

OFFICERS REPORT

Application No: Y17/0542/SH
Location: 8 Orchard Road St Marys Bay Romney Marsh Kent TN29 0RB
Proposal Retrospective application for erection of detached garage and day room

ASSESSMENT

Performance data:-

Date application valid: 06.07.2017

Applicable 8 week target date: 31.08.2017

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA)? N

If Yes, revised 8/13/16 week target date:

Is the application being determined after 26 weeks without a PPA or a PEA? N

SITE VISIT

Carried out site visit on 21.07.2017

The site and proposals were assessed from the public highway and the key features noted as set out in the report:

SITE

The application site is within the defined settlement boundary, along Orchard Road which is a residential road. The application property is a semi detached, single storey dwelling with a hipped roof and white painted render walls. To the front of the site is an area of hardstanding which provides off street parking.

The application site is identified to have archaeological potential and is within flood zones 2&3 as identified by the Environment Agency. The site covers three levels of flood risk (none, low and moderate) in 2115 as per Shepway's SFRA which takes climate change and existing sea defences into consideration (the position of the proposed development is shown to not be at risk of flooding in 2115).

HISTORY

Y17/0011/GPD - Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a rear extension. Planning permission required

Y11/0417/SH - Erection of a single garage to side elevation. Approved with conditions

The current application is an amended submission of this 2011 application as the garage was not built in accordance with the approved plans.

PROPOSAL

This application seeks retrospective permission for the erection of a single storey detached outbuilding (garage and day room) to the side of the dwelling. At the time of submitting the application the outbuilding had already been built.

The proposed garage would have a depth of 10 metres and a width of 3.5 metres. The garage would be rendered and painted white to match the main dwelling with a tiled roof and a gabled roof. A distance of 1 metre would be retained between the side elevation of the dwelling and the outbuilding. The proposed outbuilding would have a garage door on the front elevation, a door and two windows on the side (north) elevation, a window and two roof lights on the side (south) elevation and a set of doors and windows on the rear elevation.

CONSULTATION RESPONSES

St Mary in the Marsh Parish Council - no objection

KCC Archaeology - no response received. Expiry 01.08.2017

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 01.08.2017

RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1 BE1 BE8

Shepway Core Strategy Local Plan: DSD

National Planning Policy Framework

National Planning Policy Guidance

APPRAISAL

The main issues to be considered are design and visual impact and the impact on amenities of the neighbouring properties.

Design and visual impact

To begin with, the garage is considered to be acceptable in size and scale where there is sufficient room within the plot to accommodate such development without appearing cramped or over intensive. In this regard, a small space between the garage and the dwelling would remain of 1 metre which would ensure that the building sits comfortably in the plot.

The proposed single storey scale and mass is considered to be acceptable and would rightly appear subservient to the main house. The proposal would have the same eaves level and building lines with the front elevation the same as the house and also set back from the highway by 5.5 metres as required in policy BE8. In design, while a hipped roof would be preferable to match the roof of the main dwelling (as approved in the previous application) the proposed gabled roof is not considered to be significantly detrimental to the character of the site and is therefore acceptable. Suitable quality external materials would also match the main

dwelling would ensure that the proposed building is in keeping with the appearance of the dwelling.

Therefore in design and visual terms, it is considered that the outbuilding would be acceptable and sit comfortably in the plot and context of the surrounding built environment and therefore would not conflict with saved policies BE1 and BE8.

Amenities of neighbouring occupants

The proposed outbuilding would be single storey and would therefore not result in significant overlooking to neighbouring property. There would be no impact on the amenity of the adjoining property (no 10 Orchard Road) as the proposed outbuilding would be separated from this neighbour by the main dwelling building.

In this regard, concerning the most affected house and residents at no 6 Orchard Road there would be a reasonable separation distance of over 6 metres. Given this and the single storey scale, it is not considered that the proposed outbuilding would significantly affect the amenities of those living at no 6. It is further noted that the garage roof would pitch and slope away from no 6 which would further prevent any significant impact.

To the rear, there is a large back garden together with the separation distance would mean that there would be very little impact to houses and occupiers residing to the rear. Similarly to the front elevation, houses across the road would not be significantly affected owing to the separation distance.

It is therefore considered that there would be no adverse impact on the amenities of surrounding neighbours.

Parking and highways

Although the proposed development would include the erection of a garage, KCC Highways no longer recognise garages as parking space. As such, the proposal is not considered to increase the availability of parking on site. The proposal is not considered to increase parking demand for the site as it would not involve the creation of any additional bedrooms. No alterations to the existing access or hardstanding are proposed. Overall, the proposed development is considered to have no significant impact on parking and highways.

Flooding

The proposal is for an ancillary outbuilding so it is considered that there is no significant risk to life from flooding and therefore no flood mitigation measures are required.

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: B Lennon

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

Name: B Lennon Position: Planning Officer Date: 31.08.2017

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

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

Name: Position: Date:

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

Name: Position: Date: