

Application No: Y18/0858/FH

Location of Site: The Grange, 30 Grange Road, Saltwood, Hythe CT21 4QS

Development: Conversion of existing stables together with erection of a single storey extension to form new dwelling

Applicant: Dr H Bradfield

Agent: Mr K Barker
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CT19 5UF

Date Valid: 13.07.18

Expiry Date: 07.09.18

PEA Date: 30.11.18

Date of Committee: 27.11.18

Officer Contact: Paul Howson

SUMMARY

This application is for a conversion of an existing former brick stable building, together with erection of a single storey extension to form a new dwelling. Retention and restoration of the existing building and its conversion to a dwelling will not adversely impact on the street scene and character and appearance of the nearby conservation area or detract from the existing building. The amenities of existing and future occupants are safeguarded. There are no highway safety concerns and ecological matters can be dealt with through appropriately worded planning conditions.

RECOMMENDATION: That planning permission be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Development Management Manager to agree and finalise the wording of the conditions and add any other conditions that she considers necessary.

1.0 THE PROPOSAL

1.1 This application is for a conversion of an existing former stable building together with the erection of a single storey extension to form a new dwelling. The existing building would be retained, with a single-storey, pitched roof extension constructed to the southern elevation, joined to the existing structure with a single-storey, flat-roofed entrance link. The proposed extension would have a ridge height of approximately 5 metres.

- 1.2 The main extension would be clad with stained horizontal timber weatherboard, with clay plain tiles to the roof and a red-brick plinth. The southern-facing gable of the new extension would be glazed. The roof of the glazed entrance link between the existing and the proposed structure would be finished in lead and it is proposed to use replacement powder-coated aluminium windows, finished in grey, throughout.
- 1.3 The modest accommodation would provide an open plan living/dining/kitchen area, a utility room, an entrance hall, a bedroom, a study, and a bathroom. The outdoor space would include paved patio areas, lawn area, shrub planting, a cycle store and a bin storage area.
- 1.4 The proposal would utilise an existing access from Grange Road, with a gravel surface to the drive and parking space and granite setts marking the boundary edge. A hedge would be provided as boundary treatment to the proposed garden area.
- 1.5 The application is accompanied by a Heritage Statement.

2.0 SITE DESIGNATIONS

2.1 The following apply to the site:

- Within the Hythe/Saltwood settlement boundary
- The Saltwood Conservation Area lies just to the north of the site

3.0 LOCATION AND DESCRIPTION OF SITE

- 3.1 The site forms part of the front garden of The Grange, a substantial detached house, with many fine period features. The Grange is set in a large, irregularly-shaped plot flanked by mature trees with the application site located to the east of the existing entrance driveway, adjacent to the road and the perimeter wall of 36 Grange Road.
- 3.2 The application building abuts Grange Road and is thought to be a former stables, constructed in red brick with elaborate brick detailing of the gable ends, incorporating 'crow-step' parapets and moulded brick dentils. To the south is a simple red-brick, mono-pitched double garage that would be removed to make way for the proposed extension.

4.0 RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history for the site shows that a change of use of store to form an annexe/holiday let including installation of dormer windows, was approved with conditions in 2001. This has now time expired.

5.0 CONSULTATION RESPONSES

- 5.1 Consultation responses are available in full on the planning file on the Council's website.

<https://searchplanapps.shepway.gov.uk/online-applications/>

Responses are summarised below.

5.2 Saltwood Parish Council

Object on grounds of over development of the site and negative impact upon the adjacent conservation area.

5.3 KCC Ecology

No objection subject to conditions.

6.0 PUBLICITY

6.1 Neighbours notified by letter. Expiry date 9th August 2018

6.2 Site Notice. Expiry date 16th August 2018

6.3 Press Notice. Expiry date 23rd August 2018

7.0 REPRESENTATIONS

7.1 Representation responses are available in full on the planning file on the Council's website.

<https://searchplanapps.shepway.gov.uk/online-applications/>

Responses are summarised below:

7.2 One letter has been received objecting on the following grounds:

- Site location plan is out of date
- Stables are structurally sound
- Heritage Statement not provided by a qualified professional
- Stables important element in streetscene
- Poor design does not respect heritage of The Grange
- Incongruous with surrounding built form / streetscene
- Disruption to footpath during construction
- Impact on setting of historic assets
- Impact on landscape
- Harmful to amenities of local residents
- Nuisance to residents during construction
- Not sustainable development
- Trees within the site should be subject to a TPO
- Concerns regarding land instability
- Concerns regarding site drainage
- Concerns regarding services provision
- Concerns regarding light pollution
- Compound parking problems on Grange Road

8.0 RELEVANT POLICY GUIDANCE

- 8.1 The full headings for the policies are attached to the schedule of planning matters at Appendix 1.
- 8.2 The following saved policies of the Shepway District Local Plan Review apply: SD1, BE1, BE4, BE6, HO1
- 8.3 The following policies of the Shepway Local Plan Core Strategy apply: DSD, SS1, SS2, SS3, SS4, SS5, CSD1, CSD2, CSD7
- 8.4 The following policies of the Places and Policies Local Plan (PPLP) Submission Draft apply: HB1, HB3, HB10

The Submission draft of the PPLP (February 2018) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between February and March 2018. The Plan was submitted to the Secretary of State for independent examination in September 2018. Accordingly, it is a material consideration in the assessment of planning applications in accordance with the NPPF, which confirms that weight may be given to policies in emerging plans following publication (paragraph 48). Based on the current stage of preparation, and given the relative age of the saved policies within the Shepway Local Plan Review (2006), the policies within the Submission Draft Places and Policies Local Plan (2018) may be afforded weight where there has not been significant objection.

Three representations were received relating to Policy HB1, five representations were received relating to Policy HB3 and four representations were received relating to Policy HB10.

- 8.5 Overall, it is considered that although objections have been raised, these are significant in number and policies carrying weight when considering this application.
- 8.6 The following paragraphs of the National Planning Policy Framework 2018 apply:
 - 8 – Achieving sustainable development
 - 11 – Presumption in favour of sustainable development
 - 118 – Making effective use of land
 - 127 – Achieving well-designed places
 - 192 – Proposals affecting heritage assets

9.0 APPRAISAL

Relevant Material Planning Considerations

- 9.1 The relevant issues for consideration with regard to this current application are design and layout, impact on nearby conservation area, impact on setting of The Grange, neighbouring amenity, highway safety and ecology.

- 9.2 The principle of residential development in this location is supported by saved local plan policy HO1, which supports residential infill within existing built up areas; Core Strategy policy SS3 which states the principle of developments is likely to be acceptable in defined settlements and HB1 of the PPLP Submission Draft. However, this is subject to environmental, highways, and other material planning considerations. HB10 permits the partial redevelopment on private gardens subject to specified criteria.

Design and Layout

- 9.3 The proposal seeks to develop the area of outbuildings on the north east corner of the plot, converting the existing 'stables' building and extending it to create a self-contained dwelling on the road frontage. Significantly it would utilise the existing stable building which is a well-established feature of the street scene, in connection with the host dwelling.
- 9.4 The building, with its ornamental brickwork and intricate detailing, contributes positively to the street scene and the setting of the conservation area to the north. It also forms part of the history of the host building, and it is considered important that it is retained. The proposal involves the restoration of this building and a proposed sensitive extension with a discreet single storey link. This would ensure a useable space is formed to make the preservation of the 'stables' viable, as well as enabling the original building to have its original form and use easily understood. The position of the proposed extension on the site of an existing structure is considered appropriate for maintaining the overall quantum of built form in the area, whilst the simple, contemporary design and material choices would allow it to clearly be read as a modern extension that would not compete with the intricate detail of the existing structure. In this respect, the extension is considered to comply with saved policies BE1 and BE8 and emerging policy HB1, through being of a high standard of layout, design and choice of materials, according with existing development in the locality and reflecting the scale, proportions and roof line of the original building.
- 9.5 Turning to the Saltwood Conservation Area, the boundary of this is on the opposite side of Grange Road, approximately 10m from the proposed development site. The significant aspect of the stables building to the conservation area and the general streetscape is its road frontage, and gables which are visible from the public domain. The street elevation would remain as existing, bar the replacement of the existing high level windows, with general enhancement through restoration of the brickwork detailing. It is considered its retention would ensure a neutral impact on the setting of the conservation area. As such, in terms of design and layout and the consequent impact upon the setting of the conservation area, the proposal is considered acceptable and in accordance with Chapter 16 of the NPPF 2018, saved local plan policy BE4 and emerging PPLP policy HB1, which seek to protect the character and appearance of designated heritage assets such as conservation areas, including their setting and make sure development has a positive contribution to its location and surroundings.
- 9.6 Finally, in respect of the host building, The Grange is an imposing building with fine period features. It is considered to be an important, characterful feature of the street scene, and contributes to the setting of the adjacent conservation area. The 'stables'

on the road frontage are integral to the significance of the host building, and are an evocative reminder of the status and distinction The Grange and its associated outbuildings had. It is considered that by utilising an area of existing later outbuildings, and retaining the historic stables, the significance and setting of The Grange would not be lost or degraded.

- 9.7 As regards the partial redevelopment of the residential garden land, it is considered that the plot to be developed is an appropriate size and shape to accommodate the proposal, whilst maintaining its subservient status to The Grange. Whilst smaller than other plots in the area, the existing boundary lines would be maintained and there would be little change within the street scene. Overall, the proposal would respond to the character and appearance of the area in accordance with saved policies BE1 and emerging policy HB1 and be an appropriate scale and layout for the plot in accordance with emerging policy HB10 of the Places and Policies Local Plan.

Amenity

- 9.8 The neighbouring property adjacent to the proposed development site is 36 Grange Road. There is approximately 10m space separation between the proposed dwelling and this neighbouring property afforded by the existing side garden at 36 Grange Road. The proposed extension would be over the footprint of an existing outbuilding, and would be single storey with a ridge height of 5m. It is considered therefore the proposed development would be neither overbearing nor have an oppressive impact on the occupiers of 36 Grange Road. Furthermore the orientation would ensure there would only be minimal additional late afternoon shadow on the neighbouring side garden and the main back garden amenity area of this neighbouring property would be completely unaffected. Additionally, being single storey there would be no overlooking above boundary fence/wall level.
- 9.9 As regards occupiers of The Grange, the position of the proposed extended dwelling to the north of the host building with 11m of space separation at its closest point, would mean that there would be no overbearing impact or loss of light, with the position in what is currently the front garden area, as well as the proposed boundary treatment, which would be secured by planning condition, mitigating any loss of privacy or significant inter-looking. Consequently the amenity of the occupants of the host building would be safeguarded in accordance with saved policy SD1 and emerging policy HB3, which seek to safeguard the amenities of both neighbouring properties and future occupiers of a development.
- 9.10 With regard to the residential amenities of future occupiers of the development, emerging policy HB3 of the Places and Policies Local Plan sets internal and external space standards. Internal space standards would be met and although the plot does not provide a uniform external area, the development plot is shaped as such to reflect the existing character of the area and as such is considered acceptable, with the provision of a lawn, patio and cycle storage.
- 9.11 Overall the proposed development would comply with saved policy SD1 and emerging policy HB3, which seek to safeguard the amenities of both neighbouring properties and future occupiers of a development.

Highway Safety

9.12 The proposed development would utilise an existing access off Grange Road and would provide one parking space, meeting required standards for a one bedroom unit. Furthermore, the host dwelling has a large double entrance driveway, parking, and turning area at the front of the property, which would not be significantly compromised by the proposed development, and would still comfortably meet its own parking needs. The development is therefore considered to comply with Kent Design Guide Review: Interim Guidance Note 3 and emerging policy T2 of the Places and Policies Local Plan.

Ecology

9.13 The submitted ecological report concludes that none of the buildings present on site offered potential for roosting bats, so no further survey work is required in this regard. However, bats are present in the area, and the proposed lighting scheme should incorporate good practice set out in the Conservation Trust's *Bats and Lighting in the UK*, which can reasonably be secured by condition, should permission be granted. It is also recommended that biodiversity enhancements such as native species planting or the installation of bat/bird boxes are secured via condition. With such conditions, the development would be in accordance with NPPF 2018 paragraph 175 that seeks "opportunities to incorporate biodiversity improvements in and around development".

Environmental Impact Assessment

9.14 In accordance with the EIA Regulations the site does not fall within a sensitive area and the development is below the thresholds for Schedule 2 10(b) urban development projects and therefore does not need to be screened under these regulations.

Other Issues

9.15 Several issues have been raised within the letter of objection, including parking, neighbour amenity, visual impact, impact upon the existing structure, impact upon heritage assets and the principle of development at this location, which have been addressed within the body of this report.

9.16 In relation to other issues raised, the site is within an area where slope instability problems are unlikely to occur and as such, no condition for details of soil stability work is considered necessary. No drainage issues have been identified at this site, with issues relating to this and soil stability aspects to be handled through the Building Regulations legislation. The proposal is beneath the threshold to warrant the involvement of the Local Lead Flood Authority. As regards disruption to local residents during the period of construction, should permission be granted, this is a transient issue that would be concluded at the same time as the development and is not a material planning consideration. Finally, there are no trees within the application site that would be affected by the proposal, so there are no Tree Preservation Order issues.

9.17 In relation to the provision of services for future occupiers, this is not considered to be a material planning consideration.

Local Finance Considerations

- 9.18 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy.
- 9.19 In accordance with policy SS5 of the Shepway Core Strategy Local Plan the Council has introduced a Community Infrastructure Levy (CIL) scheme, which in part replaces planning obligations for infrastructure improvements in the area. The CIL levy in the application area is charged at £100 per square metre for new residential floor space.
- 9.20 The New Homes Bonus Scheme provides for money to be paid to the Council when new homes are built within the district for a four year period. The New Homes Bonus funding regime is currently under review and is anticipated to end. In this case, an estimated value of the New Homes Bonus as a result of the proposed development would be £1,123 for one year and £5,090 for 4 years when calculated on the basis of the notional council tax Band D on which NHB is based. If an authority records an overall increase in new homes in any one year, but this increase is below the 0.4% threshold, the authority will not receive any New Homes Bonus funding relating to that particular year. New Homes Bonus payments are not a material consideration in the determination of this application.

Human Rights

- 9.21 In reaching a decision on a planning application the European Convention on Human Rights must be considered. The Convention Rights that are relevant are Article 8 and Article 1 of the first protocol. The proposed course of action is in accordance with domestic law. As the rights in these two articles are qualified, the Council needs to balance the rights of the individual against the interests of society and must be satisfied that any interference with an individual's rights is no more than necessary. Having regard to the previous paragraphs of this report, it is not considered that there is any infringement of the relevant Convention rights.
- 9.22 This application is reported to Committee due to the views of Saltwood Parish Council.

10.0 BACKGROUND DOCUMENTS

- 10.1 The consultation responses set out at Section 5.0 and any representations at Section 7.0 are background documents for the purposes of the Local Government Act 1972 (as amended).
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RECOMMENDATION – That planning permission be granted subject to the following conditions and that delegated authority be given to the Development Management Manager to agree and finalise the wording of the conditions and add any other conditions that she considers necessary:

1. Standard time condition
2. Approved plan numbers
3. Details of materials (and salvaged materials to be re-used) to be submitted
4. Replacement window details to be submitted
5. Details of rainwater goods to be submitted
6. Parking to be retained
7. Landscaping to be submitted
8. Boundary treatment to be submitted
9. Drainage details to be submitted
10. Lighting strategy for biodiversity to be submitted
11. Biodiversity enhancements to be submitted