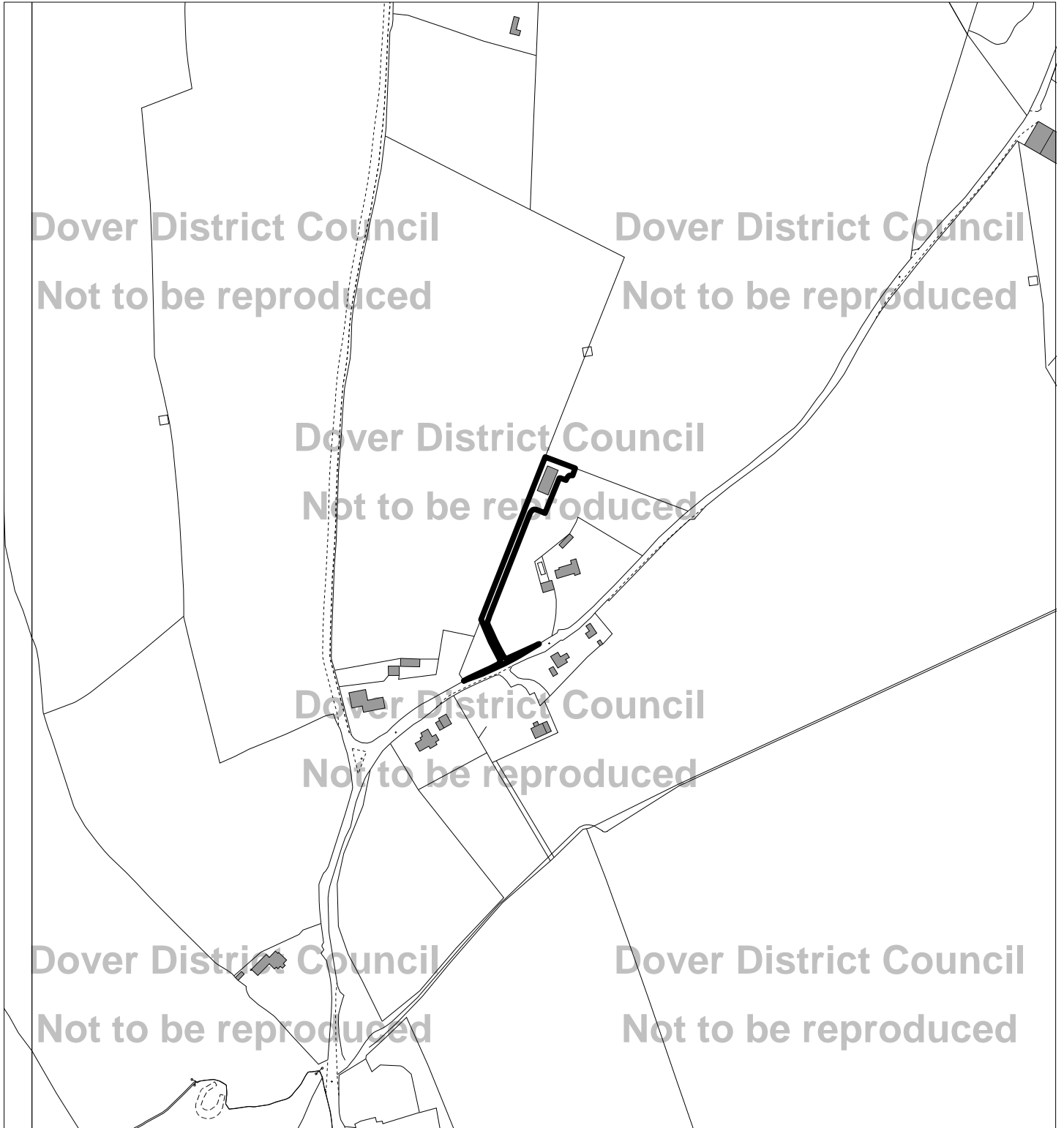


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Application: DOV/15/00884

Site at The Corner

Parkside

Wootton

CT4 6RR

TR22324549



- a) **DOV/15/0884 – Change of use and conversion of stables to two holiday lets - Site at The Corner, Parkside, Wootton**

Reason for report: The number of third party contrary views.

- b) **Summary of Recommendation**

Planning Permission be granted

- c) **Planning Policy and Guidance**

Dover District Core Strategy (CS)

CS Policy DM1 states that development will not be permitted outside the rural settlement confines unless specifically justified by other development plan policies, or if it functionally requires such a location, or it is ancillary to existing development or uses

CS policy DM4 supports the re-use of rural buildings provided that they are structurally sound and permanent. For buildings beyond the rural confines permission will be given for amongst other things, commercial uses. In all cases the building to be re-used must be of suitable character and scale for the use proposed, contribute to local character and be acceptable in other planning respects.

CS policy DM11 states that development that would generate travel will not be permitted outside the urban boundaries unless justified by development plan policies.

Policy DM13 states that provision for parking should be a design-led approach based upon the characteristics of the area, the nature of the development and design objectives.

CS Policy DM15 sets out that development that would adversely affect the character or appearance of the countryside will only be permitted if it can be justified by the needs of agriculture, to sustain the rural economy or community, cannot be accommodated elsewhere and does not result in the loss of ecological habitats.

National Planning Policy Framework (NPPF)

The NPPF has 12 core principles, which amongst other things always seek to secure high quality design and a good standard of amenity for all existing and future occupants and to recognize the intrinsic beauty and character of the countryside.

Paragraph 28 advises that, planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.

- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

Paragraph 115, advises that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

d) **Relevant Planning History**

87/324	-	Erection of a detached bungalow: Refused
88/526	-	Double garage and conversion of existing garage to dining room and dormer window: Granted
89/783	-	Erection of stables: Granted
94/977	-	Erection of stables (and revised scheme): Granted
99/1144	-	Proposed annex and alterations: Granted

e) **Consultee and Third Party Responses**

Principal Ecology Officer: The badger report is adequate and no conditions are required.

Tree Officer: No objection

Denton-with-Wootton Parish Council: Questions whether there is a need for holiday lets within the parish area. There is a badger sett at the rear of the stables. There are already two accesses into the site, we fail to see why the hedgerow needs to be disturbed. The road is a dead end and further traffic down a narrow lane would cause traffic issues.

13 letters objecting to the application have been received, the comments are summarised as follows;

- Removal of a hedgerow,
- There is a well established badger sett under the hedgerow, just 3m from the building,
- The access across the field would be harmful to the AONB and very visible from the lane,
- The access across the field would require a significant amount of hedgerow at the entrance to be removed,
- The second floor windows (in the roof slope) are out of character with the area and would result in light pollution,
- There are no other 3 storey buildings in the area,
- The new road could result in further future development,
- It has been proposed to reduce the tree screen,
- Negative impact on wildlife,
- It would become visible within the rural setting,
- The access should be off the existing access to the dwelling,
- The nearest bus stop is 2 miles away,
- The stables were built in 1995 and not 1970 as suggested in the application,
- There will be an increase in traffic and danger on the narrow rural lanes,

f) 1. **The Site and the Proposal**

- 1.1 The site is occupied by a domestic two storey stable block, the upper floor is used for domestic storage purposes by the applicant. The stable block is closely associated with the applicant's dwelling known as 'The Corner' it is some 50m to the north of the dwelling but it is not located within the residential curtilage. The site is well screened on the north western boundary by a mature row of trees, the south eastern boundary is screened by a mature native hedgerow but offers glimpses into the site.
- 1.2 The site is excluded from the village confines and for the purpose of planning is considered to be within the open countryside, it is also located within the Kent Downs AONB. The AONB has the highest level of protection in terms of landscape character. The surrounding boundary treatment is a high hedge to all the road frontages, it is very well screened.
- 1.3 Planning permission is being sought for the change of use and conversion of existing stables with some modifications to two holiday lets. Each unit will be provided with 3 bedrooms. Two bedrooms will be at ground floor level with a shower room, at first floor level will be the living accommodation, consisting of an open planned kitchen dining room and sitting room, a third floor will be accommodated within the roof space where a third bedroom and bathroom will be situated.
- 1.4 The development maintains the same overall scale (it is not increasing in height) as the existing stables and as such, there is no change to the landscape in strategic terms. The modifications proposed, are to the elevations. The external staircase on the south elevation will be removed and two new windows will be inserted at first and second floor level, the same fenestration arrangement will also be added to the northern elevation. The east (front) elevation will have the most significant changes with the addition of two small balconies, a change in the fenestration pattern and the insertion of four windows into the roof slope. The west (rear) elevation is currently blank, the proposal includes the insertion of two high level windows at ground floor level and just two windows at first floor level.
- 1.5 Since the application was original submitted the access to the holiday units have been amended. Plans received 27th November 2015, show that the existing access to the host dwelling will be utilised (with some alterations to the access), and an existing track will be utilised which links the residential curtilage to the stable building. This is a significant improvement on the original proposal which would have resulted in a significant amount of the boundary hedge being removed and an extensive road crossing over the paddock.
- 1.6 *Plans will be on display*

2. **Main Issues**

- 2.1 The main issues in the consideration of this application are:
- The principle
 - Impact on the AONB
 - Impact on residential amenity
 - Impact on highway safety, and
 - Impact on protected species.

3. Assessment

Principle

- 3.1 Policy DM1 of the Core Strategy (CS) does not permit development on land outside the settlement boundaries unless it is justified by other development plan policies or it functionally requires such a location.
- 3.2 Buildings which are located within the countryside are considered to be rural buildings and as such policy DM4 of the CS would be applicable for consideration. This policy states that 'permission will be given for the re-use or conversion of structurally sound, permanent buildings and beyond the confines permission will be given for the re-use or conversion of such buildings for commercial uses'.
- 3.3 From the site visit it is clear that the building is structurally sound and of a permanent nature. The use of the building for a holiday let is considered to be a commercial use and one which could support the tourism economy. If permission is granted conditions restricting the use of the building to holiday lets only would be imposed.
- 3.4 The policy also requires the building to be of suitable character and scale for the use proposed and contribute to local character. It is considered that the scale is acceptable but it does not contribute to the local character, however it does not detract from it either. In essence the conversion of rural buildings is supported if the building is worthy of retention and is redundant for its original use. The building can be said to be redundant if the applicant no longer wishes to stable horses at their site. The horses have now left the site and the applicant has confirmed that there is no intention to build new stables. The proposal is considered to be in accordance with policy DM4.

Impact on the AONB

- 3.5 The amended plans minimise the impact on the AONB. Only minimal changes will be made to the existing access in order to facilitate easier egress and access to and from the site. If permission is granted a condition should be imposed requiring a plan to be submitted for approval to show the boundary treatment at the access point.
- 3.6 The new hard surfacing for the car park comes in close proximity to some prominent trees on the site boundary, however the tree officer has confirmed that the impact will be minimal and has advised that no protective conditions are required.
- 3.7 Third parties have raised objections to the insertion of roof windows into the roof slope, due to the fear of light pollution. Since the original application was advertised amended plans have been received which show that the roof windows have been removed from the west slope and added to the east slope (now facing into the site). Four roof windows would serve two bedrooms (two for each room). A further amendment could be sought requiring the applicant to omit a window from each room, but this however may not provide sufficient natural light. Due to the angle of the window and the proximity of the nearest receptor it is considered that the amount of light pollution would be minimal and would not justify refusing planning permission.

Highway Safety

- 3.8 The proposed amendments to the access, specifically the removal of the brick piers and making it wider, will improve access and egress from the site. There is ample

space within the site for vehicles to pass and to park and will not result in vehicles reversing onto the highway.

- 3.9 It is acknowledged that Parkside is a narrow lane, where in places two vehicles will not be able to pass, however the site access is only some 150m from the junction of Wootton Lane, in addition Parkside becomes wider where two cars can pass after approximately 80m from the site access. It is not expected that two holiday lets would significantly increase the volume of traffic to and from the site and as such the proposal is considered not to be harmful to highway safety.
- 3.10 Policy DM11 of the CS does not support development which would generate the need to travel outside the urban boundaries and rural settlement confines, unless it is supported by other policies. In this instance the development is supported by policy DM4 and is therefore considered to be in compliance with DM11. It is obvious that visitors to this holiday let would be reliant on a private vehicle. The applicant has advised that bicycle stores will be provided and details of bus routes, timetables and maps will be provided, in order for sustainable choices of travel to be made.

Impact on Protected Species

- 3.11 Third parties have highlighted that badger setts exist in close proximity to the stable block. At the request of the Council's ecology officer a badger survey has been carried out. The badger report identifies that what in fact was considered to be a badger sett is actually a disused rabbit warren. There is however a badger set adjacent to the site but not within it. The Council's ecology officer has advised that this development would not have an impact on it.

Conclusion

- 3.12 The proposed conversion and re-use of the building is considered to be a sustainable form of development. The amended plans ensure that there would not be a detrimental visual impact on the AONB and the re-use of this building for tourism purposes will help to support the local economy.

g) Recommendation

- I PERMISSION BE granted subject to the following conditions:- i) Standard time limit, ii) Approved plans, iii) no permitted change of use from holiday let use iv) log book of visitors to be kept, v) details of hard and soft landscaping, vi) material samples for new windows, doors and balconies, vii) car parking, bicycle and bin store to be provided and retained,
- II That powers be delegated to the Head of Regeneration and Development to settle any necessary planning conditions in line with the issues set out in the recommendation and as resolved by the Planning Committee.

Case Officer

Rachel Humber