

2.6 REFERENCE NO - 17/504375/FULL		
APPLICATION PROPOSAL Demolition of timber garage and shed and replacement with oak framed garage		
ADDRESS Ye Olde Timbers Vicarage Lane Selling Kent ME13 9RD		
RECOMMENDATION - Approve		
REASON FOR REFERRAL TO COMMITTEE Parish Council objection		
WARD Boughton And Courtenay	PARISH/TOWN COUNCIL Selling	APPLICANT Mr Graham Whinney AGENT
DECISION DUE DATE 27/11/17	PUBLICITY EXPIRY DATE 13/11/17	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):		
App No	Proposal	Decision
SW/90/0302	Partially demolish existing conservatory and replace with new	Granted

1.0 DESCRIPTION OF SITE

- 1.01 Ye Olde Timbers is a Grade II listed timber framed building with brick and render elevations under a Kent peg tile roof. It is located within the Selling conservation area and within the Kent Downs Area of Outstanding Natural Beauty. The property is situated at the end of a no through narrow lane leading to farmland. A public footpath runs alongside the eastern boundary from Vicarage Lane to Featherbed Lane.
- 1.02 The property enjoys a spacious plot and is attached to Primrose Cottage. Across the lane is Church House, a Grade II listed building and St Marys Church, a Grade I listed building. Old Oast Cottage, a Grade II listed building is located to the south.
- 1.03 The existing modern detached garage, constructed of a timber frame with cedar cladding, felt roof and timber framed windows and doors is positioned to the rear of the property, behind timber gates and a gravel driveway. A similar existing shed is behind the garage.

2.0 PROPOSAL

- 2.01 The application is seeking permission to demolish the timber garage and shed and replace them with an oak framed garage.
- 2.02 The existing timber framed garage, constructed around 1965, has a shallow pitched felt roof, plastic gutters and downpipes, and is in a state of disrepair. The garage doorway measures approx. 2.0m wide and is of insufficient width to park a car. The proposed oak framed garage with a dual pitched natural slate roof would be located in the same position as the existing garage. The green oak frame would be constructed on top of 3 courses of red brickwork with green oak feather edge cladding and cast iron gutters and downpipes. It would be open fronted (2.77m wide) and slightly bigger with a higher pitch (30°). The new garage will provide parking and storage for the owner's personal use.

- 2.03 No replacement is proposed for the garden shed which is to be removed..
- 2.04 The application sought pre application advice prior to submitting the application and was advised that the proposal would be very likely to receive Officer support. Both existing buildings were constructed after 1948 and it was clear from my site visit that both were modern structures therefore not considered curtilage listed buildings.

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Approximate Ridge Height (m)	2.35m	3.25m	+0.9
Approximate Eaves Height (m)	1.8m	2.02m/1.55m	
Approximate Depth (m)	5.5m	7.4m	+1.9
Approximate Width (m)	3.05m	4.3m	+1.25
No. of Storeys	1	1	0
Parking Spaces	1	1	0

4.0 PLANNING CONSTRAINTS

Area of Outstanding Natural Beauty KENT DOWNS

Conservation Area Selling

Listed Buildings MBC and SBC Ref Number: 871/SW

Description: G II YE OLDE TIMBERS, VICARAGE LANE, SELLING, FAVERSHAM, ME1

5.0 POLICY AND OTHER CONSIDERATIONS

- 5.01 Bearing Fruits 2031: The Swale Borough Local Plan 2017: Policies DM7, DM11, DM14, DM16, DM24, DM32 and DM33
- 5.02 Supplementary Planning Documents: Planning Guidance entitled ‘*Listed Building*’ and ‘*Conservation Areas*’.

6.0 LOCAL REPRESENTATIONS

- 6.01 I have not received any letters supporting or objecting to the application.

7.0 CONSULTATIONS

- 7.01 Selling Parish Council commented that the slated roof might be out of character with the kent tile pegs on surrounding buildings.
- 7.02 KCC Public Rights of Way raised no objections. The public footpath ZR645 passes Vicarage Lane to the entrance of the proposed site. As the application is for the erection of a detached garage away from the public right of way, there is unlikely to be a significant impact on this route.

8.0 BACKGROUND PAPERS AND PLANS

Application papers and drawings referring to application reference 17/504375/FULL

9.0 APPRAISAL

Principle of Development

- 9.01 The main considerations in determination of this planning application are the impact of the proposed timber garage on the character and appearance of the listed building and the countryside, the impact on the character of the conservation area and setting of the adjacent listed buildings.

Impact on the character and appearance of the street scene and visual amenity

- 9.02 The existing garage has fallen into a state of disrepair and the proposed works will be a considerable improvement. In my view, the scale of the proposed garage is acceptable, covering almost the same footprint as the existing garage but will enhance the character of the street scene and visual amenities of the area.

Impact on the character and appearance of the conservation area and setting of the listed building

- 9.03 The proposed garage, located in a conservation area, adjacent to and opposite listed buildings, and surrounded by countryside contributes significantly to its setting. As a designated conservation area, it is clearly a heritage asset. Since there is a statutory duty on the Council to ensure that changes to heritage assets are not harmful it has been essential that the proposal is not of any significant harm. I consider that the garage proposed will be a significant improvement over the garaging provisions for the host building.
- 9.04 The proposed siting of the new garage is behind the property it is to serve and is on the same position as the existing garage, hidden from the view of the street. The roof profile is specifically kept shallow with its proposed finish in natural slates. I consider that the design of the new structure is acceptable and appropriate to the character of the existing historic context. If the new garage roof was to be constructed with Kent peg tiles, it would clearly have to have a steeper pitch to the roof (at least 40°) which would result in the garage being taller and more prominent. I consider therefore that the works will not adversely affect the character of the listed building or the conservation area/immediate surroundings of the listed buildings opposite.

Residential Amenity

- 9.05 The proposed garage would be located close to the shared boundary with Charmes Cottage. The garage is of a modest size and height and is unlikely to have a detrimental impact on this neighbouring property.
- 9.06 There is no identifiable harm regarding the impact of the proposal upon the amenity of the residents of the adjoining dwelling, Primrose Cottage.

Highways

- 9.07 The garage is appropriately designed and meets the minimum required width for parking vehicles, therefore in my view there would be no resulting harm to highway safety and convenience.

10.0 CONCLUSION

10.01 In considering this application, the size and design is considered sympathetic with the character of the listed building and the surrounding landscape.

11.0 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 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, including the specification of materials to be used in the construction of the garage, shall be carried out in accordance with the following approved drawings:

Proposed oak framed timber garage to replace existing timber garage and timber shed: drawing no. GWG.2

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

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 application was acceptable as submitted and no further assistance was required

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.



2.6 Ye Olde Timbers, Vicarage Lane, Selling ME13 9RD
Scale: 1:700



