



Figure 1 - site location plan

Proposal

6. This application is a resubmission of a previous permission (16/00520/AS for the partial rebuild and increase in roof pitch of an existing double garage) and now seeks to amend that previously approved to include the full demolition of the building and its replacement. The previous submission did not include a change in length of the garage and was to remain at 7.1m. This application seeks to increase the length to 8.3m along with the provision of a chimney, a reconfiguration of the windows/door on the ground floor side elevation and a further window at ground floor level on the rear elevation plus a first floor window to the rear. The height of the garage is to increase marginally from what was approved as 5.3m to 5.5m. The original/existing height of the garage is 4.1m. The location of the garage will remain the same as that approved.
7. It is proposed for the brickwork and roof tiles to match those on the existing house, the doors are to be timber and windows/doors to be uPVC.
8. As on the previous application, obscure glazed non-opening rooflights are proposed on the side elevation to the south west facing the neighbour at Burnside to prevent any overlooking. Details of the proposal in its amended form are in figures 2-3 below.

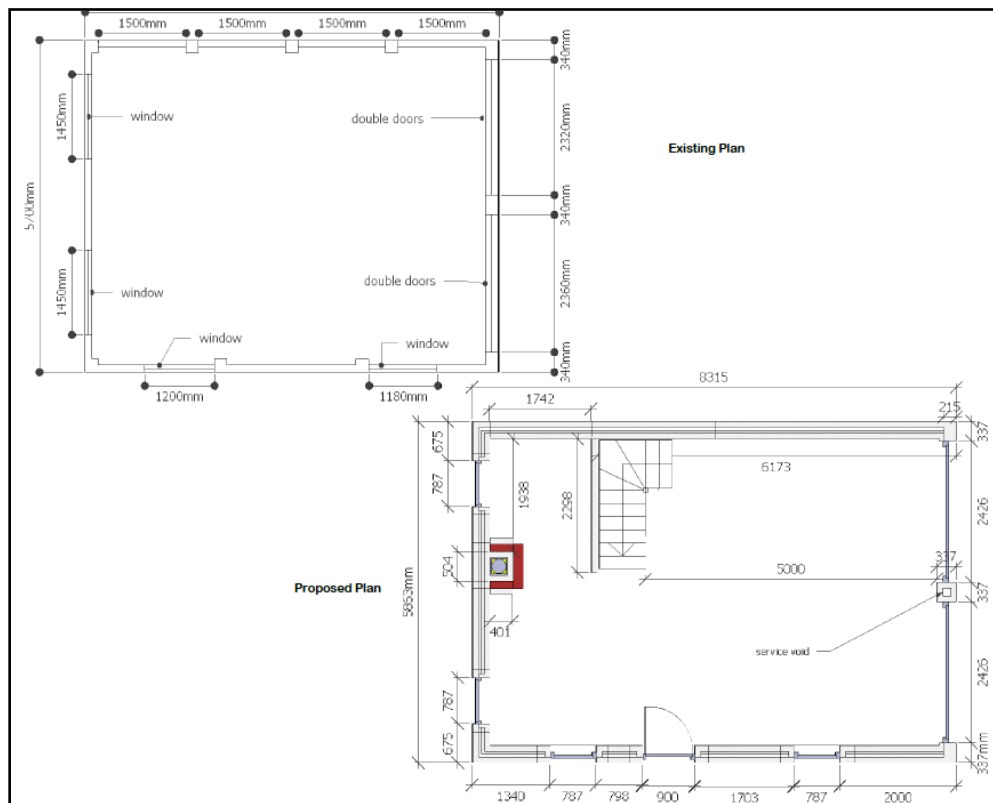


Figure 2 - existing & proposed floor plans currently under consideration

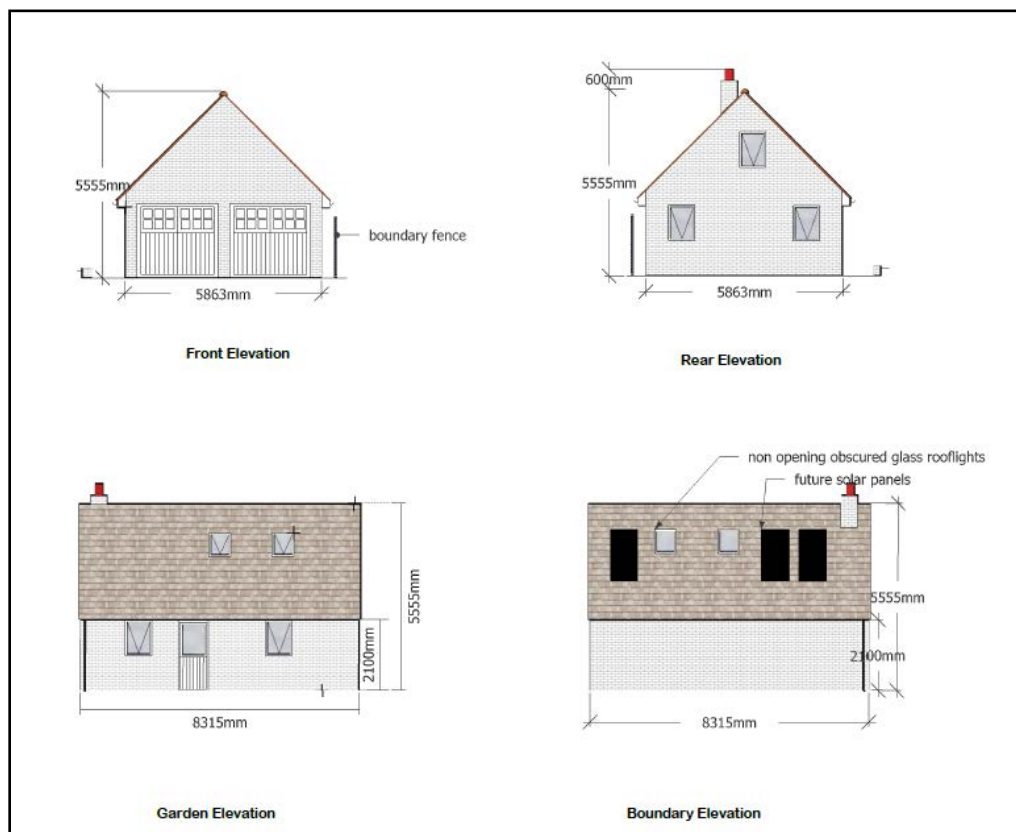


Figure 3 - proposed elevations currently under consideration

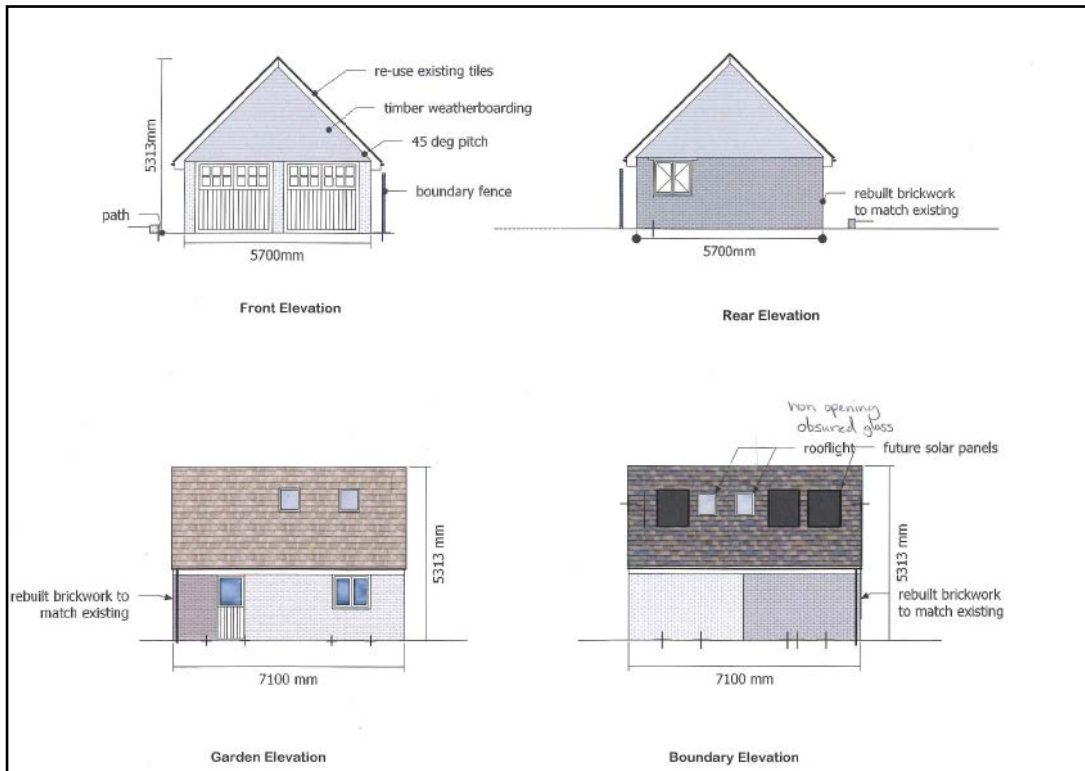


Figure 4 - elevations permitted under 16/00520/AS

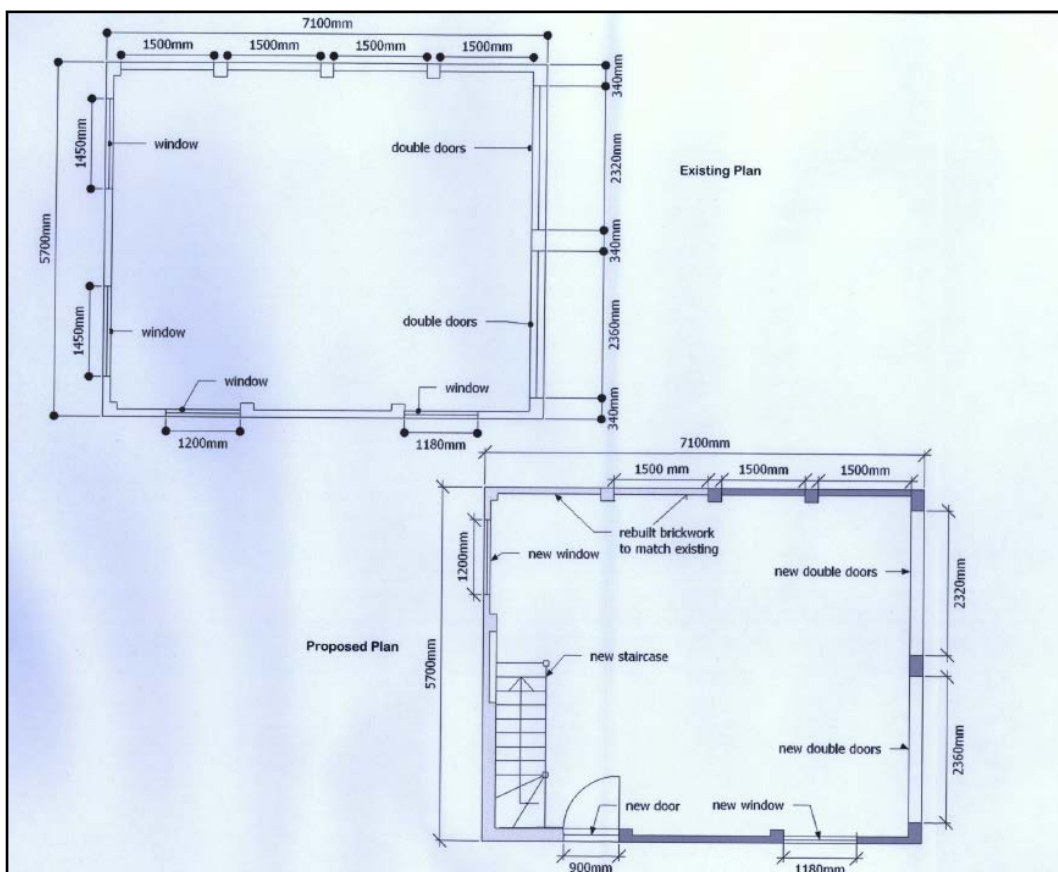


Figure 5 - floor plans as permitted under 16/00520/AS

Planning History

DC	FA	16/00520/AS	Partial rebuild of existing garage and alterations to existing roof to increase pitch	PERM	24/06/2016
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Consultations

Ward Member: Councillor Dyer is not a member of the Planning Committee

Neighbours: 3 neighbours consulted; no representations received

Egerton Parish Council: Support

Planning Policy

9. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012, the Chilmington Green AAP 2013 and the Wye Neighbourhood Plan 2015-30. On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016. At present the policies in this emerging plan can be accorded little or no weight.
10. The relevant policies from the Development Plan relating to this application are as follows:-

Local Development Framework Core Strategy 2008

CS1 - Delivering Sustainable Development

CS9 - Design Quality

Local Plan to 2030

SP1 - Strategic Objectives

SP6 - Promoting High Quality Design

ENV3 - Landscape Character and Design

Tenterden & Rural Sites DPD 2010

TRS17 – Landscape character & design

11. The following are also material to the determination of this application:-

Supplementary Planning Guidance/Documents

Landscape Character SPD 2011

SPG 9 – Domestic Garages and Outbuildings in Urban and Rural Areas

Government Advice

National Planning Policy Framework 2012

12. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

Assessment

The key issues for consideration are:

- Visual impact
- Residential amenity
- Highway safety

Visual Impact

13. In its amended form, whilst extending the length and height of the existing garage the proposed garage would continue to be seen as a subordinate outbuilding serving the host dwelling. The reconfiguration of the windows/doors would be acceptable. Whilst an additional first floor window is proposed, this is to the rear and would have limited views. The chimney would also be to the rear of the garage and would project 0.6m above the ridge height. The garage would sit comfortably within the site and given its set back location to the rear of the dwelling and the level of screening on approach along Rock Hill Road, I consider this to be acceptable in visual terms.

14. The proposed materials are sympathetic to the location and therefore acceptable.

Residential Amenity

15. As with the approved scheme, the two roof lights facing to the south west are obscured and non-opening, preventing any possibility of overlooking into the neighbour at Burnside. The two roof lights facing to the north east are a comfortable distance away from the immediate neighbour at Little Orchard such that there would be no harmful overlooking. There would be no harm to residential amenity as a result of the development as a result of overbearing development or harmful overlooking.

Highway Safety

16. The development would not result in any change to the parking provision for the dwelling, and as such the proposal raises no highway safety issues.

Human Rights Issues

17. I have also taken into account the human rights issues relevant to this application. In my view, the "Assessment" section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

Working with the applicant

18. In accordance with paragraphs 186 and 187 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner as explained in the note to the applicant included in the recommendation below.

Conclusion

19. The design, materials and scale of the development is appropriate for the context of the site and would result in a visual improvement of the site overall. The scheme raises no residential amenity or highway safety concerns. No objections have been raised and as such I recommend planning permission is granted.

Recommendation

(A) Permit

Subject to the following conditions and notes:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

4. The building hereby approved shall be used for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for primary residential accommodation at any time.

Reason: Such a use would conflict with policy which restricts separate residential use.

5. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Note to Applicant

1. Working with the applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance:

- the applicant was updated of any issues after the initial site visit,
- The applicant was provided the opportunity to submit amendments to the scheme issues.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application. .

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 16/01793/AS.

Contact Officer: Sally Hodgson

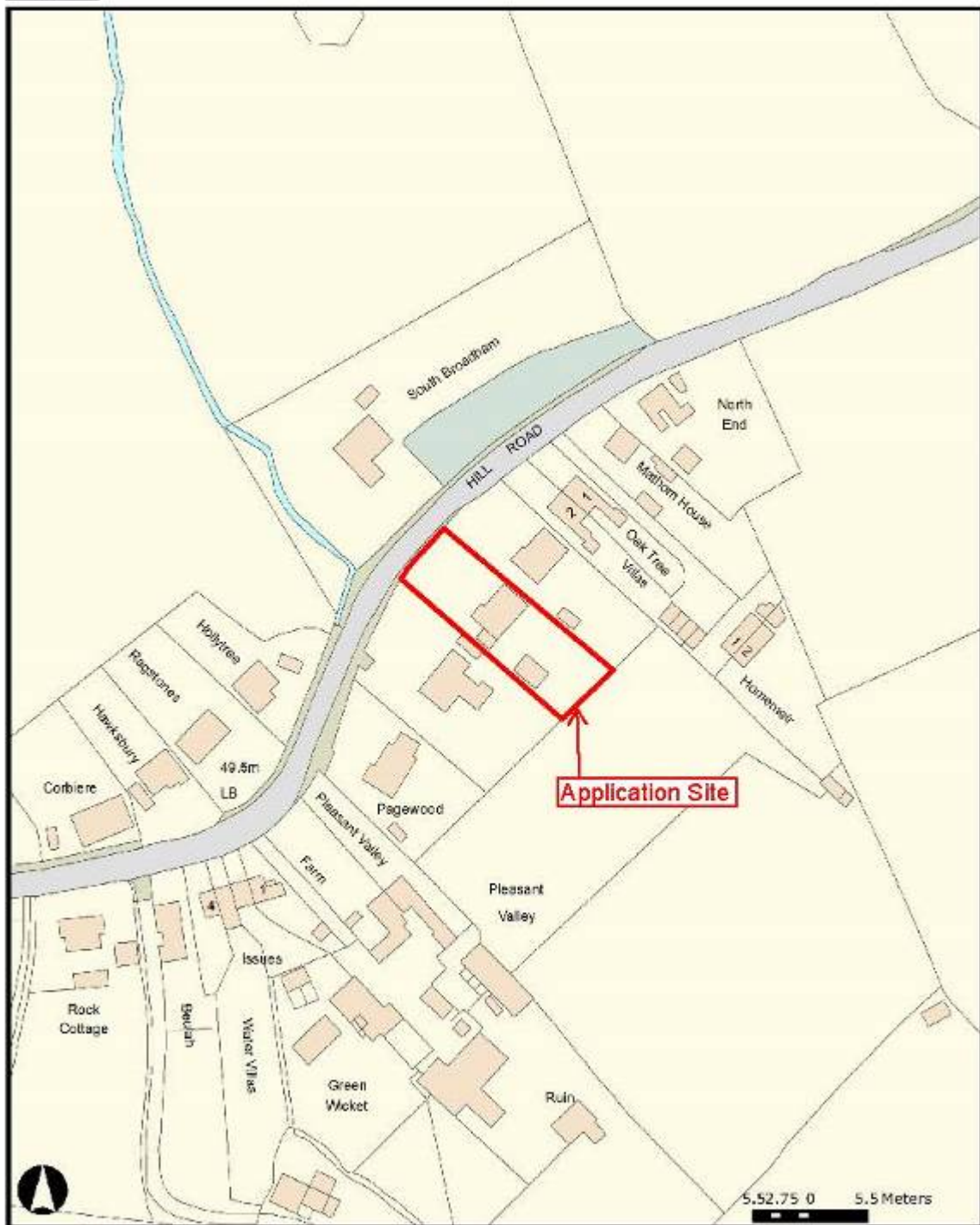
Telephone: (01233) 330724

Email: sally.hodgson@ashford.gov.uk

Annex 1



Ashford Borough Council



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