

A04

F/TH/15/0147

PROPOSAL: Erection of 2-storey front and side extension, and single storey side extension

LOCATION: 15 SEACROFT ROAD, BROADSTAIRS, CT10 1TL

WARD: Viking

AGENT: T Michael Consulting

APPLICANT: Mr & Mrs Esses

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 Compulsory Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 07i and 012, received 05 June 2015; and revised drawing numbered 03i, received 22 May 2015.

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of development hereby approved, full details of the treatment proposed for all hard surfaced areas beyond the limits of the highway shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan

- 4 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site lies just outside of the Area of High Townscape Value, and is in an area that consists entirely of residential development. Buildings within the road are pre-dominantly detached, and set within large plots, and are generally 2-storey in height, although there is also evidence of bungalows and buildings with loft conversions. Development within the street tends to vary in its design and scale, however, nos. 15-21 are of a similar design, scale and appearance, although their orientation differs, along with their front building line, which is extremely staggered. The application property is a detached 4-bed dwelling with an attached garage to the side. Adjacent to the property are a detached bungalow and 2-storey dwelling.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

The application has been amended during this process, and the plans now show the omission of a first floor front balcony, the front and side setback of the first floor side extension, and the hipping of the roof to the 2-storey front extension.

The application is now for the erection of a 2-storey front extension with hipped roof, measuring 4m deep, and the full width of the original dwelling. To the side of the property the existing garage is being demolished and replaced with a single storey extension with parapet wall to the front and part of the side elevation. The single storey extension extends to the side boundary with no. 11, and in line with the proposed front extension. A first floor side extension is proposed, which is setback from the proposed front building line by 4.5m, and setback from the side boundary by 0.8m. Two first floor windows are proposed within the north-west side elevation, which serve a landing. The 2-storey front and single storey side extension are to be rendered with grey aluminium windows and doors. The first floor side elevation is to be timber clad.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

D1 - Design

NOTIFICATIONS

Neighbouring occupiers have been notified. Seven letters of objection were initially received, and one letter of objection was received in response to the re-consultation following the submission of amended plans. The main concerns are:

- overdevelopment,
- detract from visual appearance of road,
- loss of parking,
- loss of privacy,
- scale,
- forward projection of building line,
- proximity to neighbour, and presence of proposed windows adjacent to boundary,
- sense of enclosure,
- loss of outlook,
- shadowing,
- out of keeping.

Broadstairs Town Council - Recommend refusal on grounds of overdevelopment, overbearing, overlooking and lack of boundary clearance.

CONSULTATIONS

No consultation responses have been received.

COMMENTS

This application has been called in by Cllr Mave Saunders, to allow members to consider the size and scale of the development, its proximity to the boundary, and impact upon no.11 Seacroft Road.

Character and Appearance

The application site is located in a road where properties vary in size, height and scale, and where there is a staggered front building line. The existing property is currently located entirely in front of no.17, but is setback from no. 11 by 2.5m. The proposal is for a 2-storey front extension measuring 4m deep, which will project beyond the front building line of no.11 by 1.5m, but remain setback from the front building lines of nos. 5 and 7. Given this staggered arrangement within the road, the proposed development is not considered to be out of keeping with the existing pattern of development.

The roof design of the front extension has been amended to hipped roof and is of a scale that is in keeping with the scale and design of the existing dwelling, and the fenestration is well proportioned and positioned, resulting in an interesting front elevation that adds to the variety of development within the street. The proposed front extension is to be rendered and painted, in keeping with the materials used on both the existing and surrounding development. The impact of the front extension upon the character and appearance of the area is therefore considered to be acceptable.

The proposed single storey side extension replaces an existing side garage, although the extension will project forward to fall in line with the proposed front extension. The single storey extension has a parapet wall to the front and side elevation, and fenestration and materials to match the proposed front extension. A number of properties within the street benefit from flat roof front or side garage extensions, and therefore it is considered that

the proposed single storey side extension would not significantly detract from the character and appearance of the surrounding area.

A modest first floor side extension is proposed, which is setback from both the front elevation and the side boundary. Whilst retaining a sense of space at first floor level between the proposed development and the neighbouring bungalow is considered to be important, the proposed first floor extension, as amended, is setback from the boundary by 0.8m, setback from the proposed front elevation by 4.5m, and has been designed with a low catslide roof, resulting in an eaves level of only 1.1m high. The extension is also to be constructed using timber cladding, which adds interest to the design of the development as a whole. It is therefore considered that given the setback location of the proposed extension and its modest size and scale, the impact upon the character and appearance of the area is, on balance, acceptable.

Living Conditions

No. 11 is a bungalow property adjacent to the development site, and is located approximately 1.2m from the proposed development. The front of no.11, closest to the proposed development is a garage, and therefore given that the proposed front extension projects beyond the front of their property by only 1.5m, the light to and outlook from any front windows will not be affected. To the rear of no. 11 a primary kitchen window is closest to the development, but this would only be affected by the proposed single storey extension, the impact from which would not be significantly worse than that from the existing garage. For the same reason it is not considered that the sense of enclosure resulting from the development would be any worse than that existing. The impact upon neighbouring light and outlook is therefore considered to be acceptable.

Concerns have been raised by neighbouring occupiers in relation to overlooking, but the first floor front balcony that was originally proposed has now been omitted from the application, with only a single door onto the flat roof remaining for maintenance use. The flat roof area could not be used as a balcony without further planning permission being acquired for both the balustrading (which is a requirement through Building Control) and the provision of the balcony. The proposed first floor side windows facing no. 17 will only overlook their front driveway area, which is not classed as private amenity space. In any event the windows serve a landing area, not habitable rooms, so there would be very limited overlooking from these windows. The impact upon neighbouring privacy is therefore considered to be acceptable.

Transportation

There is an existing driveway to the front of the site, which can accommodate at least two vehicles parked in tandem, and there is also a garage. The proposal will not increase the number of bedrooms contained within the property, however, the garage is being removed and the front extension will result in the loss of some driveway. An amended block plan has been submitted to show the proposed widening of the driveway to the front of the property, in order to accommodate at least 2no. vehicles. The impact upon highway safety and amenity is therefore considered to be acceptable.

Conclusion

The proposed development is of a design and scale that is in keeping with the existing property, and whilst the proposed development extends towards the road, it is not considered to be out of keeping with the existing pattern of development or the character and appearance of the area. The impact upon the living conditions of neighbouring occupiers and highway safety is considered to be acceptable. It is therefore recommended that members approve the application.

CASE OFFICER
Emma Fibbens

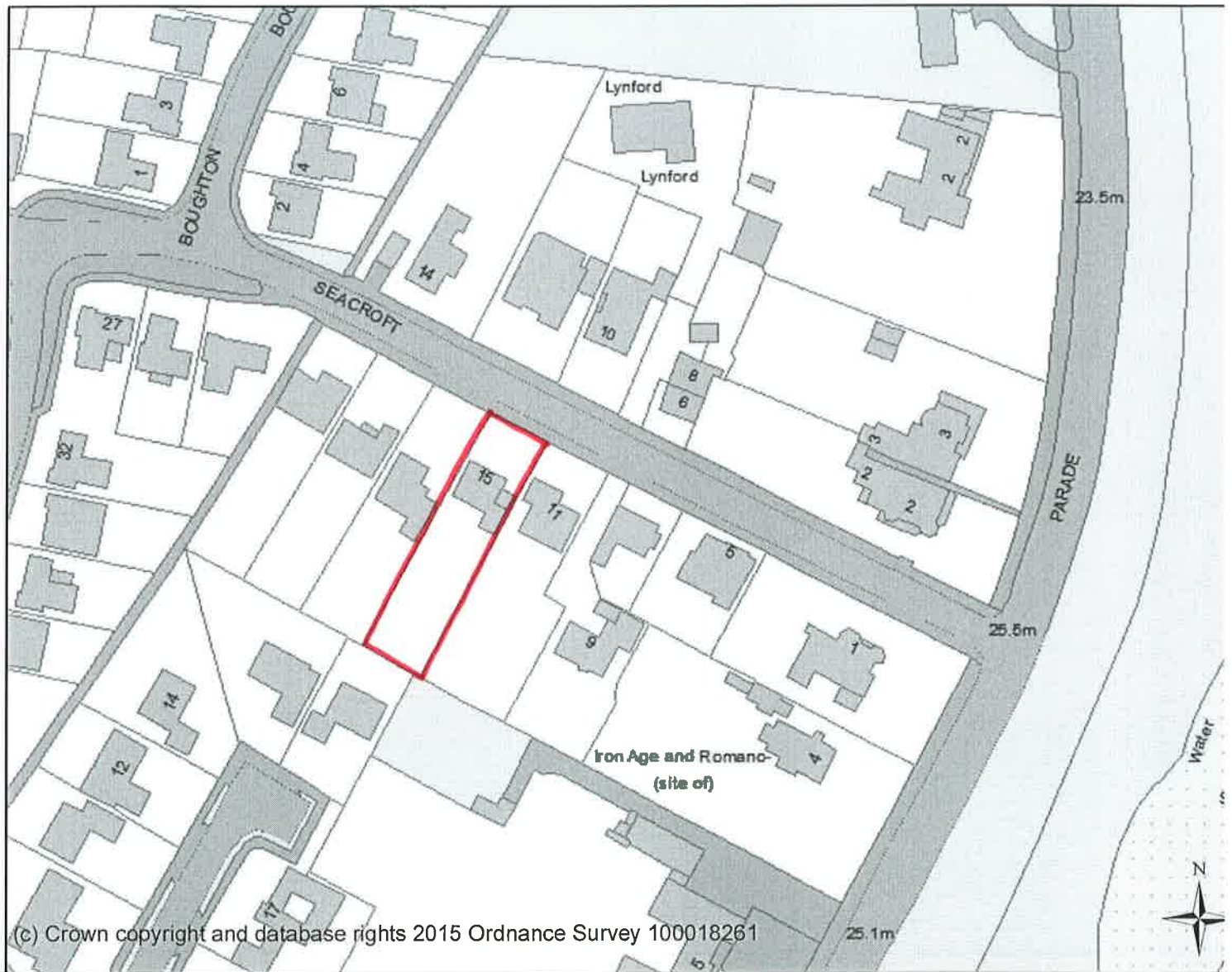
Title: F/TH/15/0147

Project name: 15 SEACROFT ROAD, BROADSTAIRS

Notes:

Scale: 1:1,250

Author:



Legend

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