

A09 **FH/TH/16/0621**

PROPOSAL: Alterations to roof to create gable end

LOCATION: 23 St James Avenue RAMSGATE Kent CT12 6DJ

WARD: Northwood

AGENT: No agent

APPLICANT: Mr Matthew Sanham

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 development hereby approved shall be carried out in accordance with the submitted drawings numbered PS-15/MS-02A, received 09 May 2016.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the development hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND:

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

4 The 1no. window in the South side elevation of the extension to dormer hereby approved shall be provided and maintained with obscure glass.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site is within a wholly residential area of Ramsgate. There is no prevalent building form or architectural style within the area, with a mix of detached, semi-detached and terraced,

single storey and two storey properties of a variety of styles and designs. Equally, there is no strong prevalence of particular materials in the locality, with red brick, yellow brick and rendered properties, although most roofs are tiled.

23 St James Avenue is a detached bungalow with a hipped pitched roof, with 2no. flat roof dormers to the North and South side elevations and a single storey front projection to the north side of the front elevation with a lower hipped pitched roof. The property is of a similar design to its adjacent neighbour number 21 St James Avenue.

RELEVANT PLANNING HISTORY

F/TH/09/0217 – Erection of a single storey rear extension together with erection of dormer windows in roof to facilitate loft conversion - Granted

PROPOSED DEVELOPMENT

The application proposes to alter the form of the main roof from a hipped roof to a gable end at the front elevation, together with the installation of a rooflight to the North side elevation and the extension of the dormer window at the South side elevation. The dormer will be increased in width by approx. 0.9m and will include the installation of 1no. obscure glazed window to measure approx. 0.45m in height and 0.3m in width. All materials are proposed to match the existing property, and there will be no change to the roof form of the front projection at the North side of the front elevation.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 – Design Principles

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No representations have been received.

CONSULTATIONS

None received.

COMMENTS

The application is brought to Planning Committee, as a Thanet District Council employee is the applicant. The main issues identified in determining this application are its impact upon the character of the area and its impact upon neighbouring properties.

Character and appearance

The proposed alterations to the main roof will alter the appearance of the property from the street scene. However, given that there is no prevailing character of the area, together with the fact the proposed gable end to the main roof will be set back from the hipped roof front projection, I consider the alteration of the roof from hip to gable to be a relatively modest alteration. Furthermore the gable element of the roof will be set back by approx. 2m from the front elevation of the adjacent neighbouring property, which is a two storey semi-detached house, further reducing the visual impacts of the roof alteration and how it is read within the street scene. The gable is proposed to be tile hung to match existing, ensuring it appears in keeping with the appearance of the existing roof and the roof of the single storey front projection at the North side of the front elevation.

The proposed increase in width of the existing dormer by approx. 0.9m will be set back from the front elevation of the gable by approx. 1m, thereby creating a subservient appearance, and will follow the form and materials of the existing dormer. There is a presence of other visible dormer windows within the immediate vicinity, most notably on the property opposite where dormers face the road. As such the proposed extension of the dormer is considered to be a modest addition which will appear in keeping with the existing property, and will not result in harm to the visual amenities of the area.

The installation of 1no. rooflight to the North side elevation is again considered to be a modest addition which will follow the roof slope of the proposed gable extension, and as such will not result in any detrimental impacts to the character and appearance of the area. The proposal is therefore considered to comply with the objectives of Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed alteration of the roof from hip to gable will create some additional mass to the property. The element of the roof which is being altered is set back from the adjacent two storey properties front elevation, which has no side facing windows facing the roof extension, and the other adjacent neighbour is a bungalow which has no accommodation within the roof. Therefore by virtue of the location of the proposed roof alteration, there are not considered to be any adverse impacts of a loss of light or sense of enclosure to the living conditions of the neighbouring property occupiers.

The proposed rooflight, given its angled nature and location within the roof slope, together with the fact it will face a blank side elevation wall of the adjacent neighbouring property is not considered to result in any adverse impacts of overlooking. The proposed window to the dormer extension is proposed to be obscure glazed and by virtue of its location, will look over the roof of the adjacent neighbouring property of the south, with some angled views to the front garden of the neighbouring property, which is not considered to be a private amenity space. Therefore there are not considered to be any adverse impacts of overlooking. The proposed development is therefore considered to be in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Conclusion

The impact upon the character and appearance of the area and neighbouring property occupiers living conditions is considered to be acceptable. It is therefore recommended that members approve the application.

Case Officer
Jenny Suttle

TITLE: FH/TH/16/0621

Project 23 St James Avenue RAMSGATE Kent CT12 6DJ

Scale:



