

**REPORT SUMMARY**

<b>REFERENCE NO - 17/500819/FULL</b>			
<b>APPLICATION PROPOSAL –</b> <b>Detached double garage with pitched roof and storage in the loft space.</b>			
<b>ADDRESS – Bungalow at Hill View, Yelsted Road, Yelsted, Kent ME9 9UU</b>			
<b>RECOMMENDATION - GRANT PLANNING PERMISSION</b> Subject to planning conditions			
<b>SUMMARY OF REASONS FOR RECOMMENDATION -</b> The proposed detached double garage development compiles with relevant policies of the Development Plan (Maidstone Borough Local Plan (2017), and provisions set out in the SPD for Residential Extensions (2009). There are no adverse impacts on the character and appearance of the application property, the visual amenity of the vicinity of the site, or character and openness of the surrounding countryside and its AONB designation. The detached double garage development does not result in any adverse impacts on the amenities of surrounding occupiers.			
<b>REASON FOR REFERRAL TO COMMITTEE -</b> Stockbury Parish Council has requested that the application be determined by the Planning Committee if the case officer was minded to recommend approval.			
<b>WARD</b> North Downs	<b>PARISH/TOWN</b> Stockbury	<b>COUNCIL</b>	<b>APPLICANT</b> Mr Richard Bearsby <b>AGENT</b> Peter Jackson Architects
<b>DECISION DUE DATE</b> 11/04/2017	<b>PUBLICITY EXPIRY DATE</b> 10/04/2017	<b>OFFICER SITE VISIT DATE</b> 20/03/2017	
<b>RELEVANT PLANNING HISTORY</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
15/506969/FULL	The replacement of existing caravan with a detached bungalow property	PERMITTED	19.11.15
16/502175/FULL	Replacement of existing mobile home with the erection of chalet-style detached bungalow.	PERMITTED	12.05.16

**MAIN REPORT**

**1.0 DESCRIPTION OF SITE**

- 1.01 The application site is an irregular shaped plot of land located within an area of open countryside designated as Area of Outstanding Natural Beauty in the newly adopted Maidstone Borough Local Plan (2017). The site was previously used for the stationing of a caravan, but is now occupied by a chalet-style detached bungalow approved under planning application with reference number 16/502175/FULL.
- 1.02 The site is accessed by a shared driveway off Yelsted Road, approximately 100 metres to the west of the site. The site has a grassed area to the east, and is bounded by a 1.8m metre fence on the west and south sides. A bungalow known as ‘Catharos Lithos’ is situated to the east of the site, with ‘Cherriamber Lodge’ to the west. The surrounding area is rural in character involving undulated landscape with small pockets of sporadic development.

## **2.0 PROPOSAL**

- 2.01 The proposal is for the erection of a detached double garage with pitched roof and storage in the loft space. The garage is proposed on the south western elevation of the approved bungalow and would be set back from the front elevation of the property by approximately 8 metres. It would be 6 metres in height from the ground level to the highest part of the pitched roof, incorporating a large garage door on its north facing frontage. Due to the change in ground levels from west to eastwards, the height of the garage development would be approximately 2 metres lower when compared with the height of the chalet bungalow at the site. It would have a square shaped foot print with a width of 6.5 metres and depths of 6 metres. An additional door is proposed on the southern elevation of the garage building and an internal staircase to the storage area above.
- 2.02 The application includes the construction of a driveway approximately 3.5 metres in width and 16.5 metres in length. It extends from the frontage of the garage building to the norther boundary of the site. The application states that the driveway would be constructed with permeable gravel.

## **3.0 POLICY AND OTHER CONSIDERATIONS**

Maidstone Borough-Wide Local Plan 2000: ENV6, ENV22, ENV33  
National Planning Policy Framework (NPPF) Paragraphs 56 and 57 of the government guidance in the National Planning Policy Framework.  
National Planning Practice Guidance (NPPG)  
Supplementary Planning Documents: para. 4.45, 4.46 and 4.47 page 28 of Residential Extensions  
Maidstone Local Plan (2017): Policy DM8

## **4.0 LOCAL REPRESENTATIONS**

- 4.01 The owners/occupiers of dwellings adjoining the site were notified of this application by letter and a site notice displayed. Representations were received from owners/occupiers of High Vistas, The Acorn and Poppy View, objecting to the proposal on the following summarised grounds;
- Overdevelopment of the application site
  - Overlooking from previously approved chalet-style bungalow at the site
  - The scale of development not in keeping with the character of the area
  - The manner in which the application has been submitted in stages represents a circumvention of the planning rules.
- 4.02 The planning issues raised by the neighbouring objectors are addressed in the main appraisal section of the report.

## **5.0 CONSULTATIONS**

- 5.01 Stockbury Parish Council objects to the application on grounds that it amounts to overdevelopment of the site and would set precedent for similar developments in the future.

## **6.0 APPRAISAL**

### **Main Issues**

- 6.01 Existing and emerging development plan policies allows for extensions and alterations to dwellings within the open countryside subject to outlined criterion being met. Therefore, the key issues for consideration and determination in this application for the erection of a detached double garage with pitched roof and storage in the loft space are;
- The impact of the detached garage building on the space surrounding the application property.
  - Its' impact on the character and appearance of the general vicinity of the site, the wider countryside and its AONB and SLA designation.
  - The impact on the amenities of surrounding residential owners/occupiers.

### **Visual Impact**

- 6.02 The general character of the area is depicted by small pockets of sporadic developments set within large sized plots of land. Considering that the application site is well screened and set back from Yelsted Road, the proposed double garage building would not have any significant adverse visual impact on the character of the general locality of the site, as it will not be readily visible from within the street.
- 6.03 The garage development would be sympathetically sited to the western elevation of the property at the site, which is consistent with recommendations set out in the SPD for Residential Extensions. The building would be set back from the front elevation by approximately 8 metres, and therefore, would not appear over dominant or visually harmful when seen in the context of the site. Whilst the built form at the site would be slightly higher when compared with surrounding developments, the addition of the garage building would not significantly overwhelm the form of the host dwelling as suggested by the Parish Council and neighbouring objectors.
- 6.04 There is a change in ground levels from west to eastwards, and therefore, the garage building would be significantly stepped down by approximately 2.5 metres in relation to the ridge line of the main dwelling. Consequently, the proposed garage development would not significantly detract from the existing character and appearance of the main dwelling or developments in the immediate vicinity of the site.
- 6.05 The garage building would be screened from the neighbouring dwelling to the west of the site Cherriamber Lodge by the conifer hedges running along the common boundary. It would be sufficiently distanced from the neighbouring dwelling to the east of the site known as Alruby.
- 6.06 Whilst the proposed driveway would appear slightly disproportionate in width when seen in the context of the site, it would be constructed of permeable gravel which would help soften its appearance. It is recommended that giving the sensitive nature of the site, a condition is included in the grant of permission requiring the retention of the proposed permeable gravel.
- 6.07 Overall, it is not considered that there would be any significant adverse impacts resulting from the proposed garage development significant enough to raise overriding planning objections to this proposal. The garage development and the driveway would not have any significant detrimental impact on the character of designated AONB.

**Residential Amenity**

- 6.08 The proposed garage development is sufficiently distanced from neighbouring properties and screened on the east and western elevations by leylandii boundary hedges. The distances from the rear elevation of the garage building and the neighbouring dwelling to the south would be above 50 metres. Therefore, the existing boundary treatment and separating distances with neighbouring dwellings would maintain acceptable levels of privacy.

**Other Matters**

- 6.09 Comments have been received from neighbouring occupiers objecting to the proposals on the grounds that previous assurances given that the approved dwelling would not overlook their property have turned out to be false. Members are reminded that the current submission for the erection of the detached double garage with storage above needs to be assessed on its own merit in the context of the site. The garage proposal would be significantly lower in relation to the ridge line of the main dwelling at the site. The inclusion of a condition restricting alterations would ensure that there is no unacceptable impact on any neighbouring residential dwelling in terms of overlooking and loss of privacy.
- 6.10 Further comments have been received criticising the manner in which the application has been submitted in stages ostensibly to circumvent planning rules. The existing and emerging development plan allows for extensions and amendments to approved developments. Each proposal submitted is assessed on its own merit in the context of the planning history for the site and existing surrounding neighbouring developments. Therefore, it is not possible for applicants to circumvent planning rules by submitting proposal in an incremental fashion.

**7.0 CONCLUSION**

- 7.01 The proposed development, complies with the relevant policies of the Development Plan (Maidstone Borough Local Plan (2017), and the Supplementary Planning Document for Residential Extensions (2009). There are no adverse impacts on the character, appearance and visual amenity of the vicinity of the site, the surrounding countryside and its AONB designation. The detached double garage development does not result in any unacceptable impact on the amenities of surrounding occupiers.
- 7.02 The proposal is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other relevant material considerations. There are no overriding material considerations to indicate a refusal of planning permission and the recommendation is to approve planning permission subject to the relevant conditions.

**8.0 RECOMMENDATION** GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Planning Committee Report**  
**9<sup>th</sup> November 2017**

2. The development hereby permitted shall be carried out in accordance with the following approved plans/drawings nos; 1932/PL/03.2/A, 1932/PL/03.01/A, 1932/PL/03.3/A and 1932/LOC/01.1

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers and the character of the AONB.

3. The materials to be used in the construction of the external work to the double garage building with storage space above hereby permitted shall match those used in the existing building;

Reason: To ensure a satisfactory appearance to the development

4. The double garage building with storage space above hereby approved shall only be used for car parking purposes and storage incidental to domestic use of the related dwelling house and for no other purpose whatsoever including residential annex accommodation.

Reason: In accordance with Policy DM27 and SPG 'Kent Vehicle Parking Standards' (2006) to ensure satisfactory parking at the site.

5. Notwithstanding the provisions of the General Permitted Development Order 2015 (as amended) no alterations shall be made to the double garage building with storage space above hereby permitted without first obtaining the prior approval in writing from the Local Planning Authority.

Reason: In the interest of the character and appearance of the existing dwelling and residential amenity of neighbouring owners/occupiers.

6. The driveway hereby permitted shall be constructed of permeable material and retained as such thereafter to the satisfaction of the Local Planning Authority.

Reason: To soften the appearance of the development and In the interest of the character and appearance of the AONB.

Case Officer: Francis Amekor

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