

Officer Report

Application No.	24/0205/FH
Site Address	64 Shorncliffe Road, Folkestone, Kent, CT20 2PD
Officer Name	Macey Douglas
Proposal	Demolition of existing 3 no. single garages and erection of a detached garage with recreation room above

Recommendation

Report Number	RD-434182
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	03 April 2024

Report

Site

The application site is a three-storey property with rooms in the roof. The dwelling itself is finished in red brick with timber fenestrations. To the rear of the property there is an existing single storey extension.

The application site also features a three bay garage subject of this application which can be accessed from Marten Road and features three off street parking spaces to the front of the garage. The existing garage is in a dilapidated state but is finished in red brickwork with a corrugated metal roof and timber garage doors.

Marten Road itself is characterised by large semi-detached and detached dwellings finished in predominantly red brick with a few properties featuring cream render towards the northern end of Marten Road.

Site History

23/1101/FH - Demolition of existing 3 no. single garages and erection of a detached garage with recreation room above - On the grounds that their design, bulk, and mass would result in harm to the character and appearance to the street scene and that the loss of three off street parking spaces would be unacceptable

Proposal

Full planning permission is sought for the erection of a detached garage with recreation room above following the removal of the existing three bay garage that is accessed from Marten Road to the east of the site.

The proposed garage with recreation room above would be finished in a mixture of red stock brick with white smooth render, with a slate roof and white uPVC sash style fenestrations to match those used else where within the street scene. The proposed timber garage doors would be painted black.

The measurements of the proposed garage with recreation room above are as follows:

Height: 8.20 metres

Width: 10.25 metres

Depth: 7.50 metres

Consultation Responses

Folkestone Town Council:

Object that there is no justification for a large domestic room with no facilities except a w/c. The development because of its massing would result in a loss of daylight to no.1 Marten Road and the loss of three parking spaces on a street where parking is limited.

Publicity

Neighbour letters sent. Expiry – 25/03/2023

Representations

Nine representations have been received in support of the above application. Their comments have been summarised below:

- Benefit the aesthetic of the street scene
- Welcome improvement in comparison to existing garage
- Replace an existing eyesore

Relevant Policies

NPPF and NPPG:

The NPPF and NPPG broadly support minor householder development subject to general amenity considerations – Paragraphs 12, 131

Places and Policies Local Plan (2020):

HB1 (Quality Places Through Design), HB8 (Alterations and Extensions to Buildings), T2 (Parking Standards)

Core Strategy Review (2022)

Appraisal

Background

Application reference number 23/1101/FH sought planning permission for the erection of a detached garage with recreation room above following the removal of the three-bay detached garage that can be accessed from Marten Road. The previous application was refused on the grounds that the proposed garage with recreation room above would be harmful to the character and appearance of the street scene by virtue of its design scale and top-heavy appearance that would amount to an incongruous and obtrusive form of development.

The proposal was also previously refused by virtue of its size and proximity the highway that would result in the unacceptable loss of off-street parking spaces for the existing parking spaces for the existing flats placing additional parking pressures on the surrounding public highway.

The current proposal has sought to overcome the reason for refusal by amending the design of the proposed garage to reduce its top-heavy appearance. The amended scheme will be assessed below.

Design and Visual Appearance

The previous application (ref: 23/1101/FH) was refused due to the poor design of the proposed garage with recreation room above, including its top-heavy appearance and dominate scale that would amount to harm to the character and appearance of the street scene. The current submission has sought to overcome the previous concerns, through amending the design of the proposed outbuilding. Whilst the proposal has increased its height, there is no longer the overhang which previously existing reducing the appearance of a top-heavy dominant structure within the street scene. Further to this, the choice of materials are now in line with those used elsewhere within the street scene of Marten Road where the garage with recreation room above would be situated as well as the host property. Therefore, this would aid in the proposed garage with recreation room above appearing as a suitable addition to the benefit of the character and appearance of the street scene.

The amendments are considered to have overcome the previous reasons for refusal and the proposed development is considered to be acceptable in regard to its design and visual appearance and it would have an acceptable impact upon the character of the street scene.

Residential Amenity

The proposed garage with recreation room above would have no impact upon the residential amenity of the occupants of the flats within no. 64 Shorncliffe Road (Flats A, B, C, D and E) by way of loss of light or overbearing impact given the sufficient distance of approximately 11.50 metres between the proposed garage with recreation room above and no. 64 Shorncliffe Road. As well as this the proposed development would only feature one opening which would face the flats and this would serve a set of stairs and therefore it would not result in overlooking or interlooking to the neighbouring occupants of those living within the flats of no. 64 Shorncliffe Road.

Concern has been raised regarding the potential loss of light and overbearing impact upon no.1 Marten Road. Given the separation distance of 3.50 metres between the proposed outbuilding and no.1 Marten Road that when measured from the ground floor habitable window the proposed garage would not contravene the 45-degree angle and therefore it is not considered that the proposed works would result in a loss of light or overbearing impact to no.1 Marten Road.

No openings are proposed to the northern side elevation except for one pair of timber boarded doors for loading. As the opening is not glazed, there would not be any opportunities for interlooking and overlooking to the neighbouring property of no.1 Marten Road.

The proposed use of the garage with recreation above is considered to be used in association with no. 64 Shorncliffe Road and would not contain any sleeping accommodation. The proposed building would be incidental to the main property and as such the activity on site would not increase and be similar to that of the existing thus not impact the surrounding neighbours.

Parking and Highways

The previous application was refused on the basis of harm to highway safety and a loss of off-street parking. Since the previous applications determination, it has come to light that the current off street parking arrangements are not reserved for the flats (A, B, C, D and E) within 64 Shorncliffe Road. Therefore, it would not result in the loss of off-street parking to the residents of these flats addressing the concerns raised regarding a loss of parking.

Further to this, given its town centre location where ample un-restricted on street parking remains, the proposed development would not lead to an unacceptable demand to on street parking that would warrant refusal.

It is therefore considered that the proposal would not lead to harm regarding highway safety or parking.

Other

Folkestone Town Council have objected to the application. Section 8.3.1 (f)v. of the Councils Delegations allows the Chief Planning Officer to determine applications for is to minor operational development (e.g. domestic extensions, alterations to buildings, means of enclosures, accesses) where the opinion of the Town Council differs to that of the Local Planning Authority. As such the application does not need to be deferred to the Planning & Licensing Committee for determination.

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.

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.

Recommendation

Taking the above into consideration, it is considered that the proposal is sustainable development which complies with the 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 following approved drawings and documents:

Site Location Plan - received 13/02/2024

Existing and Proposed Block Plan - received 13/02/2024

Proposed Floor Plans and Elevations - received 13/02/2024

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of Places and Policies Local Plan.

3

The development hereby approved shall be carried out in accordance with the details of materials as specified in the application form received 28/02/2024

Reason:

In the interests of visual amenity.

4

The outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse known as no. 64 Shorncliffe Road and shall at no time be converted to, sold, or used as a self-contained unit or any other accommodation not associated with the main dwelling.

Reason: In accordance with the terms of the application and in the interests of residential amenity