall be planted in accordance with the approved details in the first planting season following the completion of the development hereby approved. If the tree is removed, dying, being severely damaged or becoming seriously diseased within five years of planting, it shall be replaced with a tree of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reasons: In the interests of the visual amenities of the area.

- (4) The areas shown on approved drawing B75715 – 001 – 3500 A as car parking spaces shall be kept available for such use at all times and no permanent development, whether permitted by The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown 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 extended accommodation hereby permitted.

Reason: Development without adequate provision for the parking or garaging of cars is likely to lead to car parking inconvenient to other road users.

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.

