

**A03**

**FH/TH/16/0737**

PROPOSAL:                      Erection of single storey side extension.

LOCATION:                        27 Western Road MARGATE Kent CT9 3QW

WARD:                          Dane Valley

AGENT:                         Mr T Michael

APPLICANT:                    Mr & Mrs Kemp

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 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.

3       The development hereby approved shall be carried out in accordance with the submitted drawings.  
numbered 01 and 02 and received 26 May 2016.

GROUND:

To secure the proper development of the area.

#### SITE, LOCATION AND DESCRIPTION

The site is within a wholly residential area of Margate. The road is characterised by predominantly single and two storey semi-detached dwellings with hipped pitched roofs, the majority of a relatively uniform design, alongside some detached two storey dwellings. 27 Western Road is a two storey semi-detached house, designed with a two storey side element set back from the front elevation of the house with a hipped pitched roof. The property has a driveway to the side elevation of house and a garage at the end of this driveway, set back from the rear elevation of the house.

## 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 the erection of a single storey side extension to extend into the existing driveway following the demolition of the existing porch. The extension will be flush with the front elevation of the house at a width of 4.1m for the first 2m of the proposed extension, due to the existing design of the house which has a two storey element set back from the primary front elevation, and a width of 2.7m for the further 5.5m of the extension, at a height of approx. 2.5m to the eaves and 3.2m to the ridge. The extension will be designed with a flat roof with a false pitch to the front, side and rear elevations of the extension and will incorporate the front door and 1no. window to the front elevation, 1no. window and a door to the side elevation and a window to the rear elevation, with all materials proposed to match the existing property.

## 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 extension will retain an approx. 1m separation to the boundary, and an overall separation distance of approx. 4.2m to the adjacent neighbouring property to the West side elevation. Given this separation distance to the neighbour, together with the single storey nature of the proposed extension and the relatively modest width of the majority of the extension, I consider the proposed extension to appear as a clearly subservient addition to the main house, which will not result in any adverse impacts of a terracing effect to the street scene. Furthermore the proposed false hipped pitched roof to all elevations will clearly tie in

to the prevalent hipped roof character of the area, and the materials, which are proposed to match the existing property, will appear in keeping with the existing house. As such the proposal is not considered to result in an unduly prominent development within the street scene, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Living Conditions**

Given the separation distance of 4.2m from the proposed extension to the adjacent neighbour, coupled with the single storey nature of the proposal, alongside the existence of relatively high boundary treatment for part of the depth of the proposed extension, there are not considered to be any significant adverse impacts by way of a loss of light or sense of enclosure to the neighbouring property occupiers.

There is currently a glazed porch, 3no. windows and a kitchen door which face on to the neighbouring properties side elevation of whom has 3no. side elevation windows facing number 27. The proposed extension will serve a kitchen, which it is not considered to be a primary habitable room, and as windows currently exist at the side elevation of the house, I consider the proposed windows to be an addition to an existing situation. With this in mind, given the relatively high boundary treatment which exists for part of the depth of the extension, together with the single storey height of the extension, and the distance to the neighbour, I consider that the side elevation windows would not result in harmful overlooking to the occupiers of number 25 Western Road. The proposed development is therefore considered to be acceptable in terms of the living conditions of neighbouring property occupiers, 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/16/0737

Project 27 Western Road MARGATE Kent CT9 3QW

Scale:

