

2.2 REFERENCE NO - 17/505484/FULL			
APPLICATION PROPOSAL Internal alterations including structural work and the erection of a front extension to increase living accommodation, relocation of doors and windows and a new front porch canopy. (Part retrospective for conversion of garage to habitable room)			
ADDRESS 2A Seathorpe Avenue, Minster-on-Sea, Sheerness, Kent ME12 2HU			
RECOMMENDATION – Approve SUBJECT TO : Outstanding representations (closing date 04/12/2017)			
SUMMARY OF REASONS FOR RECOMMENDATION The proposal would not give rise to unacceptable harm to residential or visual amenity, or result in a loss of parking due to the inadequate size of the garage.			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection			
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Ms Arnone AGENT Mr Williams	
DECISION DUE DATE 15/12/17	PUBLICITY EXPIRY DATE 04/12/17		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/02/0362	Detached dwelling	Approved	24 May 2002
Conditions (3) and (4) restricted the use of the garage and the parking area respectively.			

1.0 DESCRIPTION OF SITE

- 1.01 2A Seathorpe Avenue is a modern three bedroom detached house situated within the built up area boundary. It is set back from the highway with a driveway leading to an integral garage, a grassed area to the front and a garden to the rear extending to the northern side of the property.
- 1.02 The frontage of the property is screened by fencing to the south west along the common boundary with 30 Wards Hill Road and hedging to the north east along the common boundary with 2 Seathorpe Avenue.
- 1.03 The street scene here is mixed, with a variation of detached / semi-detached, bungalows, chalet bungalows and houses.

2.0 PROPOSAL

- 2.01 The application seeks planning permission for internal alterations including structural work and the erection of a front extension (across part of the existing frontage) to increase living accommodation, relocation of doors and windows and a new front porch canopy. The application also seeks retrospective planning permission for the conversion of the garage to habitable room.

- 2.02 The front extension would project 0.9m from the front elevation, it would be 4.2m wide and 2.3m to the eaves. The brickwork would be red with yellow features, with brown concrete roof tiles to match the existing materials.
- 2.03 The new front porch canopy would project by 0.8m and it would have a maximum height of 3.2m, with brown concrete tiles to match the existing materials.
- 2.04 The position of the front door will be centralised beneath the new front porch canopy, with a window either side. The garage door will be removed and replaced with a window. The windows and door will be UPVC to match those of the existing property. The existing driveway to the front of the garage will remain, providing off-street parking.
- 2.05 This application also seeks retrospective planning permission for the conversion of the garage to additional living accommodation with associated internal alterations. The rear of the garage has already been converted into a dining room.

3.0 PLANNING CONSTRAINTS

- 3.01 None.

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 The National Planning Policy Framework (NPPF) and The National Planning Practice Guidance (NPPG) encourages small scale development subject to design and amenity considerations.
- 4.02 The Swale Borough Local Plan “Bearing Fruits 2031” (adopted 2017): Policies CP4 (good design), DM7 (parking), DM14 (general development criteria) and DM16 (alterations and extensions) are relevant.
- 4.03 Supplementary Planning Guidance (SPG): The Council’s adopted Supplementary Planning Guidance entitled “Designing and Extension” is also relevant, and remains a material consideration having been through a formal review and adoption process.
- 4.04 Kent Vehicle Parking Standards (July 2006) and the Kent Design Guide Review: Interim Guidance Note 3 - Residential Parking, which recommends that a minimum of 1.5 car parking spaces should be provided for a 3 bedroom house within this suburban area.

5.0 LOCAL REPRESENTATIONS

- 5.1 None received.
- 5.2 The consultation period expires on 4 December 2017 and I will update Members at the Committee meeting.

6.0 CONSULTATIONS

- 6.1 Minster-on-Sea Parish Council objects “on the grounds of inadequate parking and its concerns that the plans suggest that, prior to this application, the garage had already been converted into habitable accommodation leading to the current situation of inadequate parking provision”.

- 6.2 The Parish Council were re-consulted following the amendment to the proposal description to include the retrospective conversion of the garage to habitable room. Minster-on-Sea Parish Council re-iterated their concerns on 21st November 2017, stating that their “objection dated 3rd November 2017 stands on the grounds of the continued inadequate parking provision”.

7.0 BACKGROUND PAPERS AND PLANS

- 7.1 Application papers and drawings referring to application reference 17/505484/FULL.
- 7.2 Planning permission SW/02/0362 is also relevant because conditions (3) and (4) restrict the use of the garage and the parking area respectively. Condition (3) states:

“The garage hereby permitted shall be used only for the parking of a private motor car or cars or for uses ordinarily incidental to the enjoyment of the occupiers of the dwelling house and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 or not, shall be carried out on the site, in such a manner or in such a position as to preclude vehicular access to the garage”.

Condition (4) states:

“The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted”.

8.0 APPRAISAL

Principle of Development

- 8.01 The property lies within the built up area where the principle of development is acceptable subject to amenity and other relevant policy considerations. The main considerations here are the impact of the proposal upon the residential and visual amenity of the area, and the impact upon residential parking.

Visual Impact

- 8.02 The front extension will project 0.9m, following the existing building line of the front gable. The new front porch canopy would have a projection of 0.8m. The Council’s adopted Supplementary Planning Guidance typically allows for a front projection of 1.2m. The materials will match those of the existing property which is acceptable. The property is aligned at an angle to the road which again reduces the overall impact of the proposal on the streetscene. Given the above, the proposal would not be significantly harmful to visual amenity, in my opinion.

Residential Amenity

- 8.03 The front extension and canopy are of an appropriate scale and design and will have limited impact upon residential amenity, in my opinion. Screening to the front of the property is afforded by hedging to the north east boundary with 2 Seathorpe Avenue and by fencing to the south west boundary with 30 Wards Hill Road.

Highways

- 8.04 The rear part of the existing garage has already been partly converted to living accommodation. This application seeks to regularise this change of use and to fully convert the entire garage into living accommodation. The use of the garage is controlled by condition (3) of planning permission SW/02/0362, which prevents its conversion without the grant of planning permission.
- 8.05 I note the Parish Council's objections in regards to inadequate parking provision. The existing garage measures 2.5m internally, which is below the 3.6m minimum now considered acceptable for parking of a car in the Kent Vehicle Parking Standards. As the garage has not been used as a residential parking space, and is of a size which prevents it being used as such, I consider that there will not be a practical reduction in the parking provision at this property. The property benefits from one off street parking space on the driveway. The property has three bedrooms, and as such the requirement is for 1.5 off street spaces. However, it would be difficult to successfully defend a refusal of planning permission here on the basis that the proposal would give rise to an increase in on street parking, as it is clear that the garage, even prior to its unauthorised conversion, was of insufficient size to accommodate a vehicle.
- 8.06 Given the above, the development would result in no change to the current parking provision, and as such I consider that the proposal would not be significantly harmful to visual amenity in this regard.

Landscaping

- 8.07 I do not consider that any additional planting or landscaping would be required at the site to mitigate the impacts of this proposal.

9.0 CONCLUSION

- 9.01 This is an application for internal alterations including structural work and the erection of a front extension to increase living accommodation, relocation of doors and windows and a new front porch canopy. This application also seeks retrospective planning permission for the conversion of the garage to habitable room.
- 9.02 In my opinion, the development would not give rise to any serious amenity concerns or significantly harm the character or appearance of either the property or the wider area. Due to the narrow width of the existing garage being unsuitable for the parking of a modern vehicle and that the garage is not being used at present for the parking of a vehicle, 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.

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 drawing no. 17.12.02A.

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.

Council's approach to the 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 applicant was advised to amend the proposal description to include the retrospective conversion of the garage to habitable room.

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.

