

5. Determining Issues:

- 5.1 The site is a domestic property within the built confines of Snodland and as such the principle of development is established.
- 5.2 With regard to the proposal itself the proposed garage and attached store is set approximately 0.5m forward of the existing garage and the overall structure would be 1.1m longer than the two existing buildings. The ridge height of the garage would be greater than that of the existing garage which has a shallow fall to the rear. The increase in height though would not be detrimental to the character of the street scene as the garage is set back from the road and also behind the front elevation of the house.
- 5.3 The proposal would not have a detrimental impact on the residential amenity of the neighbouring properties. The works would be predominantly screened by the existing garage and pitched roof store adjacent to the western boundary of the neighbouring property, 14 Gorham Close. The works would therefore not result in a loss of outlook. The garage and store would not result in a loss of privacy to the neighbouring houses as there are no windows that would result in overlooking. There would also not be a loss of light due to the height of the proposed building and also its relationship with the existing house on the application site.
- 5.4 The proposal is therefore considered to be acceptable.

6. Recommendation:

- 6.1 **Grant Planning Permission** subject to the following conditions:

This was approved in accordance with the following submitted details: Site Plan dated 19.12.2006, Site Layout 1 dated 19.12.2006, Plan 2 dated 19.12.2006,

Conditions / Reasons

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

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.

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

Contact: Robin Gilbert