

A07

F/TH/15/0253

PROPOSAL: Erection of single storey front, side and rear extensions

LOCATION: 24 OLD CROSSING ROAD, MARGATE, CT9 5JH

WARD: Westbrook

APPLICANT: Mr & Mrs A Fibbens

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, site plan and plans numbered 02 & 03 received by the Local Planning Authority on 27th March 2015.

GROUND:

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The site is located within the urban confines. The application site comprises a two storey link attached property; this scale and design of dwelling is characteristic of the streetscene. The application property benefits from a conservatory and outhouse to the rear, a single storey attached garage to the side elevation, porch with pitched roof and is finished in brick and pebbledash render.

RELEVANT PLANNING HISTORY

There is no previous site history relevant to the determination of this application.

PROPOSED DEVELOPMENT

The application proposes the erection of single storey extensions to the front, side and rear of the property. The proposed single storey flat roof extension would protrude beyond the rear building line by 3 metres with a width to match the existing property and a height of approximately 3 metres. The existing porch would be extended to a depth in line with

the bay window projection at ground floor level whilst the proposed single storey side extension would extend the depth of the existing property and protrude beyond the front elevation in line with the enlarged porch. The proposed porch and front projection of the side extension would have a shared pitched roof with a maximum height of 3.2 metres. The proposed side extension would have a flat roof behind the pitch of approximately 2.85 metres in height.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies

D1 – Design

NOTIFICATIONS

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

COMMENTS

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

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

Character and Appearance

The proposed single storey rear extension, due to its positioning would not be visible from public vantage points and whilst the proposed front element of the extensions would be visible from the highway the remainder of the side extension would be partially obscured by the neighbour's garage positioned on the shared boundary. The materials that would be visible within the streetscene would match those existing and other properties fronting Old Crossing Road have been extended in a similar manner. I do not therefore consider that the proposed development would cause harm to the character or appearance of the area.

Living Conditions

With regards to the living conditions of neighbouring property occupiers, the proposed rear extension would project beyond the rear building line by 3 metres along the shared boundary with the adjoining property no. 22 Old Crossing Road. The proposed extension would sit in line with the rear extension of this neighbouring property and therefore, in my opinion, would have no impact upon the living conditions of these neighbouring occupiers. The proposed rear extension would be set away from the boundary with no. 26 Old Crossing Road by approximately 2.5 metres and having regards to this separation distance and design of the proposed rear extension, it is not considered that this element of the scheme would cause harm to the living conditions of these neighbouring property occupiers.

The application property currently benefits from a single storey garage to the side of the property to the boundary with no. 26 Old Crossing Road; this adjacent property has a similar garage and a conservatory to the shared boundary. The application proposes a single storey side extension comprising a play room and utility room to the rear and a garage to the front which would extend the full depth of the existing side elevation of the property and protrude beyond the front elevation by 0.89 metres. The existing front porch would also be extended, with a depth of 0.89 metres, in line with the proposed side extension and the existing bay window projection at ground floor level. The land level of the application site is approximately 0.3 metres higher than that of the neighbouring plot and having regards to the positioning of the nearest front facing habitable room windows of the neighbouring property no. 26 it is considered that the proposed front extension would not result in a loss of light, outlook or sense of enclosure to these windows.

The proposed side extension would have a high level window within the side elevation serving the utility room and a flat roof with a height of approximately 2.85 metres. Whilst the extension would be sited adjacent to the neighbouring property's (no. 26) single storey conservatory, having regards to the height of the existing boundary fence, scale and design of the proposed development it is not considered that this element of the scheme would cause harm to the living conditions of this neighbouring property occupiers.

Highways

The proposed scheme would result in an increase in the amount of living accommodation within the property. The property benefits from off street parking and on street parking is available in the vicinity of the site. It is not considered that the proposal would materially increase the dwellings requirement for car parking provision. For these reasons I am satisfied that no harm would be caused to the local highway network or highway safety.

Conclusion

In view of the above, it is considered that the proposal would cause no material harm to the character and appearance of the area, living conditions of neighbouring property occupiers or highway safety and accords with Thanet Local Plan Policy D1 and the NPPF. The application is therefore recommended for approval.

CASE OFFICER
Helen Johnson

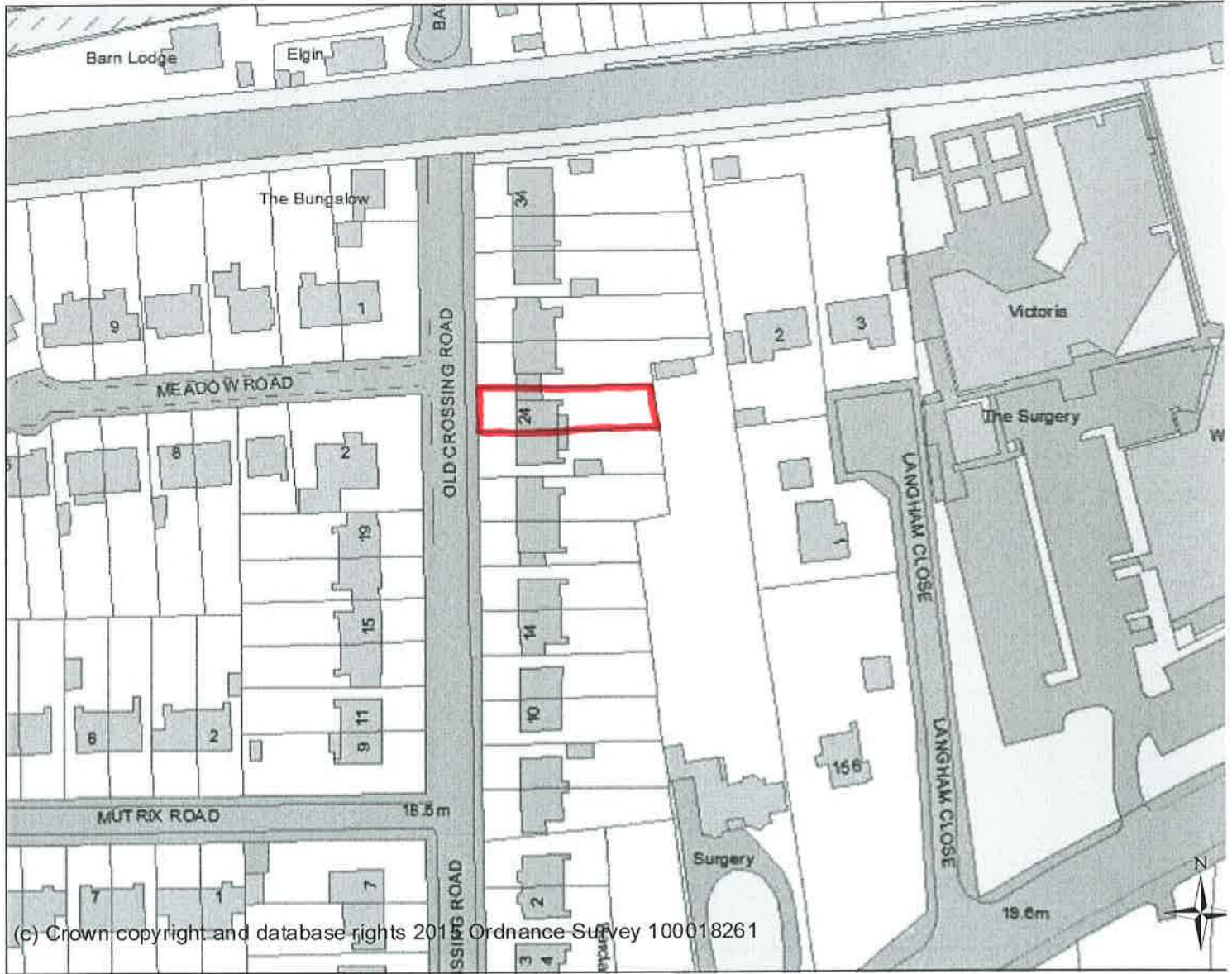
Title: F/TH/15/0253

Project name: 24 Old Crossing Road, Margate

Notes:

Scale: 1:1,250

Author:



Legend

F/TH/15/0253

24 OLD CROSSING ROAD, MARGATE

