

26 July 2018

REFERENCE NO - 18/502116/FULL		
APPLICATION PROPOSAL Conversion of existing double garage to annex and construction of covered veranda on gable end. Alterations to car parking.		
ADDRESS Poplar Tree Farm, Milebush Lane, Marden, TN12 9AS		
SUMMARY OF REASONS FOR RECOMMENDATION The proposal, subject to the recommended conditions, is considered to comply with Development Plan Policy, the aims of the Council's adopted residential extensions guidelines and Central Government Guidance, and there are not considered to be any overriding material considerations to indicate a refusal.		
REASON FOR REFERRAL TO COMMITTEE - The applicant is a Borough Councillor.		
WARD Marden Yalding	PARISH COUNCIL Marden	APPLICANT Mrs Annabelle Blackmore AGENT D. R. Nicholson Ltd
DECISION DUE DATE 06/07/18		PUBLICITY EXPIRY DATE 29/06/18

Relevant Planning History

MA/13/1475

Erection of a single storey extension to existing garage and retrospective change of use of land from agricultural to residential use - APPROVED (Decision Date: 15.04.2014)

MA/12/1249

Erection of single storey infill extension, front porch and enlargement of single storey rear extension - APPROVED (Decision Date: 20.09.2012)

MA/05/0919

Replacement of concrete panel flat roofed garage by one of traditional construction - APPROVED (Decision Date: 30.06.2005)

MA/04/0580

Demolition of existing conservatory and erection of two storey front and side extensions - APPROVED (Decision Date: 21.05.2004)

MA/03/2450

Two storey front and side extension, which includes the removal of the conservatory - REFUSED (Decision Date: 23.02.2004)

MA/99/1503

Erection of single storey extension to utility/breakfast room on south-eastern flank, and replacement of flat roof with pitched roof to utility/breakfast room - APPROVED (Decision Date: 15.11.1999)

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The application site is located in open countryside in Marden parish.
- 1.02 It contains a detached, two-storey dwellinghouse and two detached outbuildings. The outbuilding closest to the road comprises a double garage in the front section facing onto the gravel parking area, with a bed/sitting room and shower/WC in the rear section.
- 1.03 There are no other neighbouring dwellings in the vicinity, although two buildings on land to the east of the site (also in the applicant's ownership) have been the subject of recent, successful prior notification applications for change of use to dwellinghouses.

2. PROPOSAL

- 2.01 Planning permission is sought for the conversion of the existing double garage building to an annex, including the construction of a covered veranda on the north-west gable end, and alterations to the parking area.
- 2.02 The existing double garage area would be converted to a bedroom, a small, galley kitchen area and shower/WC, and the existing bed/sitting room would have the walls forming the current shower/WC removed to create a living area.
- 2.03 The veranda would be open-sided, formed of a hipped roof supported on four oak posts, and would project approximately 1.5 m from the existing wall of the garage. The up-and-over garage door opening would be infilled with an array of windows, blank panels and a half-glazed door.
- 2.04 The layout plan shows that the existing gravelled parking area would be extended into part of the lawn in front of the house, such that a total of five parking spaces would be provided at the site.

3. POLICY AND CONSIDERATIONS

Maidstone Borough Local Plan 2017: SP17, DM1, DM3, DM30, DM32.

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Supplementary Planning Documents: Maidstone Local Development Framework, Residential Extensions
Supplementary Planning Document
(adopted May 2009)

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 Site notice posted 08/06/2018 allowing 21 days for comment. No representations received.

5. Consultations

- 5.01 MARDEN PARISH COUNCIL: No objection subject to a condition being applied that the conversion is only used for purposes ancillary to the main dwelling and not used for a holiday let or as a separate dwelling.

6. APPRAISAL

- 6.01 The key issues for consideration are:

- Principle of the development
- Visual impact
- Impact on residential amenity

Principle of the Development

- 6.02 Local Plan Policy DM32 states that proposals to extend dwellings in the countryside should not create a separate dwelling, or a scale or type of accommodation that is capable of being used as a separate dwelling.
- 6.03 The proposal is a Householder application for a residential annex to provide ancillary accommodation to the main dwelling. The building to be converted already contains an element of primary, habitable accommodation and has a very close relationship with the main house. Although the proposal would result in it becoming self-contained, on balance, in view of the relatively small scale of facilities provided and the close relationship with the host dwelling, it is considered that the ancillary use can be satisfactorily controlled by condition.

Visual Impact

- 6.04 The only increase to the built envelope of the building would be the covered veranda, and since this would be a modest addition, subordinate to the existing garage structure and constructed only of a hipped roof on posts, I do not consider that there would be a significant impact on the openness of the rural surroundings, notwithstanding that it is very open hereabouts. The garage building would remain visually-subordinate to the host dwelling.
- 6.05 Both the veranda and the proposed conversion are acceptably designed, using matching materials, and would not have any adverse impact on the

character or appearance of either the host building or the countryside in general public views from Milebush Lane.

- 6.06 There would be a moderate increase in hard surfacing to allow for the extended parking area, and whilst this may be regrettable, I do not consider it to be grounds for refusal of planning permission. It would not be widely noticeable from outside of the site, other than when standing immediately at the gateway looking in.

Impact on Residential Amenity

- 6.07 There are no neighbouring residential properties close enough to be adversely impacted in terms of daylight, sunlight, privacy or outlook, including the two buildings to the east that are able to be converted to dwellings under the prior notification process.
- 6.08 Since the proposal is for an annex, which would be ancillary to the residential use of the main dwelling on site, the relationship between the two is considered acceptable. That would not be the case if the proposal was for a separate, self-contained residential unit, and consequently the annex relationship must be maintained by condition. Although there is currently some primary habitable accommodation in the rear part of the garage building, I consider the current proposal to be fundamentally different inasmuch as it would be larger and would contain a kitchen, thus making it capable of operating as a separate residential unit, plus the proposed conversion would result in habitable accommodation being located in the front of the building (closer to the applicant's dwelling) as well. Nevertheless, subject to a condition restricting the use of the building to ancillary accommodation only, I consider the proposal to be acceptable.

Other Matters

- 6.09 It is considered that sufficient parking provision would be maintained, notwithstanding the loss of the two garage parking spaces, since the parking area to the front of the dwelling would be extended.
- 6.10 It is considered that no important trees would be lost.
- 6.11 Due to the nature, siting and scale of the proposal there are no significant ecological issues to consider.

7. CONCLUSION

- 7.01 Taking all of the above into account, I conclude that, subject to the conditions set out below, the proposal complies with Development Plan Policy, the aims of the Council's adopted residential extensions guidelines and Central Government Guidance, and that there are no overriding material considerations to indicate a refusal.

8. 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.

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

Site location plan and drawing number TN12 9AS.04 received on 20/04/2018 and drawing number TN12 9AS.02 Rev A received on 03/07/2018;

Reason: To ensure the quality of the development is maintained.

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

Reason: To ensure a satisfactory appearance to the development.

- 4) The additional accommodation to the principal dwelling hereby permitted shall only be used as annex accommodation ancillary to the residential use of the main dwelling, currently known as Poplar Tree Farm. It shall not be sub-divided, separated or altered in any way so as to create a separate self-contained residential unit;

Reason: Its use as a separate residential unit would result in an unsatisfactory relationship with the principal dwelling and would be contrary to the provisions of the development plan for the area within which the site is located.

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

Case Officer- Angela Welsford

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