

a) **DOV/16/01143 – Installation of garage door to existing car port and erection of verandah – 5 Beech Tree Avenue, Sholden**

Reason for Committee: Number of views contrary to officer's recommendation.

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
- Policy DM16 restricts development which would harm the character of the landscape

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.

e) **Consultee and Third Party Responses**

Parish Council: The verandah is considered to overlook other homes and is out of context with the other homes. It is suggested that the applicant re-apply

with a new application for installation of garage door only. Expressed concern over loss of privacy.

Kent PROW Officer: No comments.

Public Representations:

There have been 5 other representations received against the proposal. The concerns can be summarised as follows:

- The use of the verandah area would exacerbate the existing noise and disturbance caused by the occupiers of the application property
- The design and materials of the structure are out of character with the building and surrounding area
- There would be an adverse visual impact

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 area and have a local identity and character.
- 1.2 The application property's barn/garage is one of those buildings within a small courtyard serving those properties surrounding it. These 'barns' are laid out to provide a central space and to provide a thoroughfare through the middle with access to the front of these properties adjacent to the appeal building. As such, the courtyard is not a 'tucked away' insignificant location, but rather a means of access that is used by the occupiers of and visitors to those houses along Beech Tree Avenue and this part of the new estate.
- 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 link. To the rear and adjoining the house is the barn/open garage, the subject of this application, and 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 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. The first part is an amendment to that

which was first submitted by the applicant. Originally submitted, the proposal sought metal up and over garage doors. As amended, 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.
- 1.7 In response to the concerns with regard to noise and disturbance, the applicant has responded by stating in writing that her and her husband intend to move in and live in the house in Spring. They are both in their 60s and intend living at the property for the next 30-40 years. The structure proposed is intended for shelter. The existing residents are moving out in March and the garage doors and structure will be put in place after they have moved out.

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 at Sholden Drive and Anglers Drive. By contrast, a proposal to install metal doors within the garage/barn of No.6 Beech Tree Avenue was dismissed on appeal last year.
- 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.

- 3.4 The proposed 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.
- 3.7 With regard to noise and disturbance, the use of the land is not proposed to be changed and therefore the noise and disturbance caused by the occupiers is not a material consideration in this case.

Conclusion

- 3.8 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.
- 3.9 It is not considered that the proposal would give rise to undue harm to the living conditions of the occupiers of surrounding properties.

g)

Recommendation

- I PERMISSION BE GRANTED subject to conditions, to include:
 - i) Commencement of Development; ii) Compliance with Drawing 16.1010.DPS.PL03 A received 12 October 2016; iii) 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

