

- a) **DOV/21/00874 – Change of use and conversion to holiday let, to include external alterations and associated parking (part retrospective) - The Groom’s Quarters, Hull Place, Sholden**

Reason for report: Number of contrary views.

- b) **Summary of Recommendation**

Planning permission be granted.

- c) **Planning Policies and Guidance**

Core Strategy (CS) Policies

- DM1 - Development will not be permitted on land outside the urban boundaries and rural settlement confines unless specifically justified by other development plan policies, or it is functionally requires such a location, or it is ancillary to existing development or uses.
- DM4 – Beyond settlement confines, permission will be granted for commercial uses if the building to be re-used or converted is of suitable character and scale for the use proposed and would contribute to local character and be acceptable in other planning respects.
- DM11 – Seeks to contain travel generation to within the settlement confines.
- DM15 – Seeks to protect the character and appearance of the countryside.

National Planning Policy Framework 2021 (NPPF)

- Section 6 seeks to build a strong, competitive economy. Decisions should enable the sustainable growth and expansion of all types of business in rural areas. Both through conversion of existing buildings...and enable sustainable rural tourism and leisure developments which respect the character of the countryside.
- Section 8 is relevant as it seeks to promote healthy and safe communities through social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other and through providing safe and accessible places.
- Section 12 is relevant as the proposal should seek to achieve well-designed places ensuring that development will function well and add to the overall quality of an area, be sympathetic to local character and history and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- Section 15 seeks to conserve and enhance the natural environment and recognise the intrinsic character and beauty of the countryside.

The Kent Design Guide (KDG)

- The Guide provides criteria and advice on providing well designed development that takes into account context.

National Design Guide 2019

- This Guide provides detail and advice on how to achieve well-designed places as required by the NPPF. In this case, relevant to the determination of the application is the need to ensure that communities have a mix of home tenures and that communities are socially inclusive.

Regulation 18 Consultation on the Draft Local Plan 2021

The Draft Local Plan has undergone its first public consultation exercise, which expired in March 2021. At this stage only minimum weight can be afforded to the policies of the Plan.

d) **Relevant Planning History**

20/00577 – Granted, for the erection of a detached garage (part retrospective)

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

Parish Council: Raises objections in support of the other responses that have raised objections and queries the ownership of the site access.

Kent PROW: No comments.

Other Public Representations: There have been 6 other responses received from the public consultation exercise, raising objections and concerns with the application. These are summarised as follows:

- The application building is too close to other residential properties
- The proposal would increase noise levels and disturbance within the immediate area
- The proposal represents an overdevelopment of the site
- There would be an increase in traffic
- The parking area overlaps onto an existing access and right of way
- The hardsurfacing of the access into the site is not in the application site
- The proposal would not be supported by sewerage and water supplies

1. **The Site and the Proposal**

1.1 The application building is a single storey detached outbuilding, within the garden of the dwelling (The Grooms Quarters) which was last in use as a storage area/garage. The building has recently undergone changes to its external appearance and the internal floorspace has been refurbished. The building has a roughly square form with a half-hipped pitched roof. It is finished in black, vertical cladding under a slate covered roof. The internal floorspace has been converted to be ready to be used for living accommodation – having a mainly open plan, layout, with a mezzanine floor on one side containing a double bed.

- 1.2 The building is within the grounds of the dwelling -The Grooms Quarters. This has its principal elevation facing north east towards an access that serves other residential properties to the north and west. A separate access to the side/rear garden of the main house leads from the shared access and a parking court. The topography of the land rises from the access into the side/rear garden. Within the garden area, close to the application building, there are areas for car parking.
- 1.3 Within the garden area there is another outbuilding/garage which was granted permission in 2020, a pergola, hot tub and swimming pool. The doors in the rear elevation of the house lead onto the swimming pool.
- 1.4 To the west along the boundary of the application site there is a degree of vegetation that helps to screen views from the footway on the west side of the garden boundary and from the newly constructed housing estate.
- 1.5 The application site falls within the Hull Place Estate. Hull Place is an early 18th Century Manor House located east of the application site. This has been converted into dwellings. Within its former grounds, there are a number of older outbuildings now converted into dwellings, and newer buildings, constructed as dwellings. The Coach House and Stable Block building is located to the south east of the application site and is a Grade II listed building.
- 1.6 The application proposal seeks to re-use an existing building as holiday let accommodation. The accommodation will have a double bed on a mezzanine floor and an open plan layout. Access to the building is through the door on the front elevation – which faces onto the car parking area and access.
- 1.7 The garden of the house is intended to also serve the guests of the proposed accommodation – who will have access to the hot tub and swimming pool.
- 1.8 A small business plan has been submitted. It is anticipated that the letting of the building would meet the costs of converting/refurbishing the building within some 4 years.

2. **Main Issues**

2.1 The main issues are:

- The principle of the development
- The impact upon the character and appearance of the area
- The impact upon residential amenity
- Other Issues

Principle _____ of _____ Development

2.2 The application site falls outside the urban area of Deal where Policy DM1, subject to exceptions (see DM4 below) seeks to restrict development.

- 2.3 The building has historically been used for purposes ancillary to the main house and the intended imposition of the planning condition will limit the occupation of the building so that it is not used as an independent dwelling - and as such will retain a connection with the function of the main house on the site. This weighs in favour of the application.
- 2.4 Policy DM4 allows the conversion of buildings within the countryside for commercial uses. The application building is of permanent construction, it has a modest scale, and it appears as an outbuilding within the grounds of an existing house. As such, the building and its proposed use are considered to meet the criteria set out under Policy DM4. This weighs in favour of the application.
- 2.5 Policy DM11 seeks to limit travel demand outside the urban and settlement boundaries. This weighs against the application. However, the Policy's blanket approach to resist development which is outside the settlement confines does not reflect the NPPF, albeit the NPPF aims to actively manage patterns of growth to support the promotion of sustainable transport. As such, less weight can be applied to this policy in the determination of the application.
- 2.6 Paragraph 84 of the NPPF supports new businesses through the conversion of existing buildings within the rural area. In addition, the location of the application, although not within the urban boundary of Deal, is suitably close to Sholden and Deal to be considered in a reasonably sustainable location within easy access of local amenities, facilities, public transport and shops – which also meets the requirements set out in Paragraph 84 of the NPPF.
- 2.7 In view of the support for the proposal in the NPPF, and Policy DM4 of the Core Strategy, it is considered that the proposal is acceptable in principle.

Impact upon Character and Appearance

- 2.8 The proposed change of use seeks to retain the building with some changes to its external elevation. The building is located within the garden area of the house and the future guests will use the same means of access, parking area, garden and facilities that are currently used by the applicant's household. In essence therefore, there would be very little change to the residential character and appearance of the site and the surrounding area – albeit there will be a small increase in the number of people on the land.
- 2.9 The garden and grounds of the house are quite generous in size and there is space to accommodate a slight increase in users of the land not to give rise to any obvious or material over-occupation or intensification of the land that might affect the prevailing character and appearance of the area.
- 2.10 As such, it is considered that the prevailing character and appearance of the countryside, and the setting of the Hull Place Estate, would not be materially affected.

Impact upon Residential Amenity

- 2.11 The application building has undergone small elevational changes. The guests will use the garden area of the host house. It is not considered that the increased use of the building or the garden will be material to the extent of warranting a refusal of planning permission.
- 2.12 This limited impact also applies to the use of the driveway through the Hull Place Estate to reach the site and turning into the site from an existing parking court.

Other Issues

- 2.13 The changes to the existing building and the occupation of this building are suitably separate from the designed heritage assets not to give rise to any material impact upon their setting. As such, the setting of the listed buildings would be preserved to meet the statutory requirements of Section 66 of the Principal 1990 Act.
- 2.14 The concerns expressed through the responses to the consultation have been taken into account. For the reasons stated above, it is not considered that additional noise from the use of the building and garden will give rise to undue levels of noise and disturbance that would be unduly harmful to residential amenity.
- 2.15 The matters raised about access and works to provide hardstanding outside the application site are not material considerations in the determination of this application.

3. Conclusion

- 3.1 The proposal seeks to re-use an existing building for holiday letting accommodation. It is considered that the proposal is acceptable in principle and, in the absence of any material harm, the proposed use should be supported as a benefit to the local economy within a reasonably sustainable location.

g) Recommendation

I PERMISSION BE GRANTED with the imposition of the following conditions:

- i) The layout of the building to be in accordance with the submitted drawings.
- ii) The application building shall not be used or occupied for any purpose other than as holiday accommodation by persons

whose only, or principal, home is situated elsewhere. A written log for each period of occupation, which shall include the name and permanent address of the occupants, and the period of their occupation shall be kept for a period of two years following the occupation of the holiday accommodation hereby permitted. This log shall be made available for inspection on demand at any reasonable time by any Officer of the Local Planning Authority.

- II Powers be delegated to the Head of Planning, Regeneration and Development to settle any necessary wording in line with the recommendations and as resolved by the Planning Committee.

Case Officer

Vic Hester