

- a) **DOV/16/00620 – Conversion of existing double garage to ancillary residential annexe, erection of side dormer roof extension; formation of `Juliette`-style balcony; insertion of rooflights and formation of new parking access - Poppyland, Norman Road, St Margaret's Bay, Dover**

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

- b) **Summary of Recommendation**

Planning permission be granted.

- c) **Planning Policies and Guidance**

Dover District Core Strategy

- DM1- Settlement boundaries
- DM 13- Parking provision

`National Planning Policy Framework (NPPF)

- The NPPF has 12 core principles set which amongst other things seek to secure high quality design and a good standard of amenity for all existing and future residents.
- The NPPF paragraphs 17, 55-58, 61 and 64 are of particular relevance and seek to promote good design and resist poor design. Development should take the opportunity to improve the visual quality and character of the area.

The Kent Design Guide

- The Guide contains criteria and advice on providing well designed development.

- d) **Relevant Planning History**

01/00819- Erection of replacement garage. Planning permission was granted 29/10/2001 subject to conditions, inter alia; the garage should be used for the parking of vehicles only and shall not be used for commercial purposes.

10/00611- Change of use from double garage to a dwelling (bungalow). Planning permission was refused on 15/10/2010 for the following reasons:-

1. The development would relate poorly to its context by virtue of its prominent location in the street scene, its appearance and its relationship to the existing dwelling. Accordingly, it would be detrimental to the visual amenities of the locality contrary to the provisions of PPS1 and PPS3 concerning design.

A subsequent appeal against the LPA's refusal of planning permission was dismissed on 11/02/2011, the Inspector stating that " the uncharacteristic nature of the proposal in terms of the sub-division of the plot and size of the proposed dwelling means that the local environment would not be adequately respected and this indicates that planning permission should be withheld."

- e) **Consultee and Third Party Responses**

Consultees

St. Margaret's-at-Cliffe Parish Council - Objects to the proposal on the following grounds:-

1. Potential disturbance to neighbours;
2. Lack of availability of parking/loss of garage space- this is an unadopted/unmade road; and'
3. Potential loss of privacy to neighbouring gardens.

Public Representations

There have been two public consultations as the drawing and the description of development have been amended.

Eleven responses have been received from seven individual occupiers objecting to the proposal on some or all of the following grounds:-

1. Loss of garage will result in increased on street parking;
2. Adverse effect on condition of unadopted road;
3. On-street parking resulting in access problems for service and emergency vehicles;
4. Holiday let will not benefit local community;
5. Holiday let out of character;
6. Detrimental visual impact;
7. Adversely affect character of area;
8. Overdevelopment;
9. Overlooking/ loss of privacy; and,
10. Amending 'holiday let' to 'ancillary residential accommodation' does not address parking and highway safety concerns.

1. The Site and Proposal

- 1.1 The application site is located on the eastern side of Norman Road, some 35m to the north of its junction with The Drove. It comprises a detached chalet style bungalow with asymmetrical gabled roof and a mixture of red brick and tile hung elevations. There is a pitched roofed detached double garage to the side with a tiled pitched roof and stone/ red brick elevations. The property has two vehicular accesses onto Norman Road.
- 1.2 The surrounding area is wholly residential in character. Adjoining the site to the north-east, "Vanuatu" is a relatively substantial modern two storey detached house. To the south are the rear gardens of two storey detached houses fronting The Drove. To the west of the site on the opposite side of Norman Road, are a detached bungalow and two storey house.
- 1.3 Norman Road is an unadopted residential access road.
- 1.4 The applicant is seeking full planning permission for the conversion of the existing double garage into an ancillary residential annexe comprising a living room/ kitchen, WC/shower room and bedroom. The applicant has indicated that the additional accommodation would be for the sole use of visiting family and friends. The associated external works to the garage would comprise the installation of patio doors in the rear elevation and three rooflights in the south-east side facing roof slope.
- 1.5 In respect of the main house, the proposal involves the formation of a 2.2m wide x 2.1m high x 2.2m deep tile hung box dormer on the south-east facing side roof slope, whilst on the north-west facing side roof slope, a small eaves level dormer

incorporating glazed French doors and `Juliette` style balcony below together with a large four panel rooflight, are proposed.

- 1.6 One off-street parking space with access onto Norman Road would be provided.
- 1.7 The application has been amended during the course of its consideration. These are as follows:-
1. As originally submitted the garage conversion was for a holiday let. It is now ancillary residential accommodation;
 2. A small rear extension originally proposed for the garage has been deleted; and,
 3. The garage doors are to be retained rather than replaced by windows.

2. **Main Issues**

- 2.1 The main considerations in the determination of this application are:-

- The principle of the proposed development;
- Impact on the character and visual amenities of the area;
- Impact on the amenities of neighbouring residential occupiers; and,
- Highways and parking

Assessment

Principle of the Proposed Development

- 2.2 The site lies within the designated settlement boundaries of St Margaret's-at-Cliffe and as such, the proposal is acceptable in principle and accords with policy DM 1 of the Core Strategy subject to the considerations highlighted below.

Impact on the Character and Visual Amenities of the Area

- 2.3 The dwellings along Norman Road exhibit a variety of styles and designs. In respect of the works to the main house, the formation of a relatively small tile hung box dormer to the expansive south-east facing side roof slope would appear as a subservient feature and would be in keeping with character of the host building and street scene. Similarly, the proposed glazed doors with associated Juliette style balcony and roof light to the north-west side elevation of the building would have a satisfactory design, form and appearance.
- 2.4 The previously refused scheme (DOV/10/00611) involved the sub-division of the plot and the conversion and enlargement of the existing garage to form a separate dwelling. In dismissing the subsequent appeal the Inspector stated that:
- "While the building already exists, as a garage it appears entirely appropriate as an ancillary building. As an independent dwelling on a sub-divided plot it would fail to achieve the same complementary appearance."*
- 2.5 In the current submission, the plot would not be sub-divided and the garage would be used solely as accommodation ancillary to the main house. The external works would be limited to the installation of three roof lights and patio doors to the rear, the garage doors to the front elevation being retained in their existing form.
- 2.6 Under these circumstances, it is considered that when viewed from the public realm the appearance of the garage and the plot as a whole would be unchanged. Therefore, given the limited visual impact of the proposal, it is considered that the

Inspector's and the Local Planning Authority's previous concerns have been satisfactorily addressed.

- 2.7 Notwithstanding this, it is recommended that in the event of planning permission being granted, a condition be imposed to preclude the use of the converted garage as a separate dwelling house.

Impact on the amenities of neighbouring residential occupiers

- 2.8 The proposed dormer to the south-east side elevation of the main house is relatively small and contains no side facing fenestration. Therefore, there would be no detrimental impacts on the outlook or privacy of the adjoining residential occupiers at No.53 The Droveaway.
- 2.9 The proposed 'Juliette' balcony and rooflight to the north-western side elevation of the house would look towards the rear garden of "Pinheiros" a two storey detached house. However, at a distance of 20m to the garden and some 45m to the rear elevation of the house itself, it is not considered that the privacy of the occupiers would be unduly compromised.
- 2.10 The external alterations to the garage itself would have no adverse effects on the amenities of neighbouring occupiers in terms of light, outlook or privacy. A condition restricting its use to ancillary accommodation only should also preclude any material issues relating to disturbance and intensification. With this regard, it should also be noted that in the previous refusal of planning permission and the subsequent appeal dismissal, the conversion of the garage to a separate dwelling was not considered to have any detrimental impacts on the amenities of neighbouring occupiers.

Highway and Parking

- 2.11 The proposal will result in the loss of two garage spaces. However, the residual provision would include two off-street spaces on the forecourt of the garage and two fronting the house. An additional space is also proposed for the rear garden to give a total provision of five spaces. The house including the ancillary accommodation would provide a total of four bedrooms. The Council's car parking standards indicate a maximum provision of two spaces for a four bedroom house and as such, it is considered that there is adequate provision in accordance with Policy DM 13 of the Core Strategy.
- 2.12 Accordingly, it is considered that the proposal would not adversely affect highway safety or the free flow of traffic on this un-adopted residential access road.
- 2.13 Members are advised that issues relating to inadequate parking provision and highway safety did not constitute one of the Council's reasons for refusing the previous planning application for the conversion of the garage to a separate dwelling nor was this matter raised by the Inspector when dismissing the subsequent appeal.

Conclusion

- 2.14 The representations received have been noted. However, for the reasons outlined above it is considered that the proposed development, as amended, would have no adverse effects on the character of the area; the visual amenities of the street scene; the amenities of neighbouring occupiers; or, highway safety. Accordingly, the application is recommended for approval subject to condition.

g) **Recommendation**

- i) Planning permission be GRANTED, subject to conditions to include: 1) Full time; 2) Approved plans; 3) Restrict to ancillary accommodation to Poppyland.
- ii) Powers be delegated to the Head of Regeneration and Development to settle any necessary conditions in line with issues set out in the recommendation and as required by Planning Committee.

Case Officer

Ray Hill