

**PLANNING COMMITTEE – 13 AUGUST 2015**

**PART 2**

Report of the Head of Planning

**PART 2**

Applications for which **PERMISSION** is recommended

<b>2.1 REFERENCE NO - 15/503828/FULL</b>		
<b>APPLICATION PROPOSAL</b> Erection of single storey front extension and part conversion of integral garage with door to side.		
<b>ADDRESS</b> 38 Berkeley Close Dunkirk Kent ME13 9TR		
<b>RECOMMENDATION - Approve</b>		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council objection		
<b>WARD</b> Boughton & Courtenay	<b>PARISH/TOWN COUNCIL</b> Dunkirk	<b>APPLICANT</b> Mr And Mrs Masters <b>AGENT</b> LT Drawing Services Ltd
<b>DECISION DUE DATE</b> 03/08/15	<b>PUBLICITY EXPIRY DATE</b> 10/07/15	

**1.0 DESCRIPTION OF SITE**

- 1.01 The site is located on a residential road with semi-detached houses of similar designs. The site is located within built area boundary of Dunkirk. The dwellings were originally designed with a flat roof front projection providing a garage, with a concrete driveway to the front with a small grassed area to the side.
- 1.01 The application property is now paved across the front with a small landscaped area behind, as are many of the other dwellings in the area.
- 1.02 Further down the road a neighbour has had a similar front extension built adjacent to the garage space.

**2.0 PROPOSAL**

- 2.01 This application seeks planning permission for a single storey front extension and part conversion of integral garage with door to side. The extension will project forward from existing front elevation by approx. 1.9m depth by 3.9m in width. It sits back from the existing garage 0.2m
- 2.02 The extension will have a flat roof, measuring 2.7m in overall height.

**3.0 PLANNING CONSTRAINTS**

- 3.1 None relevant.

#### **4.0 POLICY AND OTHER CONSIDERATIONS**

- 4.1 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are relevant in terms of encouraging good design standards and minimising the potential impacts of any development upon the amenity of neighbouring residents.
- 4.2 The adopted Swale Borough Local Plan 2008 echoes a similar sentiment, and policies E1, E19 and E24 in particular encourage the provision of high-quality development and minimising potential amenity impacts for local residents.
- 4.3 The Council's adopted Supplementary Planning Guidance (SPG) entitled "Designing an Extension" is also relevant, and provides general design guidance. The SPG remains a material consideration, having been through a formal review and adoption process. This generally advises against the loss of garaging where all parking will be to the front of the property.

#### **5.0 LOCAL REPRESENTATIONS**

- 5.1 None received

#### **6.0 CONSULTATIONS**

- 6.1 The Parish Council objects to this application on the grounds of loss of visual amenity to the neighbouring property.

#### **7.0 BACKGROUND PAPERS AND PLANS**

- 7.1 Application papers and drawing referring to application reference 15/503828/FULL.

#### **8.0 APPRAISAL**

- 8.1 The key considerations in this case are whether the proposal is acceptable in terms of design and whether the loss of the garage as a parking space and providing all parking to the front of the property is acceptable
- 8.2 With regards to the first issue, the extension has been designed to project broadly in line, but set back slightly from the front elevation of the existing garage and is of an acceptable design. Several other properties within the area have carried out front extensions, some of which are not particularly sensitively designed, and in my view this is a better design than some others in the area. Taking this into consideration, I am not convinced that the proposal would result in such significantly poor design it would warrant refusal of the application.
- 8.3 With regards to the loss of the garage, The Council have SPG that provides advice on conversion of garages. This SPG is adopted guidance and referred to in the Swale Borough Local Plan 2008 at paragraph 3.71 where it

states the SPG remains a material consideration. The SPG states at paragraph 7.0

*"Extensions or conversions of garages to extra accommodation, which reduce available parking space and increase parking on roads are not likely to be accepted. Nor is the provision of all car parking in the front garden a suitable alternative as the position is unlikely to be suitable for a garage and will create a poor appearance in the street scene."*

However, as the front driveway here is already fully paved providing two parking spaces, with no lawn area being lost as part of this scheme, there would no detrimental impact the street scene. Also many properties in the street have paved driveways to the front. In such situations, and despite the Council's clear policy, I regret to say that it is now the norm for Planning Inspectors to allow such garage conversions where adequate off-street car parking is available without additional hardstanding or loss of frontage greenery being required.

8.4 In terms of the Parish Council's concern over the amenities of the neighbour, I disagree with their view. The extension will only project some 1.9m in front of the house. I do not consider that this small extension will have significant impact on the neighbour's amenities or on the visual amenities of the area.

8.5 I therefore believe that the general thrust of policies E1, E19 and E24 is complied with in this case, and I consider that the proposal is acceptable in principle, subject to compliance with relevant Development Management policies.

## **9.0 CONCLUSION**

9.1 I consider that the proposal is a modest extension of an appropriate scale and design, and which would not give rise to harm to neighbouring or visual amenities. Accordingly I recommend that planning permission should be granted.

**10.0 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 permission is granted.

Reasons: In pursuance of Section 91 of the Town and Country Planning Act 1900 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.

Reasons: In the interests of visual amenity.

**The Council's approach to this application:**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

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.