

A01

FH/TH/16/0505

PROPOSAL: Erection of two storey extension to front of dwelling together with alterations to boundary wall

LOCATION:

141 Sea Road Westgate On Sea Kent CT8 8PZ

WARD: Westgate-on-Sea

AGENT: Mr Jonathan Souster

APPLICANT: Mr & Mrs French

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 Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 0106 PL 04, 0106 PL 05 REV A received 18 May 2016 and 0106 PL Rev B and received 01 June 2016.

GROUND:

To secure the proper development of the area.

3 The development hereby permitted shall be constructed using brick and profiled tiles to match those existing, dark grey UPVC doors and windows, off white render and light grey fibre cement cladding.

GROUND:

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

SITE, LOCATION AND DESCRIPTION

The site is located just outside the Area of High Townscape Value and is in an area that is pre-dominantly detached dwellings. Development within the street varies in design and scale; however no. 143 Sea Road is of the same design as the application property. The site comprises a two storey detached property set back from the neighbour, with a balcony and garage on the corner of Sea Road and Cliff Field.

RELEVANT PLANNING HISTORY

There is no planning history for this site.

PROPOSED DEVELOPMENT

The applicant proposes the erection of a two storey front extension with a porch and alterations to the boundary wall.

The two storey front extension is located on the western side of the front elevation and it will have a pitched roof and a gable end facing the road. A small porch with a gabled roof will extend from the new front elevation at ground floor level.

There will be 3No. new windows in the extension and 1No. new door. There will also be 2No new windows in the existing ground floor front elevation which will replace the garage door. The balcony railings will be replaced with a metal and glass surround and a new Juliet balcony installed in front of the master bedroom with the same metal and glass surround.

The application has been amended during this process. The front extension has been reduced in depth by approx. 1m and the new rear boundary wall has been set off the existing rear boundary wall with 20 Cliff Field by 0.3m.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies

D1 - Design

NOTIFICATIONS

Neighbour notification letters were sent to the properties directly surrounding the site and a site notice was posted near the site. Ten letters of objection have been received, five from the same resident raising the following points of concern:

- o The boundary wall is out of keeping with the area
- o Loss of outlook because of alterations to the wall
- o Disruption during construction works
- o Cars parked on the extended driveway blocking sight lines
- o Removal of the garage leading to parking on the road
- o Front extension would extend beyond the front elevation of the neighbouring property
- o Overshadowing and loss of outlook due to the front extension

CONSULTATIONS

Westgate-on-Sea Town Council - Objects to the proposed boundary wall on the following grounds:

- o The walls would be inconsistent with the overall 'open plan' layout of Cliff Field.
- o The proposed walls would interfere with the visibility and 'sightlines' at the junction with Sea Road.
- o The overbearing effects that the walls would have on the local neighbourhood in Cliff Field.

COMMENTS

The application is brought before members by Cllr Sam Bambridge, for members to consider the impact of the boundary wall alterations on the neighbouring property, 20 Cliff Field.

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

Character and Appearance

The proposed two storey front extension will measure approximately 2.2m in depth 6.8m wide, 4.2m to the eaves and 6.5m to the ridge. The extension will have a hipped roof with a gable end facing the highway. The garage is being removed to increase the size of the internal living space and the garage door replaced with two new windows. The windows around the property will be replaced with dark grey UPVC to match the new windows. The proposed porch will extend approximately 0.7m from the front elevation of the extension with a pitched roof and gable end to match the extension in design. The black metal balustrading around the balcony will be replaced with a metal and glass balustrading to match the Juliet balcony on the proposed extension. The roof on the proposed extension will be constructed from tiles to match the existing roof. The extension and the first floor front elevation will be clad with light grey weatherboard and the remainder of the property will be rendered off white. A two course brick plinth will continue around the building at ground floor level. The front extension will be set behind the front elevation of the neighbouring property 143 Sea Road by 2.1m to maintain the existing staggered building line.

Given the variety of unique designs and materials used in the surrounding area it is considered that the proposed front extension will not have a significant impact upon the character and appearance of the area in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Currently there is a low level wall around the boundary of the property; set inside this is a larger stepped wall. This larger wall is to be brought out to the boundary to increase the size of the garden. This wall will be staggered in height, the same as the existing wall, and continued around the boundary to meet the existing rear wall. The brick used in the new wall will match the existing wall. The neighbouring property 139 Sea Road has a wall along the side boundary which is similar in design but greater in length than the proposed wall.

The boundary wall is an existing feature within the street scene and the proposed alterations will make it similar in appearance to the neighbouring wall, therefore it is considered that there will not be a significant impact upon the character and appearance of the area in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

Following the amendments that were received the proposed front extension measures approx. 2.2m deep, 6.8m wide, 4.2m to the eaves and 6.5m to the ridge. The front porch will extend a further 0.7m from the front elevation and be 3.4m in total height. The front extension does not extend beyond the first floor front elevation of the neighbouring property, 143 Sea Road. The existing separation between 141 and 143 Sea Road of 0.8m will be maintained. The windows in the eastern side elevation of 143 Sea Road will not be significantly impacted by the proposed extension as they are set towards the rear of the property.

Due to the staggered building line and the modest projection of the front extension, it is considered that there will not be any significant loss of light, sense of enclosure or overlooking.

The boundary wall is being extended to enclose the side garden. Currently the wall projects approx. 3.4m beyond the front elevation of the neighbouring property, 20 Cliff Field with a separation distance of approx. 1.2m. The amended plans set the new boundary wall off the existing rear boundary with 20 Cliff Field, by approximately 0.3m. At the rear boundary the wall will be extended by approximately 3.2m in length to infill the gap between the existing high and low walls. The wall will be approximately 2m high along the rear boundary, adjacent to 20 Cliff Field, and 1.8m high adjacent to the front elevation of 141 Sea Road. The wall will vary in height along the side boundary due to its stepping and the slope of the ground. The wall drops in height to meet the existing low wall which encloses the front of the property. The low level wall around the front of the property will remain unchanged. Given the height of the wall at the rear boundary and the existing projection beyond the front elevation of the neighbouring property it is considered that there will not be any significant loss of light or sense of enclosure.

Highways

The property currently benefits from a large driveway and a garage. The garage is to be converted to a habitable room and the driveway extended to the eastern boundary. No new openings or dropped kerbs are proposed for the extended driveway. Given the modest increase in living accommodation, it is not considered that the proposal would materially increase the dwellings requirement for car parking provision. The boundary wall around the front of the property will be unchanged and remain at approx. 0.3m in height; therefore visibility splays will be maintained. For these reasons I consider there will be no change in highway safety.

Conclusion

In conclusion it is considered that the proposed development would not have a significant impact on its surroundings or residential amenity and accords with Local Plan Policy D1 and the NPPF. It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer
Duncan Fitt

TITLE: FH/TH/16/0505

Project 141 Sea Road Westgate On Sea Kent CT8 8PZ

Scale:

