

Officer Report

Application No.	20/1662/FH
Site Address	14, Hillcrest Road, Hythe, CT21 5EU
Officer Name	Natasha McCann
Proposal	Demolition of existing garage & erection of new garage with studio.

Recommendation

Report Number	RD-423744
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	23 December 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 application site is located within the settlement of Hythe, on Hillcrest Road which is a residential area characterised predominantly by large detached dwellings set back from the road. The application property is a two storey dwelling with room in the roof space providing additional living accommodation and is set back from Hillcrest Road on a large open plot of land. There is a driveway and detached garage situated to the side of the property which provides off street parking. The existing situation also includes conservatory situated to the side elevation. The application property is situated on land with archaeological potential and is within an Area of Special Character.

Relevant site history

Y18/0589/FH – Erection of a garden room to side of property following the removal of the existing conservatory, erection of a single storey rear extension and installation of dormer window to front elevation. – Approved with conditions

Proposal

Planning permission is sought for a new garage with studio at first floor and side infill extension following the demolition of the existing detached garage. The proposed garage would be set forward approx. 17m to the front of the existing detached garage and would align with the front elevation of the adjacent neighbours detached garage. The proposed garage would measure 6m wide x 9.3m

deep x 6.2m high to the ridge of the proposed pitched roof. The proposed garage would include an east side elevation roof dormer which would measure 3.2m wide x 5.9m deep and would align with the ridge of the proposed pitched roof. Access to the first floor studio would be facilitated by an external stairs to the rear of the garage which would measure 2.5m wide x 1.2m deep x 3.9m high. The garage would include 1no ground floor front elevation garage door, a full length glass window to the first floor front elevation which would wrap around the side elevation to adjoin the proposed dormer and 1no first floor rear elevation door. The proposed infill extension between the host dwelling and new garage would measure 3.4m wide x 3.4m deep x 4.4m high to the ridge of the proposed pitched roof. The infill extension would accommodate storage and bin storage and would include 1no front elevation door and an open canopy to the rear elevation to provide access to the rear garden. The proposed extensions will be constructed in red multi-stock brick and white painted feather edged boarding, plain clay tiles and painted timber fenestration.

Consultation responses

Parish Council: No objection.

KCC Archaeology: No objection

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 Submission Draft:

HB1 (Quality Places Through Design), HB8 (Alterations and Extensions to Residential Buildings) 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.

Hillcrest Road is characterised by predominantly large detached dwellings which are set back from the highway and facilitated off street parking to the front of the plots. The dwellings surrounding the host site are of mixed design, scale and layout with several of the dwellings having been extended extensively beyond their original built form. As such, the proposed one and a half storey garage and side infill extension is considered an acceptable addition to the prevailing pattern of development and would not appear out of character. The proposed garage is also noted to replace an existing garage building and would reflect a similar footprint and position of the neighbour's detached garage therefore precedent for such an extension is set and is considered to blend well within the existing building line.

The scale and massing of the proposed garage is not considered to overwhelm the footprint of the original dwelling and the proposed infill extension would be set down in height which would help preserve the visual separation between the host building and proposed garage. The proposed garage and infill extension would measure significantly less than half the depth of the rear garden and would not extend beyond the principle elevation which would therefore retain a sense of openness to the characteristically open plot. The proposed pitched roof is considered to blend well with the host dwelling and would mirror the pitch of the adjacent neighbour's detached garage. Whilst the proposed side dormer is not ideal, it is in this instance considered to add character to the prevailing modern development in the area and would not appear overly obtrusive against the frontage of the main dwelling. The proposed design of the side infill extension is considered to be modest and would result in a subservient addition to the host building allowing for fluidity between the main building and proposed garage.

The proposed external staircase would be set to the rear of the garage therefore would be generally hidden from public view and as such would result in minimal impact to the street scene. The proposed storage space until the proposed external stair case and within the side infill extension is considered to be an appropriate use of space which would result in less extension of the footprint beyond that of the garage and extension proposed. The proposed fenestration to the front elevation is considered to be complementary to the design of the host building and as in addition to the side dormer would result in a modern element to the front façade which is a common addition to the surrounding mixed street scene and as such acceptable. The proposed door to the front of the infill extension and door to the first floor rear access to the garage are considered to be discreetly designed and would blend well within the site. The proposed materials would add a secondary external material to the site is not considered to have a jarring appearance in the context of the surrounding area, given that variety of materials that existing and the presence of similar materials nearby. The proposed use of the garage at ground floor would replace an existing use on the site and therefore considered appropriate. The proposed first floor accommodate would provide a studio area, kitchen facility and a small toilet which the applicant has confirmed will be used as an incidental use to the main dwelling which will be ensured by condition.

In light of the above, it is considered that the proposal, by virtue of design, materials, profile and appearance is sympathetic to the character and appearance of the host building, character of the area and existing street scene.

Amenities of neighbouring occupiers

By virtue of orientation and sufficient separation distance, the proposed garage and side infill extension is not considered to result in undue overshadowing, loss of sunlight or overbearing impact. The proposed front elevation window would face from a non-habitable room that would be set approx. 28m from the nearest front facing property and therefore the proposed increase in openings is not considered to result in a harmful level of overlooking or loss of privacy to the surrounding properties above or beyond that existing on the main dwelling. It is noted that the proposed use of the first floor studio would be incidental to the main dwelling and as such, the comings and goings to the site would be similar to the existing and would not impact the surrounding neighbours. This will be ensured by condition to safeguard the amenities of the neighbouring occupiers. On balance, the proposal is considered to safeguard neighbouring amenity and does meets the aims of local planning policy in this regard.

Parking and highways

The loss of the existing garage will be replaced by the new garage therefore would not result in a loss of parking provision onsite. The proposed development would not result in any additional bedrooms within the property therefore would not require additional parking above that existing. 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.

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:

- Front Elevation – 06: Received 29th October 2020
- Ground Floor Plan – 04: Received 29th October 2020
- First Floor Plan – 05: Received 29th October 2020
- Rear Elevation – 08: Received 29th October 2020
- Side Elevation – 07: Received 29th October 2020
- Side Elevation – 09: Received 29th October 2020
- Existing Site & Proposed Site Location Plan – 10: Received 29th October 2020
- Roof Plan – 03: Received 29th October 2020
- Existing Plans & Elevations – 01: Received 29th 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 the Places and Policies Local Plan.

3

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

Reason: In the interest of visual amenity.

4

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

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