

Officer Report

Application No.	20/1579/FH
Site Address	High Knocke Farm, 65 Seabourne Way, Dymchurch, Romney Marsh, TN29 0PX
Officer Name	Natasha McCann
Proposal	Garage conversion with single storey (front) extension.

Recommendation

Report Number	RD-423482
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	27 November 2020

Report

Site Visit

Due to the Covid-19 pandemic it was not possible to undertake a site visit in person. However, appropriate assessment was possible via aerial photographs and google street maps.

Site Description

The site is located within the settlement boundary of Dymchurch and an area of archaeological potential. The site is also within an area of interest to the Romney Marshes Area Internal Drainage Board in relation to the maintenance and management of watercourses, and Flood Zones 2 and 3 as identified by the Environment Agency. The main building of the site is a two storey detached dwelling with an integral garage, finished with facing brickwork, tiles and uPVC windows and doors.

Relevant site history

No relevant site history.

Proposal

Planning permission is sought for conversion of the existing garage to accommodate a special needs annex and single storey front extension. The proposed annexe would include internal access to the main dwelling through the existing conservatory and would include open plan living/bedroom, kitchen area, storage and bathroom to provide separate living accommodation for a family member with special needs. The proposed single storey front extension would measure 3.2m wide x 3.7m deep x 3.6m high to the ridge of the proposed pitched roof. The proposed roof height would align with the ridge of the existing a-symmetric pitched roof above the garage and would measure 2.2m to the eaves aligning with the eaves of the garage. The application would include 3no side elevation

windows and 1no front elevation door. The application seeks to use materials to match the original dwelling.

Consultation responses

Parish Council: No response.

Representations

None received.

Publicity

The application was publicised in accordance with the regulations.

Relevant policies

Core Strategy Local Plan:

DSD (Delivering Sustainable Development)

Places and Policies Local Plan:

HB1 (Quality Places Through Design), HB8 (Alterations and Extensions to Residential Buildings), HB9 (Annexe Accommodation) and T2 (Parking Standards).

Core Strategy Review Submission Draft 2019:

The Submission draft of the Core Strategy Review was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between January and March 2019. Following changes to national policy, a further consultation was undertaken from 20 December 2019 to 20 January 2020 on proposed changes to policies and text related to housing supply. The Core Strategy Review was then submitted to the Secretary of State for independent examination on 10 March 2020.

Accordingly, it is a material consideration in the assessment of planning applications in accordance with the NPPF, which states that the more advanced the stage that an emerging plan has reached, the greater the weight that may be given to it (paragraph 48). Based on the current stage of preparation, the policies within the Core Strategy Review Submission Draft may be afforded weight where there has not been significant objection.

NPPF and NPPG:

The NPPF and NPPG broadly support minor householder development subject to general amenity considerations - Paragraphs 12, 124, 127.

Appraisal

Design and visual appearance

Policy HB1 says, amongst other things, that planning permission will be granted where the proposal makes a positive contribution to its location and surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality and mix of uses so as to ensure all proposals create places of character.

Policy HB8 says that alterations and extensions to existing buildings should reflect the scale, proportions, materials, roof line and detailing of the original building and not have a detrimental impact on the street scene, either by themselves or cumulatively.

Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history;
- d) establish and maintain a strong sense of place;
- e) optimise site potential; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with high standards of amenity for existing and future users.

As stated under section 9.69 (Annexe Accommodation) of the Places and Policies Local Plan 'There are circumstances where extensions or annexes are required to accommodate dependant relatives, such as elderly or disabled persons, which will help them maintain separate lifestyles but allow relatives or carers to be close for help and assistance if needed.' In this instance, the proposed annexe would have internal access to the main dwelling and would not be classified as a self-contained unit or standalone annexe. Additional information has been provided which supports the need for the annexe and as such the principle of the proposed annexe is considered acceptable. A condition will be added to ensure that the proposed annexe will remain incidental to the main dwelling.

The host dwelling is set within a unique location with the entrance of the site set rear of the dwelling and open fields surrounding the eastern and southern boundary. The host dwelling is also noted to be set along a staggered building line with main building set back from the adjacent property at No 64. As such, whilst front extensions are not normally favoured by policy, the proposed location of the front garage extension is considered appropriate in this instance and is not considered to cause harm to the integrity of the street scene or front building line. The proposed scale and massing of the extension is not considered to overwhelm the footprint of the dwelling and would measure significant less than half the depth of the garden as required by policy. The proposed height of the ridge and eaves of the extension would align with the existing garage therefore considered to complement the existing building and would create conformity within the plot. The proposed would respect the proportions of the main building and would sit conformity within the front façade. The

proposed use of matching materials would blend well with the main building and in keeping with the character of the area.

Overall, it is considered that the proposal is acceptable with regard to design and visual appearance and would not cause harm to the character of the area or existing street scene which would comply with relevant policy as identified above.

Amenities of neighbouring occupiers

By virtue of location and appropriate separation distance, the proposed extension and annex would not result in adverse harm to the amenities of the neighbouring occupiers. The proposal is considered to safeguard neighbouring amenity and meets the aims of local planning policy in this regard.

Parking and highways

The proposed development would result in the loss of off-street parking spaces at the property. KCC Highways no longer recognises garages as parking spaces and as such this does not constitute a loss of parking on site despite the loss of the existing garage spaces. It is considered that the additional bedroom would not result in an increased parking demand over and above the capacity of off-street and on-street parking provision available. The development would therefore not cause any harm to highway safety and is considered acceptable in transport terms.

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.

Public Sector Equality Duty

In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

Duty to cooperate

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice

service and, where possible, suggesting solutions to secure a successful outcome and 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.

Recommendation

Taking the above into account, 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.

Case Officer:

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

Name: Natasha McCann Position: Planning Officer Date: 27.11.2020

Report and draft decision notice amended (if appropriate)

Name: Helena Payne Position: Strategic Sites Team Leader Date: 27.11.2020

Recommended Conditions (4)

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 permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, drawings:

- Drawing C1 Site Plan: Received 15th October 2020
- Drawing C2 Elevations: Received 15th October 2020

- Drawing C3 Floor Plan: Received 15th October 2020
- Location Plan: Received 15th October 2020

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of saved policy SD1 of the Shepway District Local Plan Review.

3

The materials to be used on the external surfaces of the extension hereby permitted shall match those on the existing building in terms of type, colour, and texture.

Reason: In the interest of visual amenity.

4

The proposed annexe shall remain incidental to the original dwelling and shall at no time be converted to or used as a self-contained unit.

Reason: To safeguard the privacy and amenities of occupiers of neighbouring properties in accordance with policy HB8.