

- a) **DOV/17/01376 – Extension and conversion of existing garage to provide ancillary accommodation, demolition of a wall, erection of a wall and relocation of access – 32 The Beach (Coast House), Walmer, Deal**

Reason for report - Number of contrary representations (8).

- b) **Summary of Recommendation**

Planning permission be granted.

- c) **Planning Policy and Guidance**

Development Plan

The development plan for the purposes of section 38(6) of the Planning and Compulsory Purchase Act (2004) comprises the Dover District Council Core Strategy 2010, the saved policies from the Dover District Local Plan 2002, and the Land Allocations Local Plan (2015). Decisions on planning applications must be made in accordance with the policies of the development plan unless material considerations indicate otherwise.

In addition to the policies of the development plan there are a number of other policies, standards and legislation which are material to the determination of planning applications including the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), the Planning (Listed Buildings and Conservation Area) Act 1990, together with other local guidance.

A summary of relevant planning policy is set out below:

Dover District Core Strategy (2010)

Policy DM1- Settlement boundaries

Policy DM13 – Parking provision.

National Planning Policy Framework (NPPF) (2012)

- Paragraph 17 sets out 12 core principles. Amongst other things, it states that planning should ‘enhance and improve the places in which people live their lives’ and should also always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- Paragraph 56 attaches great importance to the design of the built environment. It states that good design as a key aspect of sustainable development and should contribute positively to making places better for people.

- Paragraph 61 states that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. It states that decisions should integrate new development into the natural, built and historic environment.

The Kent Design Guide

The guide provides criteria and advice on providing well designed development, emphasising that context should form part of the decision making around design.

Section 72(1) of Planning (Listed Buildings and Conservation Area) Act 1990

Section 72(1) states that, 'In the exercise, with respect to any building or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

d) **Relevant Planning History**

There is no relevant planning history for this application site on file.

e) **Consultee and Third Party Responses**

Walmer Parish Council: "The committee positively supports the proposal."

DDC Heritage Team: No objection subject to the following recommended conditions:

1. No development shall take place above ground level until the following details have been submitted to and approved in writing by the local planning authority and the works shall be carried out in accordance with the following approved details:

- 1:20 scale elevation drawings indicating proposed areas of brick or stone boundary walling

Reason: To ensure special regard is paid to the interests of protecting the historic character of the conservation area.

2. The bond of the proposed brickwork shall match the bond and pattern of the adjoining brickwork and the mortar and pointing shall match in its colour, type and joint that was originally used on the adjoining brickwork, and shall thereafter be retained in that form.

Reason: To ensure special regard is paid to the interests of protecting the historic character of the conservation area.

3. No development above ground level shall take place until full details of all external joinery including that to all new windows and doors (which shall be of timber construction only) in the form of:

- Half or full size cross section drawings
- 1:100 elevational drawings showing the joinery in context

Have been submitted to and approved in writing by the local planning authority. The works shall be carried out and thereafter retained in accordance with the approved details.

Reason: As no such details have been submitted and in the interests of preserving the architectural or historic interests of the conservation area.

4. No development shall take place above ground level until 1:10 cross sectional details of the parapet; moulding and eaves of the building hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall be carried out and retained in accordance with the approved details.

Reason: To ensure special regard is paid to the interests of protecting the historic character of the conservation area.

Public Representations: There have been 8 letters of objection from the public consultation of the application, saying in summary:

#### Objections

- The importance of the conservation area is being ignored
- The development will obscure the planting required to keep this area green
- The proposed development would lead to an enclosure of a single storey building, which would lead to a loss of light and outlook.
- The proposed development would have a negative impact on both our property and quality of life.
- The proposed development would have an overbearing effect and would be intrusive to the property closest.
- The height is excessive and cannot be justified as a requirement for this type of building.
- The proposal would lead to a loss of off-street parking, may increase parking requirements and may cause a highway safety issue.

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

1.1. The application site comprises a four bedroomed, two storey detached dwellinghouse located on The Beach, Walmer. The dwelling is visible within the streetscene due to its siting close to a prominent corner. The property is finished with a vibrant green/blue render and has fine detailed white mouldings with timber framed windows and decorative window shutters.

1.2. The site features a detached garage to the north of the dwelling. Off street parking is available through the main front (east facing) gates and also next to and in front (north) of the detached garage.

1.3. The site is located within the Walmer Seafront Conservation Area.

1.4. The approximate dimensions of the site are:

- Width – 26 metres
- Depth – 36.5 metres.

1.5. The approximate dimensions of the existing garage are:

- Width – 3.7 metres
- Length – 6.3 metres
- Height – 2.75 metres

#### Proposal

1.6. Permission is sought to extend the existing garage and convert it to ancillary accommodation to the main dwellinghouse. The proposal includes extending the garage by 4m from its northern elevation with a 2.5m deep extension on its eastern elevation, to form an 'L' shape building.

- 1.7. The garage parapet wall would be raised in height and a pitched, hipped roof would be erected over the main part of the buildings with a roof lantern over the east facing extension.
- 1.8. The extension and conversion would include a bathroom, bedroom and a garden room/home office. The proposal is to provide additional accommodation for the family as well a study/home office for the applicant.
- 1.9. The proposal includes extending the street facing wall to the front of the building to wrap around the front (northern) elevation of the building, formalising one parking space. The wall on the eastern side of the parking space would be partially demolished and rebuilt, moving the access and allowing for the east facing side extension, while retaining space for parking.
- 1.10. Pedestrian access to this building would be taken through the side entrance gate of the main site, and the garden space would be shared.
- 1.11. The dimensions of the proposal are:
  - Maximum Width – 6.1 metres.
  - Length – 10.3 metres.
  - Height to top of parapet – 3 metres.
  - Height to ridge – 4 metres

## **2. Main Issues**

- 2.1. The main issues to consider are:
  - Principle
  - Visual amenity and design
  - Impact on the Conservation Area
  - Residential amenity
  - Highways
  - Other matters

## **3. Assessment**

### Principle

- 3.1. The site is within the defined urban boundaries of Walmer, as part of the wider Deal Urban Area.
- 3.2. The proposed development is therefore considered acceptable in principle, subject to its design and any material considerations.

### Visual Amenity and Design

- 3.3. The proposed garage extension would be visible within the streetscene as the building would be extended forward (north) towards the highway and also to the side (east). The height of the building would increase, as would its prominence within the streetscene. However, there are a number of mitigating factors that help to ensure the development is in keeping with both the design of the main dwellinghouse and the existing garage building, as well as the conservation area.
- 3.4. In terms of design and materials, the external surfaces would be finished in

materials to match the host dwelling and the existing garage building. The proposal includes raising the height of the parapet wall by approximately 15cm and erecting a pitched roof over the main part of the garage building. This reflects the design of the main dwellinghouse which has a tall parapet with a shallow pitched roof behind it.

- 3.5. The features of the main dwelling would also be reflected with this development; with matching windows, shutters and mouldings. It is considered that the proposed development represents good design that is in keeping with the design of the main dwelling and outbuilding, and is sympathetic to its sensitive surroundings within a conservation area.
- 3.6. The garage is currently visible from the street, and this relatively small extension would not significantly increase its prominence from within the streetscene. The garage is not, however, visible from any wider vantage points, such as along 'The Beach' as it is sited to the north of the main dwellinghouse and accessed via the side road, 'Clarence Road'. The outbuilding would continue to be well screened by much larger two and three storey dwellings along The Beach when viewing from afar. The proposed alteration would allow the outbuilding to remain subservient within the wider streetscene and would therefore preserve the visual amenity and quality of the area.

#### Impact on the Conservation Area

- 3.7. The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Given that the proposed development would be in keeping with the design, intricate detailing, scale and appearance of the main dwellinghouse and existing garage building; it is considered that the proposal would preserve the character and appearance of the conservation area, causing no significant harm. The outbuilding would not become significantly more prominent within the wider conservation area; the alterations would therefore preserve the character and appearance of the Conservation Area. Furthermore, the proposal is considered to comply with the aims and objectives of the NPPF in relation to design and the preservation of heritage assets. The Heritage officer has no objections subject to condition, and the proposal also complies with 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### Residential Amenity

- 3.8. The maximum height of the proposed development is shown to measure approximately 4m, which is measured to the top of the apex of the pitched, hipped roof. The parapet would also be raised to a maximum height of 3m. The existing garage building has a maximum height of 2.75m, which is measured to the top of the existing parapet wall. The apex of the pitched, hipped roof is approximately 3m away from the shared boundary wall with the neighbour to the west of the site, and is approximately 13.5m away from the rear elevation of this neighbouring property, number 5 Liverpool Road. The main bulk of the garage, therefore, would only be increased by 15cm.
- 3.9. The neighbouring garden to the west of the application site is well screened by tall planting and a tall brick built wall. The garden is already, to an extent, quite enclosed and is therefore considered that the proposal would not cause a significantly increased sense of enclosure.

3.10 Whilst retaining a 'sea-view' is not a material planning consideration, preserving a neighbour's outlook is. To that end, it is considered that the proposal would sufficiently protect the outlook enjoyed by neighbouring occupiers and would not create a significant sense of overbearing. As such, it is considered that the proposal complies with the NPPF and would sufficiently preserve the residential amenity enjoyed by neighbouring occupiers.

#### Highways

3.11 The application site has sufficient off street parking and the loss of part of the parking space next to the garage would not significantly impact parking or highways in the area. In any case, one parking space would be preserved next to the proposed development. The proposal, therefore, complies with policy DM13 and is considered acceptable in this regard.

#### Other Matters

3.12 As the proposal would result in the conversion of a garage to form ancillary accommodation to the main dwellinghouse, it is considered prudent to place a condition on any grant of permission that would restrict the use of the annexe to being only ancillary to the main house, restricting also any rental use. This is in order to control development and prevent an over intensified use of the site.

#### Conclusion

3.13 The proposal is considered acceptable. It is sympathetically designed and would not detract from the character and appearance of the street and wider conservation area, or harm the residential amenity of the neighbouring occupiers and is considered acceptable in all other material respects. Accordingly the development would comply with the aims and objectives of the NPPF.

g)

#### Recommendation

- I. PERMISSION BE GRANTED subject to the following (summarised) conditions:
  - 1) Standard time condition;
  - 2) In accordance with the approved plans;
  - 3) Materials to be used shall match those used on the existing building;
  - 4) Large scale elevational details shall be submitted relating to the brick or stone boundary walling;
  - 5) The bond and pattern of the brickwork shall match the existing;
  - 6) Large scale joinery details shall be submitted including all new windows and doors;
  - 7) Cross sectional drawings shall be submitted of the parapet, moulding and eaves of the building hereby permitted;
  - 8) The permitted building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling, known as 32 The Beach, Walmer. It shall not be severed from the main dwelling, sold off or used as rental property at any time, independent of the main dwelling.
- II. 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 Planning Committee.

Case Officer

Elouise Mitchell