

A03

FH/TH/17/1309

PROPOSAL: Erection of detached garage with games room in roof

LOCATION: Waybank Way Hill Minster RAMSGATE Kent

WARD: Thanet Villages

AGENT: Mr Matthew Beasley

APPLICANT: Mr J Gold

RECOMMENDATION: Approve

Subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 17.114.MB.PL05 Rev B, 17.1134.MB.PL06 Rev B, 17.1134.MB.PL07 and dated Rev B, 17.1134.MB.PL08 Rev B received 23 October 2017.

GROUND:

To secure the proper development of the area.

3 The outbuilding hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwelling currently known as Waybank, Way Hill, Minster, and shall not at any time be used as a self-contained independent unit.

GROUND:

To secure the proper development of the area.

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

SITE, LOCATION AND DESCRIPTION

The site is located outside of the urban confines and within a landscape character area at the southern end of Way Hill, on the junction with The Lanes and Grinsell Hill and to the west of Wayside Caravan Park. The site is a large plot with large detached property set in the south western corner of the site.

RELEVANT PLANNING HISTORY

F/TH/13/0408 - Erection of first floor rear extension. Granted 01/07/2017

F/TH/13/0129 - Erection of a first floor extension to rear, together with erection of a 2 storey building incorporating a double garage. Refused 03/05/2013.

The application was refused for the following reason: "The proposed 2 storey building, by reason of its design, scale and location, would significantly harm the character and appearance of the countryside and its landscape quality, and, in the absence of any need for the development which outweighs the need to protect the countryside, would fail to safeguard the open countryside for its own sake, contrary to Policies D1 and CC1 of the Thanet Local Plan and the National Planning Policy Framework."

PROPOSED DEVELOPMENT

The proposed development is the erection of a detached garage with games room in the roof in the north east corner of the site. The garage will be accessed through an existing gate adjacent to the existing access in the north west corner of the site.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies

CC1 - Impact on Countryside
CC2 - Landscape Character Areas
D1 - Design

NOTIFICATIONS

Neighbour notification letters were sent to the properties directly surrounding the site and a site notice was posted near the site. No responses have been received.

Minster Parish Council - No objection

CONSULTATIONS

None received.

COMMENTS

The application is brought before members as the applicant is related to a member of staff.

The main considerations in determining this application are the impact on the character and appearance of the area, the impact on the living conditions of neighbouring property occupiers and highway safety.

Principle

The property lies outside the identified urban confines and is situated within the countryside (Policy CC1) and the Wantsum North Shore Landscape Character Area (Policy CC2).

The Adopted Local Plan 2006 notes that open countryside in Thanet is particularly vulnerable to landscape damage from development, because of its limited extent, the openness and flatness of the rural landscape, and the proximity of the towns. Isolated rural development therefore has the potential to be much more conspicuous in rural Thanet than in other parts of the County. Development within the countryside will not be permitted unless there is a need for the development that overrides the need to protect the countryside (Policy CC1).

Policies CC2 states that development will only be permitted that would not damage the setting of the Wantsum Channel, and long views of Pegwell Bay, the Wantsum Channel, the adjacent marshes and the sea. The policy also recognises that there may be other development needs that require sympathetic consideration and these will be considered in the light of their landscape impact.

There is no Local Plan provision for extension or development within the curtilage of dwellings within the countryside. It has been generally accepted that modest additions and buildings that do not have a harmful impact on the character of the countryside, are well designed and have no unacceptable impacts to the living conditions of neighbours could be considered acceptable departures from Thanet Local Plan Policy CC1.

Character and Appearance

The proposed garage will be constructed from black featheredge timber cladding and clay tiles and facing brickwork to match the main property. Three timber garage doors are proposed in the front elevation facing towards Way Hill. An amended plan has been submitted during the application process reducing the number windows in the garage giving it a more rural appearance. Three windows and three rooflights are proposed in the rear elevation facing towards the eastern boundary of the site. Due to the location of these windows in the rear elevation they will have limited visibility from the street scene.

When compared to the previously refused application this proposal has altered the design, scale and location of the garage. The garage is situated 5.6m further back into the site and has been reduced in total height by 1m. The overall footprint of the garage has been reduced by 8m² and the design has been altered to give a more rural appearance. The use of featheredged timber weatherboarding and the amended plan removing the windows from

the front and side elevations of the building give the garage a barn like appearance that is typical of the area.

Some view of the garage may be obtained across the garden and entrance to the property, however due to the set back of the garage and the substantial soft boundary treatment around the site it is unlikely to create a prominent feature within the street scene. Whilst the proposed garage still represents a substantial development, it is located within a large site and when compared to the previous application, the amended location and design, reduce the visibility of the development and its impact upon the rural character of the area.

Three trees are to be removed to allow for the construction of the garage. These are small fruit trees located towards the centre of the site that are not covered by a Tree Preservation Order (TPO). Due to their size and location they are of limited amenity value and their removal is unlikely to have a significant impact upon the character and appearance of the area.

On balance it is considered that the proposed development will not have a significantly detrimental impact upon the rural character and appearance of the area or the landscape character area to warrant refusal of the application.

Living Conditions

The proposed garage will measure 5.7m deep, 9.8m wide, 3.4m to the eaves and 6.3m in total height. The garage is located 8.4m from the eastern boundary which is shared with Wayside Caravan Park and 0.4m from the vehicular access to the caravan park.

The closest residential property is The Elms on Way Hill which is located 12m away from the northern side elevation of the proposed garage. Three windows and three rooflights are proposed in the rear elevation of the garage facing towards the eastern boundary. No windows are proposed in the front or side elevations of the garage. Whilst the rear windows may offer some views towards the caravan park there is high hedge on the boundary and the rooms within the garage are not considered to be habitable accommodation and therefore offer limited opportunity for overlooking.

Given the location of the proposed garage, the separation distance to the neighbouring properties, and the arrangement of the windows, it is considered that the development will cause no significant harm to the living amenity of the neighbouring property occupiers in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The proposed garage will provide parking for two vehicles and the additional driveway will allow for off street parking for at least three vehicles. The garage will be accessed from Way Hill through an old gate which is to be re-opened. Given the location of the garage and the increased parking provision it is considered that the proposed development will have no significantly detrimental impact upon highway safety.

Conclusion

This is an application for a detached garage within the curtilage of an existing dwelling that is of a design, layout and scale which is not considered to result in any significant or demonstrable harm to either the visual amenities of the immediate area, or longer views of the Landscape Character Area. In addition, the impact upon highway safety is considered to be acceptable and given the design of the garage, there is considered to be no significant impact upon neighbouring living conditions. It is therefore considered that, on balance, the erection of a garage, in this location would not have a significant impact upon the countryside, and forms sustainable development in accordance with Policy CC1 of the Thanet Local Plan and the requirements of the National Planning Policy Framework. It is therefore recommended that members approve the application.

Case Officer

Duncan Fitt

TITLE:

FH/TH/17/1309

Project

Waybank Way Hill Minster RAMSGATE Kent

