

Officer Report

Application No.	25/1073/FH
Site Address	COBLAND, DONKEY STREET, BURMARSH, ROMNEY MARSH, TN29 0JN
Officer Name	Macey Douglas
Proposal	Garden Store

Recommendation

Report Number	RD-437885
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	21 July 2025

Report

Site

The application site is detached dwellinghouse to the northern side of Donkey Street outside of any defined settlement boundary. The dwellinghouse itself is finished in white render with timber fenestrations throughout.

To the western boundary, there is a significant amount of vegetation mainly consisting of small trees and hedging.

The site is located in Flood Zone 3.

Relevant Site History

No recent or relevant site history.

Proposal

Planning permission is sought for the erection of a garden store. The garden store would be situated to the southwestern corner of the site surrounded by the existing vegetation to the western boundary.

The garden store is proposed to be finished in timber with timber fenestrations and a metal profile roof covered in green plastic coating.

Consultation Responses

Burmarsh Parish Council – No objection

Representations

No representations have been received.

Relevant Policies and Guidance

NPPF

Paragraphs 11, 48, 131, 135, 141

Places and Policies Local Plan (2020):

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

Core Strategy Review (2022)

Appraisal

Visual Amenity

The proposal is for an outbuilding to store gardening equipment; the building would have a pitched roof with two sets of large garage doors. It would be modest in scale and given the existing boundary treatments and separation from the highway, it would not have an overly dominant appearance when viewed from the highway.

The proposed materials include timber weatherboarding which are typical for outbuildings of this scale and design, therefore the addition is considered to be acceptable in terms of design and appearance.

It is also noted that there are other outbuildings along this side of the highway and therefore it is not considered to be out of character.

Residential Amenity Impact

Given the separation distance between the proposed garden store and the nearest neighbouring property to the east (Great Lathe Cottage) being over 75 metres away, the proposed garden store would have no impact upon the residential amenity of this property by way of loss of light, overbearing impact or loss of privacy through interlooking and overlooking. The proposal is considered to be acceptable in regard to residential amenity.

Parking and Highways

The proposal does not seek to alter the existing parking arrangements and would not have an impact upon highway safety. The proposal is therefore considered to be acceptable in this regard.

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 2024 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

Considering the above, it is the view of this officer that the proposal should be granted planning permission as it is considered a sustainable development that complies with the Places and Policies Local Plan and the NPPF and is recommended for approval subject to conditions.

Recommended Conditions (3)

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 09/06/2025

Proposed Site plan - received 09/06/2025

DS/2483/1 Proposed plans - received 09/06/2025

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.

The development hereby approved shall be carried out in accordance with the details of materials as specified on drawing DS/2483/1 (Proposed plans) received 09/06/2025.

Reason:

In the interests of visual amenity.