

a) **DOV/17/00424 – Installation of timber garage door to existing car port and erection of verandah to rear elevation of dwelling – 5 Beech Tree Avenue, Sholden CT14 0FB**

Reason for Committee: It is considered appropriate that the application is considered by Planning Committee notwithstanding the availability of delegated powers, bearing in mind the previous decision made by Planning Committee

b) **Summary of Recommendation**

Planning permission be granted.

c) **Planning Policies and Guidance**

Core Strategy (CS) Policies

- Policy DM1 states that development will not be permitted outside the settlement boundaries unless it is ancillary to existing development

National Planning Policy Framework (NPPF)

- The NPPF has 12 core principles set out in paragraph 17 which amongst other things seek to secure high quality design and a good standard of amenity for all existing and future residents.
- NPPF – is relevant as the proposal should seek to be of a high design quality and take the opportunity to improve the visual quality and character of the area. Paragraphs 56-58, 61 and 64 seek to promote good design and resist poor design.

The Kent Design Guide (KDG)

- The Guide provides criteria and advice on providing well designed development and advises that context should form part of the decision making around design.

Planning History

d)

- DOV/10/01065 – Granted, for the development of the housing estate on which the application property is located. Condition 23 of that permission prevents the enclosure of the garage and therefore it prevents the installation of garage doors without the benefit of planning permission. The Reason for the condition was in the interests of visual amenity.
- Since 2014, planning permission has been granted across the estate to install timber garage doors at 12 Sholden Drive, 14 Sholden Drive, 12 Anglers Drive, 24 Elliot Way and 6 Beech Tree Avenue.
- DOV/16/1143 – Refused, for the installation of a garage door and erection of a verandah at the application property (5 Beech Tree Avenue) by reason that the proposed garage door would be detrimental and harmful to the visual amenity of the street scene contrary to the aims and objectives of the NPPF in particular at paragraph 17.

e) **Consultee and Third Party Responses**

Parish Council: We cannot see any differences between this and the refused application.

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

- 1.1 The new estate is a well-planned housing extension of Sholden, which forms part of the urban settlement of Deal. The design, appearance and layout of the estate provide an attractive form of development using local design and vernacular as the design context for the proposal. The cart barn/garage designs are an important part of the estate. These are either located adjacent to houses or in small courtyards. The open 'barn' design of these buildings reflects the local context and although they are ancillary buildings they make a positive contribution to the overall design and appearance of the estate.
- 1.2 The application property's garage is one of two garages looking onto a courtyard surrounded by close boarded fences that enclose the rear gardens of 4 surrounding properties. These garages are served by a driveway leading from Colmanton Grove and are linked together by a shared pitched roof. Between these garages is a short alleyway that provides a pedestrian route through to the front of the Beech Tree Avenue properties. As such, the courtyard is partly hidden from the main streets serving the houses on the estate, but the pedestrian access across the courtyard can be used by the occupiers of and visitors to those houses along Beech Tree Avenue and this part of the estate. As such, the application garage is visible to the public.

- 1.3 The application property is a link detached two storey house, with a frontage facing onto an area of open space, served by a pedestrian path that also serves the front of the houses in Beech Tree Avenue. To the side of the house is the open garage, the subject of this application, which faces onto its immediate courtyard. The surrounding houses are built cheek-by-jowl, so that the urban form is quite tight knit, with short rear gardens, but in the immediate area the gardens to the Beech Tree Avenue properties are wider due to the houses being on larger plots.
- 1.4 The rear of the application property is visible from the first floor windows of nearby houses, and above the boundary fence seen from the courtyard adjacent.
- 1.5 The proposal is in two parts and has been submitted to overcome the previous reason for refusal. The proposal is to install a set of timber composite doors on the open garage. The doors would be designed using vertical boarding and have an up and over mechanism.
- 1.6 The second part of the proposal is to erect an open sided canopy against the rear elevation of the house. The structure would be painted black metal with a glazed roof. It would project some 2.2m and cover half the width of the rear elevation of the house.

2. Main Issues

- 2.1 The main issues are:
 - the impact of the proposals on the character and appearance of the area
 - the impact upon residential amenity

3. Assessment

Character and Appearance

- 3.1 Although each proposal is determined on its own merits, it is important that new development on this estate retains continuity in design and layout to be able to retain the overall design ethos and context throughout and to ensure that each new proposal makes a positive contribution to the area. Each proposal should take the opportunity to improve the existing character and quality of the area.
- 3.2 The proposal would retain the design ethos of the estate through the use of timber, vertical doors. Other timber doors have been allowed elsewhere on the estate, some of these in more visible locations along Sholden Drive, Elliot Way and Anglers Drive. By contrast, a proposal to install metal doors on the garage of No.6 Beech Tree Avenue was dismissed on appeal last year. A set of timber doors had been granted

by the Council, but the applicant appealed to seek metal doors in place of the timber doors. The Inspector considered that the metal doors were unacceptable by reason that they would not relate well, but opined that timber doors would be consistent with the overall design approach of the estate.

- 3.3 The use of vertical composite timber doors would match both the building on which they would be installed and the overall character and appearance of the area. The proposal would therefore meet the requirements of good design and Paragraph 17 of the National Planning Policy Framework which seeks to secure high quality design and Paragraphs 57-58 and 64 of the National Planning Policy Framework which seek high quality inclusive design, design that responds to local character and reflects the identity of local surroundings and materials. It is accepted that there was a condition attached to the original consent for the development preventing the erection of enclosures (in this case, the garage doors would enclose the parking spaces) however it is not considered in this instance, and bearing in mind decisions elsewhere on the estate in this regard, that it would be reasonable to withhold planning permission based upon any adverse impact upon visual amenity.
- 3.4 The proposed verandah structure would be open sided and project some 2.2m. Although it would be visible from the surrounding houses it would have limited visibility from the public, open areas nearby. Especially as the boundary fence is some 2m high.
- 3.5 As such, the open sided structure, its limited visibility from public vantage points and its modest scale would not result in a prominent or obtrusive development. This would ensure that the appearance of the area is not unduly affected.

Residential Amenity

- 3.6 The nearest residential property (No.6) is some 3m from the location of the proposed structure. This structure would have a modest projection, and with its open sided design it would not be overbearing or dominant for the occupiers of nearby properties.

Conclusion

- 3.7 Good design is a key aspect of sustainable development and should contribute positively to making better places for people. It is considered that the design and appearance of the garage doors and the extension relate well to the host property and integrates with the existing context and character and appearance of the area.
- 3.8 It is not considered that the proposal would give rise to undue harm to the living conditions of the occupiers of surrounding properties nor would there be harm to the visual quality of the street scene. .

g)

Recommendation

I PERMISSION BE GRANTED subject to the following conditions:

- i) Commencement of Development ii) Compliance with Drawing 16.1010.DPS.PL03 B received 7 April 2017 iii) Implementation and retention of timber doors
- ii) Powers be delegated to the Head of Regeneration and Development to settle any necessary wording of conditions in line with the recommendations and as resolved by the Planning Committee.

Case Officer:

Vic Hester