

a) **DOV/23/00892 – Erection of dwelling with attached garage - The Coach House, High Street, Wingham**

Reason for Report: Number contrary views (6)

b) **Summary of Recommendation**

Planning Permission be GRANTED

c) **Planning Policy and Guidance**

Dover District Core Strategy (2010): CP1, DM1, DM13

Draft Dover District Local Plan (March 2023): Relevant policies: SP1, CC2, PM1, PM2, TI3, HE1 and HE2

The Submission Draft Dover District Local Plan is a material planning consideration in the determination of applications. At submission stage the policies of the draft plan can be afforded some weight, depending on consistency with the NPPF.

National Planning Policy Framework (2021) (NPPF): Paragraphs 2, 7, 8, 11, 130, 189-208

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

Nationally Described Space Standards (2015)

d) **Relevant Planning History**

DOV/02/01004 - Conversion of and extension to existing garage/store to form single bungalow - Refused

DOV/05/00202 - Erection of a two-storey rear extension - Granted

DOV/15/00986 - Change of use and conversion of existing garage to a residential dwelling, together with a single storey side and front extension - Granted

DOV/17/01275 - Variation of Condition 2 of planning permission DOV/15/00986 to allow changes to approved plans (application under S73) - Granted

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

Wingham Parish Council – No objections

DDC Heritage - It is not considered that this application requires specialist input in respect of the built historic environment. You are asked to ensure that the proposals are considered with reference to the relevant paragraphs of the NPPF.

Southern Water – no objections raised – information provided for the applicant.

River Stour Drainage Board – Condition suggested regarding drainage details

KCC Highways - No objection to proposals, following initial concerns and subject to conditions

KCC Archaeology – The application site is within an area that has evidence of Pre-historic, Romano-British and Anglo Saxon activity around the village. A condition has been suggested to request a programme of archaeological work.

Third Party Representations - A total of 6 individuals have raised objections to the proposal summarised as follows:

- Impact on garden of 53 High Street, overlooking to private garden area
- Loss of view from nearby properties
- Overlooking to 7 St Mary's Meadow
- Loss of enjoyment of gardens by neighbouring properties
- Negative impact on conservation area
- Loss of privacy due to patio doors
- Detrimental to historic properties
- Concerns of impact on waste system

In addition, two comments have been submitted in support, summarised as follows:

- Considerate in design for local area
- Appropriate size for the plot of land
- Neighbours have been considered during design process
- Lack of this type of new housing in the area

1 The Site and Proposal

- 1.1 The application relates to land sited to the northeast of The Coach House, which is located to the east of Wingham High Street, set within the Wingham Conservation Area (CA) and within the settlement confines. The site is bounded by the garden which belongs to 53 High Street to the north, 46 High Street to the west and 5 St Mary's Meadow to the east, as shown on Figure 1. Within the immediate area are a number of listed properties, but none of which are directly adjacent to the site.

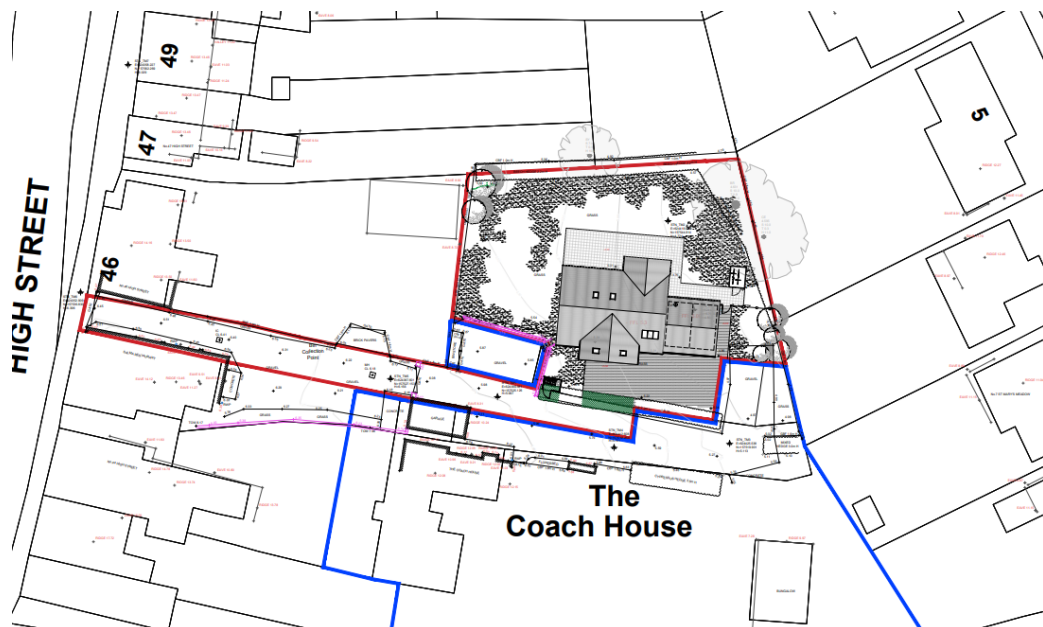


Figure 1: Proposed Block Plan

- 1.2 The application is for the erection of a 1.5 storey, 4 bedroom dwellinghouse. The dwellinghouse would be orientated south to north and would be finished in red brick, with black horizontal weatherboarding, a plain clay tiled roof, white painted timber frame windows and a timber front door.
- 1.3 The proposal also includes the erection of an attached garage, located to the east of the main dwellinghouse, with space for 2 cars.

2 Main Issues

- 2.1 The main issues for consideration are:
 - The principle of the development
 - Impact on the conservation area and visual amenity
 - Residential amenity
 - Highway safety
 - Archaeology

Assessment

The Principle of the Development

- 2.2 The site is located within the settlement confines of Wingham and the creation of residential accommodation in this location would accord with Policies CP1 and DM1. As such, the development is acceptable in principle, subject to impact on visual and residential amenity and other material considerations discussed below.

Impact on Conservation Area and Visual Amenity

- 2.3 The NPPF states that planning decisions should ensure that developments 'will function well and add to the overall quality of the area', be 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping', be 'sympathetic to local character and history' and 'establish or maintain a strong sense of place' (paragraph 130). Furthermore, Paragraphs 201 and 202 require that regard must be had for whether development would cause harm to any heritage asset (both designated and non-designated), whether that harm would be substantial or less than substantial and whether, if harm is identified, there is sufficient weight in favour of the development (public benefits) to outweigh that harm. Regard must also be had for Section 72(1) of Planning (Listed Buildings and Conservation Area) Act 1990 which 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.'
- 2.4 The application site sits within the Wingham Conservation Area. Whilst there is some variety within the street, the general finish of the buildings is brick or white painted brick, with timber frame windows and tiled roof. The properties within Wingham High Street differ in size and scale, with a mixture of terraced, semi-detached and detached properties. The external finish of the proposed dwellinghouse is brick, with horizontal black weatherboarding, a plain clay tiled roof, white painted timber frame windows and a timber front door. The design and material finish of the proposed property is sensitive to the conservation area and due to its location set back from the main road, will not result in a property that is out of keeping or visually intrusive within the street scene.

- 2.5 The proposed site is set within an existing garden, with dense planting along the north and eastern boundaries. The planting would be retained and improved as part of the application, allowing the proposed dwellinghouse to assimilate into the site. This retention can be controlled by condition.
- 2.6 For the above reasons, the development is considered to be acceptable in this location and is not visually inappropriate to its context. It is therefore considered to preserve the character and appearance of the conservation area and meets the relevant tests in accordance with paragraphs 130, 189-208 of the NPPF and HE2 of the Draft Local Plan.

Residential Amenity

- 2.7 Concerns have been raised by third parties regarding the impact on neighbouring properties, with 7 St Mary's Meadow noted in particular. The position of the proposed dwelling within the plot is such that there would be no overbearing impact on neighbouring properties. The proposed garage would be attached to the east of the proposed dwellinghouse, is single storey, and set approximately 6.5m from the boundary shared with 7 St Mary's Meadow, and approximately 25m from the property itself.
- 2.8 Due to the orientation of the site, the design of the proposed dwellinghouse and the proximity to other properties, there would be no overshadowing or loss of light to neighbouring properties.
- 2.9 The main windows of the proposed dwellinghouse are set at ground floor level. High level roof lights are proposed on the north and south roofslope, together with high level windows set within the gable end of the east elevation. Due to the height of these windows, there would be no overlooking or loss of privacy to neighbouring properties. A floor to ceiling window is proposed within the south elevation as shown in Figure 2, which would overlook a parking area and towards the tall boundary hedge of The Coach House.



Figure 2: Proposed south elevation

- 2.10 An additional large window shown in Figure 3 is proposed within the west elevation to serve a bedroom. This window faces towards 46 High Street. Due to the slightly lower ground level of the proposed dwelling, and the distance of approximately 40m between the proposed dwellinghouse and 46 High Street, it is not considered that the proposals would result in any overlooking or loss of privacy. In addition to this,

the most private garden area of 46 High Street is adjacent to the main dwellinghouse, with the rear of the garden used for parking and a double garage.



Figure 3: Proposed West elevation

- 2.11 A number of third-party comments made reference to a loss of view as a result of the proposals. This is not a material planning consideration.
- 2.12 Therefore, for the reasons set out above, it is considered that there will be no impact on the residential amenity of neighbouring properties and the proposal would accord with the aims and objectives of Paragraph 130 of the NPPF and PM2 of the draft Local Plan.
- 2.13 In respect of the residential amenity of the future occupiers of the dwellinghouse, the rooms meet the Nationally Described Space Standards and would have access to a large garden area. It is therefore considered that the proposed occupiers would have a good standard of amenity in line with Paragraph 130 of the NPPF and PM2 of the draft Local Plan.

Highway Safety

- 2.14 The parking arrangements on site have been amended following KCC Highways consultation response. KCC Highways therefore now raise no objection to the proposals, subject to a Construction Management Plan and other highways conditions being secured. While concerns have been raised regarding the visibility from the access / driveway, the proposed parking and access to the new property would be via an existing entrance used by 46 High Street and The Coach House. A cycle store, bin storage and bin collection point have all been identified on plans and are acceptable.
- 2.15 Policy DM13 sets out that dwellings of this size, in this location should provide two parking spaces. As two parking spaces have been provided, together with a turning space and other parking spaces available within the site, the development would accord with Policy DM13 and Draft policy TI3 of the Local Plan.

Archaeology

- 2.16 KCC Archaeology's response was as follows: *"The application site lies within the historic settlement of Wingham. The present-day settlement probably has its origins in the medieval period. There is however evidence for Prehistoric, Romano-British and Anglo-Saxon activity in an around the village, with the line of the Hight Street, running south towards Adisham, thought to follow the line of a Roman road. A Roman villa lies on the southern edge of the village (about 400m from the application site) and is designated as a scheduled monument. Wingham grew into a settlement of some importance in the medieval period, being on the road between the port of Sandwich and Canterbury. The manor of Wingham was under the possession of the Archbishop of Canterbury, being the largest of the archbishop's manors. The medieval manor house was located at Wingham Court around 250m to the west of the proposed development. Wingham held a flourishing market, with the market house probably being located close to the former Red lion Inn. In the 1280s the archbishop founded the College of St. Mary at Wingham which occupied a block of land on the south-side of Canterbury Road opposite the church. The church itself is a grade I listed building and probably dates back to the 1190s. The historic nature of Wingham is reflected in the large number of listed buildings, particularly along the High Street as well as the extensive conservation area which covers much of the village's core. Many of the buildings along Wingham's High Street are late-medieval or early post-medieval date in origin and likely sit on plots of medieval date. Historic map regression suggests that the proposed development site probably represented a back-land area to the rear of properties fronting the High Street. It is possible however, that medieval or post-medieval archaeological remains may be present on the site, perhaps associated with ancillary activities (such as agriculture, small scale industrial activity or rubbish disposal). There is also a reasonable potential for earlier remains of Prehistoric or Romano-British date."*
- 2.17 As the application site lies within an area of archaeological potential, a condition has been imposed requesting a programme of archaeological works to ensure that should any features of archaeological interest be found on site, they are properly examined and recorded.

3. Conclusion

- 3.1 The proposed dwelling, due to its design and appearance, would not be out of keeping with the immediate character and appearance of the conservation area or the surrounding area. There would be no harm to residential amenity or highway safety. Consequently, the proposals would not conflict with the overarching aims and objectives of the NPPF and it is recommended that planning permission should be granted.

g) Recommendation

- I Planning permission be GRANTED, subject to the imposition of the following conditions:
- 1) 3-year time limit
 - 2) Approved plans
 - 3) Joinery details
 - 4) Surface water drainage details
 - 5) Construction Management Plan
 - 6) Provision and retention of car parking and garages
 - 7) Provision and retention of cycle storage and refuse/recycling store/collection
 - 8) Gates to open away from highway and set back by 5m from edge

- 9) Bound surface for first 5m
- 10) Archaeological works
- 11) Existing boundary landscaping retained

II Powers be delegated to the Head of Planning and Development to settle any necessary issues in line with the matters set out in the recommendation and as resolved by planning committee.

Case Officer

Amber Tonkin