

2.2 REFERENCE NO - 22/505981/FULL			
APPLICATION PROPOSAL Garage conversion into a habitable space including changes to fenestration and creation of 2no. parking spaces on drive way.			
ADDRESS 47 Lady Winter Drive Minster-on-sea Sheerness Kent ME12 2GF			
RECOMMENDATION that planning permission is Granted, subject to the conditions below			
SUMMARY OF REASONS FOR RECOMMENDATION The dwelling would retain two parking spaces and this would comply with the Council's Car Parking SPD and Local Plan.			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection			
WARD Minster Cliffs	PARISH/TOWN Minster-On-Sea	COUNCIL	APPLICANT Mr Shaun Browne AGENT Mr Karl O'Brien
DECISION DUE DATE 14/04/23	PUBLICITY EXPIRY DATE 30/03/23	CASE OFFICER Katie Kenney	

Planning History

22/501879/LAWPRO

Lawful Development Certificate for a Proposed conversion of integral garage into habitable room with front facing window.

Withdrawn Decision Date: 07.06.2022

1. DESCRIPTION OF SITE

- 1.1 47 Lady Winter Drive is a detached 4 bed property situated in the built-up area of Minster.
- 1.2 There is amenity space to the front of the property which is partially hard landscaped to allow for off-road parking and access to an integral garage. There is also amenity space to the rear.
- 1.3 The streetscene comprises of similar sized and designed dwellings.

2. PROPOSAL

- 2.1 This application seeks planning permission for the conversion of the garage into habitable space, shown to be used as a dining room. To facilitate this, the garage door would be removed and replaced with brickwork and a window. A window would also be inserted in the side elevation of the garage.
- 2.2 Such works would normally constitute permitted development and would not require planning permission. However, in this instance there is a planning condition that restricts the garage to vehicle parking only, hence why this planning application has been submitted.

3. PLANNING CONSTRAINTS

3.1 None of relevance

4. POLICY AND CONSIDERATIONS

4.1 Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies:

CP4 - Requiring good design

DM7 – Parking

DM14 - General development criteria

DM16 - Alterations and extensions.

4.2 Supplementary Planning Guidance (SPG) 'Designing an Extension - A Guide for Household'ers'.

4.3 The SBC Vehicle Parking Standards Supplementary Planning Document (SPD).

5. LOCAL REPRESENTATIONS

5.1 **Minster-on-Sea Parish Council** raise an objection on the following grounds:

- Insufficient parking;
- Access to neighbours drives would be blocked;
- Access to front door would be blocked.

Following the submission of amended plans, Minster-on-Sea PC maintain their objection.

5.2 1 letter of objection received from a neighbouring occupier raising the following concerns:

- There is not enough space for 4 cars to be parked on the driveway as shown on the plans.
(Officer note: the original plans showed 4 cars parked on the drive although it was clear from the officer assessment that this could not be achieved. The plans have been amended to 2 spaces.)

6. CONSULTATIONS

6.1 None received.

7. BACKGROUND PAPERS AND PLANS

7.1 Plans and documents provided as part of application 22/505981/FULL including subsequent amendments.

8. APPRAISAL

Principle of Development

8.1 The site is located within the built confines of Minster where the principle of development is accepted. The proposal relates to minor works to an existing dwelling. The proposed external alterations to the dwelling itself are small scale changes to remove the garage

door and replace it with brickwork and insert windows, which do not raise any material issues in terms of visual appearance or amenity impacts, and do not cause harm to the dwelling or wider streetscene. The key issue is considered to be whether the loss of the garage would result in any detrimental loss of parking provision to the property.

Parking

- 8.2 The plans originally submitted with the application rather unhelpfully indicated that 4 cars could be parked within the frontage of the property. However, following a site visit and upon closer inspection of the drawings, it was clear to the case officer that such parking provision cannot be provided. Amended plans were received that now show the provision of two parking spaces to the front of the property. This includes widening works to maintain a pathway leading to the front door of the property.
- 8.3 Policy DM7 of the Local Plan states that parking requirements in respect of any new proposed developments should be in accordance with vehicle parking standards. The Swale Borough Council Vehicle Parking Standards Supplementary Planning Document (SPD) was adopted by the Council in June 2020 and is a material consideration in the determination of planning applications.
- 8.4 The SPD recommends that 2-3 parking spaces should be provided for a 4 bed dwelling in this location. The existing property has 2 formal parking spaces, although the garage space is undersized when taking into account the garage dimensions recommended in the SPD (the garage measures 5.75m x 2.85m whereas the SPD advises that garages should have a minimum internal size of 7m x 3.6m). As such, there is only 1 existing parking space that complies with the SPD.
- 8.5 The application proposes to widen the hardsurfaced area to the front of the site, creating a parking area of approx. 6.8m x 4.5m for two vehicles. This is slightly narrower than recommended in the SPD (5m), but in this instance is considered to be acceptable as it would retain 1 compliant space, and 1 slightly undersized space – and as such would not worsen the existing parking situation. It is also noted that as the footpath to the entrance of the dwelling is to be sited immediately next to the parking spaces, in practical terms this would provide further space that could be utilised – over which a car door could be opened / closed and a driver / passenger could access or exit the car onto the path.
- 8.6 On this basis, it is considered that the conversion of the garage to a habitable room and widening of the existing parking area would lead to a marginal improvement of parking provision at the property and would accord with Policy DM7 of the Local Plan.

Landscaping

- 8.7 The widening of the parking area and the relocation of the pathway would result in the removal of a small part of the hedging and landscaped area to the front of the property, but this would be minimal and is not considered to be harmful to the streetscene.

9. CONCLUSION

- 9.1 Having taken all the above into account, the proposal is considered to be acceptable and compliant with relevant policies within the Local Plan. As such it is recommended that planning permission is granted.

10. RECOMMENDATION

GRANT Subject to the following 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 development hereby approved shall be carried out in accordance with approved drawings: 'Existing and Proposed Front Garden and Driveway' (received 07/03/23), 'Existing and Proposed Floor Plans' and; 'Existing and Proposed Elevations'.

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

- (3) 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.

- (4) The works to widen the driveway and relocate the path as shown on the Existing and Proposed Front Garden and Driveway drawing received on 07/03/23 shall be completed prior to the first use of the garage as habitable space, and the extended driveway shall thereafter be retained for vehicle parking only.

Reason: To ensure that adequate parking provision is retained.

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.



Ordnance Survey - data derived from OS Premium



22/505981/FULL -47 Lady Wirter Drive, Minster-on-sea, Shorness, Kent. ME12 2GF

Scale: 1:1250

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