

OFFICERS REPORT

Application No: Y16/0942/SH

Location: 39 Lade Fort Crescent Lydd On Sea Romney Marsh Kent TN29 9YG

Proposal Partial conversion of garage to living accommodation.

ASSESSMENT

Performance data:-

Date application valid: 29.09.16

Applicable 8 week target date: 24.11.16

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA)? No

If Yes, revised 8 week target date: NA

Is the application being determined after 26 weeks without a PPA or a PEA? No

SITE VISIT

The site visit was carried out on 4th October 2016. The site and proposals were assessed from the public domain to the front of the property, and internal inspection accompanied by the applicant.

SITE

The application site is located within the Lydd settlement boundary. To the rear of the site is an open play area, and a Scheduled Ancient Monument (Lade Fort). The application building is a small bungalow with an attached garage on a residential estate.

HISTORY

The planning history shows the estate planning permission dates from the mid 1980s. There is no history specific to the application building.

PROPOSAL

The application seeks planning permission for the partial conversion of the garage to living accommodation.

The proposal would provide an enlargement of an existing bedroom, by subdividing the existing garage and infilling the garage door with brickwork and a window. There would be an interconnecting door between an existing bedroom and the proposed extra habitable space. The remaining rear section of the garage would be retained for storage purposes.

Planning permission is required as a planning condition required the garage is retained for parking.

LOCAL FINANCE CONSIDERATION

In accordance with policy SS5 of the Shepway Core Strategy Local Plan the Council has introduced a CIL scheme, which in part replaces planning obligations for infrastructure improvements in the area. This application is not liable for the CIL charge.

CONSULTATION RESPONSES

Consultation responses are available in full on the planning file.
The main points raised are summarised below.

Lydd Town Council has not commented on the proposal.

REPRESENTATIONS

No representation has been received in response to the publicity for the application.

PUBLICITY

Neighbours notified by letter. Expiry date 21st October 2016

RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1, BE1, BE8, TR11, TR12

Shepway Core Strategy Local Plan: DSD

NPPF

APPRAISAL

The proposal involves removing the existing garage door and infilling the front elevation of the garage, and inserting a window. This minor external alteration is set back from the road, and given the modest proportions of the window, would have minimal impact to visual amenity, and would not look incongruous in the streetscene of this relatively modern estate.

There would be no impact to neighbour amenity.

In terms of parking, the garage does not count as vehicle parking space. Therefore, as the driveway parking is not being compromised, there would be no net change in off street parking for the site. Furthermore, there would be no extra bedrooms created, and as such the proposal would have a neutral impact on highways.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the assessment section above and the recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable

and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Case Officer:

Report and draft decision notice completed and passed to senior officer.

Name: Paul Howson Position: Senior Planning Officer Date: 16.11.16

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: NA Position: Date:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: Position: Date: