

## REPORT SUMMARY

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| <b>REFERENCE NO - 21/506258/FULL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                       |                                                                                                       |             |
| <b>APPLICATION PROPOSAL</b><br>Conversion of existing detached garage into Granny Annexe ancillary to the main dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                       |                                                                                                       |             |
| <b>ADDRESS</b> 6 Beckworth Place St Andrew's Road Maidstone ME16 9LS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                       |                                                                                                       |             |
| <b>RECOMMENDATION GRANT</b> subject to the planning conditions set out in Section 8.0 of the report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                       |                                                                                                       |             |
| <b>SUMMARY OF REASONS FOR RECOMMENDATION</b><br><p>The proposed scale of the accommodation, proximity to the main dwelling and the use of the existing access, garden and facilities (electric, foul water and sewerage) ensures that the conversion will remain dependent on the main dwelling house of 6 Beckworth Place and so can be considered to be ancillary accommodation and will be conditioned as such.</p> <p>The proposed development would result in a conversion of the existing building without significant alteration to the building therefore, it is considered that there would be no adverse impact upon the character of the existing dwellinghouse or wider streetscene.</p> <p>The proposal would result in an additional bedroom to the property as well as the loss of the existing detached garage; however, it is considered that there would be sufficient parking provision within the curtilage of the existing dwellinghouse in line with local policy for a dwelling of its size and location.</p> |                                                                                                                                                                                                                       |                                                                                                       |             |
| <b>REASON FOR REFERRAL TO COMMITTEE</b><br>Councillor Kimmance (Heath Ward) has requested that the application be considered by the Planning Committee if Officers are minded to recommend approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                       |                                                                                                       |             |
| <b>WARD</b><br>Heath                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>PARISH/TOWN COUNCIL</b><br>Unparished                                                                                                                                                                              | <b>APPLICANT</b><br>Mr & Mrs William Romero<br><b>AGENT</b><br>Coastline Building And Maintenance Ltd |             |
| <b>DECISION DUE DATE</b><br>27/01/22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>PUBLICITY EXPIRY DATE</b><br>19/01/2021                                                                                                                                                                            | <b>OFFICER SITE VISIT DATE</b><br>28/12/2021                                                          |             |
| <b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                       |                                                                                                       |             |
| <b>App No</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Proposal</b>                                                                                                                                                                                                       | <b>Decision</b>                                                                                       | <b>Date</b> |
| 94/1461                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Outline application for a two-storey residential development including details of vehicular access to the site.                                                                                                       | Permitted                                                                                             | 17.03.1995  |
| 96/1270                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Erection of a residential development comprising 12 no. detached/link detached and semi-detached dwellings with associated garaging/parking and involving the construction of new vehicular accesses onto St. Andrews | Permitted                                                                                             | 14.01.1997  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                  |           |            |
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| <p><i>Outline and follow-up full permission for the development at Beckworth Place. Relevant planning condition (2) under 96/1270 states:</i></p> <p>Before commencement of the use of the land or building(s) hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use. No development whether permitted by the Town and County Planning (General Permitted Development) Order 1995 or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages;</p> <p>Reason: Development without adequate parking or garage provision is likely to lead to parking inconvenient to other road users and to be detrimental to amenities and prejudicial to road safety.</p> |                                                                                                  |           |            |
| <p><b>Application at neighbouring property No.8 Beckworth Place</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                  |           |            |
| 02/0155                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Retrospective application for the conversion of existing garage to children's playroom and store | Permitted | 16.05.2002 |
| <p>Permitted scheme at neighbouring property involving conversion of the existing garage within the context of the planning condition (2) of 96/1270</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                  |           |            |

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

- 1.01 The site is located on Beckworth Place, a small cul-de-sac of semi-detached and link-detached dwellinghouses. The site is accessed from the north, off St Andrew's Road. The application site is situated within the defined boundary of the 'Maidstone Urban Area' as defined within the Maidstone Borough Local Plan (2017).
- 1.02 The application property consists of a semi-detached two-storey dwellinghouse with a detached garage to the southeast. The detached garage is set back from the frontage of the dwellinghouse by approx. 6.5m
- 1.03 There is a small area of grassed lawn in front of the dwellinghouse though the areas around the detached garage to the west and south consist of hardstanding (mix of tarmac and block paving).

### 2.0 PROPOSAL

- 2.01 The proposal seeks to convert the existing detached garage into a residential annexe for purposes incidental to the primary use of the dwellinghouse. The proposal would involve replacing the existing garage door with a 2-light window and door in the front elevation and would add a 1-light window to the rear elevation of the garage. No other changes or enlargements to the existing built footprint.
- 2.02 The annexe would contain a shower room with laundry facilities and an open-plan bedroom kitchenette area, it has been shown connecting to the existing drainage at the main dwelling.

2.03 The works are part retrospective with the conversion works commenced.

### **3.0 POLICY AND OTHER CONSIDERATIONS**

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
Maidstone Borough Local Plan 2017:  
SP1 – Maidstone Urban Area  
DM1 – Principles of good design  
DM9 – Residential extensions, conversions, and redevelopment within the built-up area  
SPG 4 - KCC Parking Standards (2006)  
Maidstone Local Development Framework: Residential Extensions – Supplementary Planning Document (2009)  
Maidstone Borough Council – Local Plan Review, draft plan for submission (Regulation 19) dated October 2021

### **4.0 LOCAL REPRESENTATIONS**

4.01 Objections received from two properties raising the following (summarised) objections

- Contravention of original planning consent (96/1270)
- Lack of sufficient parking
- Harm to highway safety
- Harmful noise, smell, disturbance
- Visual amenity
- Concerns it could be separately let
- Would lead to further garage conversions

4.02 The site notice has yet to expire, but will do so prior to the Committee meeting, as such members will be verbally updated as an urgent update on any further representation received.

### **5.0 CONSULTATIONS**

5.01 No statutory consultees

### **6.0 APPRAISAL**

#### **Main Issues**

6.01 The key issues for consideration relate to:

- Background to the site and Principle of the development
- Parking and highway safety
- Other matters (including impact on visual amenity and neighbouring residential amenity)

#### **Background to the site and Principle of the development**

6.02 Internal conversion works to the garage and the external changes - insertion of windows, door as well as bricking up the voids created could commonly be achieved under permitted development.

6.03 Completing the works under permitted development appears to be the original intention as works were started and reported to Maidstone Planning Enforcement before an application was submitted

- 6.04 The single preventative factor in this respect is condition (2) of 96/1270 which is set out below, this require parking to be retained as such. It does not however prevent applicants from making an application to convert the garage.

*Before commencement of the use of the land or building(s) hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use. No development whether permitted by the Town and County Planning (General Permitted Development) Order 1995 or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages;*

*Reason: Development without adequate parking or garage provision is likely to lead to parking inconvenient to other road users and to be detrimental to amenities and prejudicial to road safety.*

- 6.05 The key issues to consider therefore would be whether condition (2) of 96/1270 is still relevant in terms of local and national planning policy and whether the proposal leads to development without adequate parking or garage provision inconvenient to other road users and to be detrimental to amenities and prejudicial to road safety.

- 6.06 The grant of planning permission and its associated condition were granted on 14<sup>th</sup> January 1997, both Local and National planning policies have changed over time such that the Maidstone Borough Local Plan (2017) is considerably more recent and the proposed loss of garaging needs to be considered against current policy and guidance.

- 6.07 Principally Policy DM23 of the Local Plan and the associated Appendix applies in this case which sets out that :

*Car parking standards for residential development (as set out in Appendix B) will :*

- i) Take into account the type, size and mix of dwellings and the need for visitor parking; and*
- ii) Secure an efficient and attractive layout for development whilst ensuring that appropriate provision for vehicle parking is integrated within it.*

- 6.08 It is noted that permission has been previously granted in 2002 for No.8 Beckworth Place to convert their garage into a playroom/store.

### **Parking and Highway Safety**

- 6.09 Beckworth Place is a private cul-de-sac of 5 dwellinghouses (No's 5-9) access from St Andrew's Road to the north and is notably not a through-road.
- 6.10 The main vehicular traffic into the cul-de-sac would have a direct relation with the properties within, likely being either the owners, visitors, or deliveries to the properties within with very little reason for other vehicles to enter the site.
- 6.11 Local Plan Policy DM23, together with accompanying Appendix at Appendix B, advises that for a property consisting of 4 or more bedrooms in an 'edge of centre' location that parking provision for '1.5 spaces per unit' should be provided.

- 6.12 It is considered that the area of hardstanding in front of the existing garage and to the south is sufficient for at least 2 vehicles to safely park within the curtilage of the dwellinghouse. These spaces would continue to be conditioned to be retained by reason of Condition 2 of 96/1270 as the application does not seek to remove the condition, solely to allow for the conversion of the garage.
- 6.13 It is not considered the loss of the garage as parking would result in significant harm to highway safety or result in insufficient parking to serve the dwelling.

#### **Other matters**

- 6.14 Essentially the key matter to consider is that relating to the loss of parking as this is the reason the condition was attached to the original consent and as such the reason why a development which would otherwise be permitted development requires planning permission. However if other material planning considerations were to be considered, these matters are all considered acceptable for the reasons set out below.
- 6.15 The proposed scale of the accommodation, proximity to the main dwelling and the use of the existing access, garden and facilities (electric, foul water and sewerage) ensures that the conversion will remain dependent on the main dwelling house of 6 Beckworth Place and so can be considered to be ancillary accommodation and will be conditioned as such.
- 6.16 The proposed development would result in a conversion of the existing building without significant alteration to the building therefore, it is considered that there would be no adverse impact upon the character of the existing dwellinghouse or wider streetscene.
- 6.17 Due to the nature of the proposals and the distance from neighbouring properties it is not considered any significant harm would result to neighbouring residential amenity.

### **7.0 CONCLUSION**

- 7.01 The proposal would result in an additional bedroom to the property as well as the loss of the existing detached garage; however, it is considered that there would be sufficient parking provision within the curtilage of the existing dwellinghouse in line with local policy for a dwelling of its size and location. The proposal is considered acceptable in respect of all other material planning considerations and would be in accordance with current policy and guidance.

### **8.0 RECOMMENDATION – GRANT** Subject to the following conditions following reasons:

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form

TQRQM21327155630106 – Block Plan Received 23.11.2021

TQRQM21327155903089 – Site Location Plan Received 26.11.2021

MA/C/01 – Existing and Proposed Elevations and Floor Plans Received 30.11.2021

Reason: To clarify which plans have been approved.

- 2) The materials to be used in the construction of the external surfaces of the works hereby permitted shall match those used in the existing building;

Reason: To ensure a satisfactory appearance to the development.

- 3) The additional accommodation to the principal dwelling hereby permitted shall not be sub-divided, separated or altered in any way so as to create a separate self-contained unit; and shall only be used as ancillary accommodation to the main dwelling currently known as 6 Beckworth Place, St Andrew's Road, Maidstone, ME16 9LS

Reason: Its use as a separate unit without adequate parking or turning space, without adequate amenity space would result in an unsatisfactory relationship with the principal dwelling.

Case Officer: Stevie Harper

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.