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<b>Tonbridge Higham</b>	<b>560582 148176</b>	<b>14 October 2011</b>	<b>TM/11/02785/FL</b>
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Proposal:	Demolition of existing garage and construction of replacement detached garage
Location:	56 Greentrees Avenue Tonbridge Kent TN10 4NE
Applicant:	Mr David Farquhar

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## **1. Description:**

- 1.1 This proposal relates to the demolition of an existing detached garage and the construction of a replacement garage. The proposed garage having a footprint of 6 x 3m. It is proposed with a pitched roof, with a ridge height of 4m. The new garage is proposed to be set 2.5m further back than the existing garage within the rear garden, in close proximity to the southern boundary of the site. It is proposed to be constructed from facing brick and concrete tiles to match the existing house.
- 1.2 The original submission included plans for a loft conversion facilitated by a rear dormer window with Juliet balcony and velux windows and a single storey rear extension. Following an initial assessment of the plans and acceptance as an application, it was subsequently established that these fell within the provisions of Classes A, B and C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). This means that, based on the plans submitted; only the replacement garage requires formal approval from the LPA. As a result, these aspects will not form any part of the assessment that follows. All interested neighbours have been informed of this legal situation.

## **2. Reason for reporting to Committee:**

- 2.1 Called in by Cllr Alison given the high level of local concern received to the scheme as originally identified.

## **3. The Site:**

- 3.1 The site lies within the built confines of Tonbridge, within a residential area. The dwelling itself is a modest semi-detached bungalow. The dwelling is served by a relatively long rear garden (approximately 30m long). A narrow driveway runs along the southern boundary of the site, leading to a small detached garage. The existing garage has a footprint of 5.9 x 2.5m (approximate).

## **4. Planning History:**

- 4.1 None.

**5. Consultees:**

Private Reps: Any representations received relating to the amended application will be reported as a supplementary matter.

**6. Determining Issues:**

- 6.1 The site lies within the built confines of Tonbridge and the proposed garage is only marginally larger than that it intends to replace. Furthermore; it would sit comfortably within the rear garden. For these reasons, there is no objection in principle to the proposed development and there would be no overdevelopment of the site.
- 6.2 Policy CP24 of the TMBCS sets out the general criteria for all new development including a provision that development must respect the site and its surroundings and that it will not be permitted where it would be detrimental to the built environment and amenity of a locality.
- 6.3 I consider that the replacement garage is of an acceptable scale and design and as a result, there would be no visual harm arising from the new building. I note that one private representation received makes reference to the loss of trees within the site. No trees are present on site that would have such amenity value to warrant specific protection via a Tree Preservation Order.
- 6.4 The replacement garage is proposed to be sited in close proximity to the southern boundary of the site, shared with 58 Greentrees Avenue. However, this relationship with the boundary is not materially different than what currently exists. In its new position, the replacement garage would be sited alongside an outbuilding located within the neighbouring rear garden, thus limiting its presence when viewed from this neighbouring property.
- 6.5 The adopted broad guidance in SPG4 indicates that internal garage dimensions should be a minimum of 5.5 (length) x 3.6m (width). The proposed garage does not meet the requirement in terms of width but I am satisfied that it would still create a more workable internal space for vehicle parking when compared to the existing structure which is narrower than that proposed. I therefore consider that there is no justification to resist the proposed garage on such grounds.
- 6.6 In light of the above assessment, I consider that the proposal meets the requirements of policy CP24 of the TMBCS and the following recommendation is put forward.

**7. Recommendation:**

- 7.1 **Grant Planning Permission** in accordance with the following submitted details: Letter dated 14.10.2011, Block Plan dated 14.10.2011, Site Plan dated 07.10.2011, Proposed Plans 6.01 garage dated 07.10.2011, Letter dated 07.12.2011, 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. (Z013)

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

- 2 All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority. (D003)

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

- 3 The garage shall not be used for any other purpose than the accommodation of private vehicles or for a purpose incidental to the enjoyment of the related dwellinghouse and no trade or business shall be carried on therefrom. (R005)

Reason: To safeguard the amenities and interests of the occupants of other property in this residential area.

**Informatives:**

- 1 This permission does not purport to convey any legal right to undertake works or development on land outside the ownership of the applicant without the consent of the relevant landowners. (Q040)
- 2 If the development hereby permitted involves the carrying out of building work or excavations along or close to a boundary with land owned by someone else, you are advised that, under the Party Wall, etc Act 1996, you may have a duty to give notice of your intentions to the adjoining owner before commencing this work. (Q055)

Contact: Emma Keefe