

A03

FH/TH/16/1038

PROPOSAL: Retrospective application for erection of single storey rear extension following demolition of existing

LOCATION: 31 Dane Crescent RAMSGATE Kent CT11 7JU

WARD: Eastcliff

AGENT: Mr Alistair Milne

APPLICANT: Mr Daniel Stewart

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 AM.535.01 Rev B and received 27 July 2016., , ****, ****, ****, ****, ****, ****

GROUND:

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The application site is located on the southern side of Dane Crescent in Ramsgate. Number 31 is a semi-detached house with a modest front garden and a carport to the side. The curvature and slope of the road in this area of Dane Crescent cause a change in levels between number 29 and 31 and the narrowing of the rear gardens towards the rear boundaries.

The surrounding area is characterised predominantly by two storey semi-detached properties with pitched roofs and small front gardens.

RELEVANT PLANNING HISTORY

FH/TH/16/0182 - Erection of single storey rear extension following demolition of existing outbuilding - Granted 15 April 2016.

PROPOSED DEVELOPMENT

This is a retrospective application for the erection of a single storey rear extension following the demolition of the existing outbuilding. The extension measures 5.5m deep, 5.4m wide and 3.9m in height. The extension has a flat roof with a lantern light, and a parapet wall along the rear elevation. Bi-folding doors and one window are located in the rear elevation; one further window is located in the western side elevation. An outbuilding along the north eastern boundary of the rear garden has been demolished to allow for the extension.

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 close to the site. One letter of objection was received, the following concerns were raised:

- o Too close to the adjoining properties
- o The development is too high
- o Increased danger of flooding
- o Loss of light
- o Loss of privacy
- o Noise
- o Overdevelopment of the site
- o The design of the extension

CONSULTATIONS

Ramsgate Town Council - Opposes this application

COMMENTS

This application is brought before members by Cllrs Janet Falcon, Sarah Larkins and Hunter Stummer-Schmertzling to consider the impact upon the neighbouring living conditions.

Character and Appearance

The proposed extension is located at the rear of the property and set back from the front boundary by approximately 13.5m. Concern was raised regarding the overdevelopment of the site however number 31 benefits from a rear garden of in excess of 20m in length, and rear extensions are prevalent within close proximity. It is therefore considered that there will be no 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

The extension is situated on the boundary with 33 Dane Crescent where it extends to a depth of 5.5m. The neighbouring property, number 33, has a single storey rear extension extending to a depth of 7.2m. On the western side of the extension the side elevation follows the angled line of the boundary with a separation distance of 1.2m along its length. At the closest point there is a separation distance of 3.1m to the side elevation of number 29 Dane Crescent. Number 29 is of a different design to the neighbouring properties along Dane Crescent and has a two storey rear projection, the single storey rear extension will project 1.5m beyond the rear elevation of number 29.

There is one window in the side western side elevation of the new extension which is a secondary window for the kitchen. This window faces towards the side elevation of number 29. There are three windows located within the side elevation of number 29 all of which are obscure glazed. The rearmost window serves a small toilet which is not a habitable room. The new kitchen window is in close proximity to the toilet window but does not face directly on to it. The new kitchen window is set back from the rear elevation of the extension by 1.5m and any views of the rear garden of number 29 would be obtained at an obtuse angle.

The bi-folding doors are set in from the side elevation by 0.9m and face towards the rear boundary. The floor level within the extension is 0.9m above the ground level and there are steps down from the bi-folding doors. This change in levels is due to the ground sloping from the front boundary towards the rear boundary.

The boundary treatment has been increased in height around the rear garden of number 31 and along the boundary wall between number 29 and number 31.

One window is located on the eastern side of the rear elevation and will serve a shower room.

This application is a resubmission of application FH/TH/16/0182 which was granted on the 15th April 2016. This new application increases the height of the extension by 0.4m and reduces the size of the bi-folding doors by 0.3m to allow for the steps down to the rear garden. The location, depth and width of the extension are the same as the previous application.

Given the arrangement of the properties and the modest increase in height when compared to the previous application, it is considered that the single storey rear extension does not cause any significant loss of light or sense of enclosure. The arrangement of windows does not give any opportunity for direct overlooking to neighbouring property or the private amenity space of the rear gardens. As such the proposed development is considered to be acceptable in terms of residential amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Other Matters

Concerns were raised over the noise from the development, this is a civil matter and cannot be controlled through the planning process.

Concern was also raised over the increased risk of flooding however the site is located a significant distance from any of the flood zones outlined by the environment agency.

Conclusion

It is therefore recommended that retrospective planning consent should be granted.

Case Officer

Duncan Fitt

TITLE: FH/TH/16/1038

Project 31 Dane Crescent RAMSGATE Kent CT11 7JU

Scale:

