

Officer Report

Application No.	25/0675/FH
Site Address	16 BALDWIN ROAD, GREATSTONE, NEW ROMNEY, TN28 8PA
Officer Name	Danielle Wilkins
Proposal	Replacement garage and studio following demolition of existing garage.

Recommendation

Report Number	RD-437517
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	06 June 2025

Report

SITE

The application site is on Baldwin Road within the settlement boundary of Greatstone. Whilst the site itself has no specific designations, the property backs onto land covered by a Special Area of Conservation, Local Landscape Area and Site of Special Scientific Interest.

The property is a detached, two storey family home with off street parking to the front and side elevations. Gated access leads to the substantial rear garden. Wooden close boarded fences separate the application site from its neighbours.

Since 2018 the integral garage has been converted to habitable living accommodation.

RELEVANT HISTORY

21/1251/FH - Replacement garage & studio following demolition of existing garage. Approved with conditions

21/0686/FH/NMA - Non-material amendment to planning permission Y18/0172/SH (Conversion of integral garage to form additional living accommodation together with the erection of a detached garage with studio over) re - design of garage/studio and re-orientation of above on the site.
Refused

Y18/0945/FH - Conversion of integral garage to form additional living accommodation together with the erection of a detached garage with studio over (re-submission of Y18/0172/SH). Approved with conditions

Y18/0172/SH - Conversion of integral garage to form additional living accommodation together with the erection of a detached garage with studio over. Approved with conditions

PROPOSAL

This application seeks planning permission for the erection of a detached garage with an internal staircase which leads to a studio area in the roofspace. The garage would be sited along the back fence at the rear of the garden.

This application is a resubmission of a previously approved scheme (21/1251/FH), albeit slightly revised to include a larger garage/studio building.

The revised garage/studio would measure approximately 11.1m in width, 6.9m in depth and 7m in height with eaves of approximately 3.6m (approximately 3.4m wider than approved).

The garage would be finished in materials to match the host dwelling and an element of dark stained timber cladding. The garage/studio would feature two pairs of bifold doors and a window in the ground floor rear elevation, two pitched roof dormer windows in the rear roof slope, two no. windows, single door and garage door within the front elevation and four no. rooflight windows in the front roof slope.

CONSULTATION RESPONSES

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

Lydd Town Council – no objection

Natural England – no objection

REPRESENTATIONS

1 objection received, this is available to view on the planning file and has been summarised below.

- Concern raised in respect of the proposed buildings scale, orientation, height, footprint and potential use
- Concern that the proposal will result in harm to residential amenity by way of an unacceptable degree of overshadowing and visual dominance. Overlooking, loss of privacy and a sense of enclosure as the result of the rooflight windows on the front roof slope.
- Impact on views into the site
- Impact on protected sites
- The proposed structure, due to its scale, form and positioning, is clearly inconsistent with this policy requirements of CSD4
- Concern regarding future use – proposed floorplans are vague and the footprint would suggest a level of accommodation above incidental use
- The level of accommodation is unjustified, the building has been rotated 90 degrees and all dimensions expanded.
- The proposed development is over-scaled, overbearing, visually intrusive, and results in unacceptable harm to residential amenity and the established character of the area. It fails to meet the design, amenity and environmental safeguards required by the adopted development plan.
- Contrary to policies HB1, HB3, HB8, HB10 of the PPLP and policies SS3, CSD1 and CSD4 of the Core Strategy

PUBLICITY

Neighbours notified by letter. Expiry date 14/05/2025

RELEVANT POLICIES

Places and Policies Local Plan: HB1 HB8 T2

Core Strategy Review

NPPF & NPPG:

APPRAISAL

Design and visual appearance

The proposed outbuilding has been increase in width by approximately 3.5 metres and the depth by approximately 0.5m, as a result the height of the roof has increased by approximately 0.1m. The pitch of the roof has remained largely as approved, with the inclusion of an additional rear dormer window and two front roof light windows. The orientation of the building would remain as approved. The result forms an outbuilding with a roof pitch that closely follows that of the host dwelling and it is accepted that the outbuilding would read as a separate structure given its position within the plot and it would not be highly visible from a public place. Whilst the overall size is not considered to be ideal it is concluded that the outbuilding would not appear significantly out of keeping with the surrounding area as to warrant a refusal in this instance.

Concern has been raised by a neighbour that the proposed outbuilding would be incongruous, result in overdevelopment of the site and bear no resemblance to an incidental structure with a footprint that would rival that of the main dwelling. These concerns are noted, however, views into the site are limited to the front (via the existing drive), while the rear of the site is open and backs onto the SSSI, there are no public footpaths crossing the land which would offer views into the application site. In addition, the proposed outbuilding would be marginally larger than that already approved, it would sit to the rear of a spacious plot with a good-sized rear garden being retained. The proposed outbuilding would occupy approximately 18.7% of the rear amenity space. While it is noted that the footprint of the proposed outbuilding would be comparable to the host dwelling, its design and finish would not compete with the host building for dominance on the plot and would therefore remain as a subservient addition.

There are no objections to the materials which would largely match and complement the host dwelling.

The proposed outbuilding is therefore considered to be acceptable and would generally comply with policies HB1 and HB8 of the PPLP.

Amenities of neighbouring occupiers

The outbuilding proposes four no. rooflights in the front elevation which face towards the host dwelling, however views may also be available into the rear gardens and potentially towards the rear elevations of the neighbouring dwellings at nos. 14 and 18 Baldwin Road. With this in mind a condition would be placed upon any approval that these rooflights are to be obscure glazed and non-opening, the roof space would also be served by two rear dormer windows which would not cause any significant overlooking issues and so it is considered this could be fully functioning to allow for adequate light and ventilation to the roofspace. Concern was also raised by a neighbour in this

regard however it is considered that the suggested condition would overcome this concern with regard to overlooking and a loss of privacy.

Concern has also been raised in regards to the size and scale of the building and the potential for overshadowing and a loss of light to neighbouring residents. However, it is considered that, given the position of the outbuilding and the orientation of the roof, it is unlikely to cause any undue overshadowing of neighbouring properties although the proposed height may appear imposing, especially to no. 18 as the outbuilding would sit upon the boundary with this neighbour. However, the outbuilding would be located approximately 16m from the rear elevations of neighbouring dwellings and would therefore not result in any loss of light to windows serving habitable rooms.

The application is therefore considered acceptable with regard to residential amenity and would comply with policies HB1 and HB8.

Parking and highways

The proposed new garage would provide for one additional off-street parking space, however the dwelling already benefits from off road parking for at least three vehicles within the red line boundary and is therefore compliant with local plan policy.

Other issues

Future Use

Concern has been raised by a neighbour with regard to the potential use of the outbuilding as they feel that the proposed size and scale, combined with the vague floor plans, are more conducive to a separate unit of accommodation. The agent has confirmed (verbally) that the ground floor of the building is to be used for storage and the first floor as a studio space, as detailed on the plans. However, as with the previous permission it would seem reasonable to ensure that the building remains in an ancillary use and is not used as separate accommodation at any time.

SSSI

Concern has been raised that the proposal has the potential to negatively impact upon the SSSI which lies immediately to the rear of the rear boundary of the site. However, as the application seeks a domestic scaled outbuilding within the rear garden on an area of hardstanding and lawn the proposal would not have any impact on the SSSI, in addition Natural England have been consulted and raised no objections.

Environmental Impact Assessment

In accordance with the EIA Regulations 2017, this development has been considered in light of Schedules 1& 2 of the Regulations and it is not considered to fall within either category and as such does not require screening for likely significant environmental effects.

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

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.

Recommended Conditions (5)

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:

Location plan (received on 04/04/2025)

DS/2476/b – proposed block plan (received on 04/04/2025)

DS/2476/1 – proposed floor plans (received on 04/04/2025)

DS/2476/2 – proposed elevations (received on 04/04/2025)

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, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity.

4

Before the development hereby permitted is first used, the roof light windows within the front facing roof slope shall be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, and these windows shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such.

Reason:

To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers.

5

The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental and/or ancillary to the residential use of the dwelling known as 16 Baldwin Road.

Reason:

In order to safeguard the residential amenity of current and future occupiers of the application site and neighbouring dwellings.