

R12

FH/TH/16/0790

PROPOSAL: Erection of first floor side extension

LOCATION: 17 Beech Drive BROADSTAIRS Kent CT10 2LL

WARD: St Peters

AGENT: Mr Matthew Gerlack

APPLICANT: Mr & Mrs Sean Crampton

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The proposed extension, by virtue of its location, scale and design, would form a dominant and visually intrusive element within the street scene, significantly detrimental to the established pattern of development and the character and appearance of the surrounding area, contrary to Thanet Local Plan Policy D1 and paragraphs 58, 60 and 64 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

The application site is located on the northern side of Beech Drive in Broadstairs, opposite the entrance to The Pines. Number 17 is a semi-detached house with a paved front garden and an extension to the porch and garage. The surrounding area is predominantly characterised by two storey semi-detached houses with pitched roofs set along a distinct building line with regular spacing.

RELEVANT PLANNING HISTORY

F/TH/96/0225 - Erection of a single storey front extension to provide porch and addition to garage and erection of single storey extensions to rear of garage - Granted.

PROPOSED DEVELOPMENT

The applicant proposes the erection of a first floor side extension to the eastern elevation of the property that extends 2.4m in width, 9.3m in depth, 4.6m to the eaves and 7.5m to the ridgeline. The extension will be level with the existing ridgeline but have a gabled end that projects forward of the roof plane by 3.5m and above the existing eaves by 1.6m. The gable end will have a ridge height of 6.2m. The side extension will be continued to the existing rear elevation of the property with a second gable facing towards the rear boundary.

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. No responses have been received.

Broadstairs and St Peter's Town Council - No comment

COMMENTS

This application is brought before members by Cllr Ian Gregory to allow members to consider the impact of the extension upon the character and appearance of the area.

Character and Appearance

The proposed first floor side extension will extend from the western elevation of the property to the boundary with 15 Beech Drive and forward of the principle elevation to be level with the front elevation of the garage. The pitched roof of the main dwelling will be extended across the extension to the side boundary and a gabled roof will project forward over the new extension.

The building line along the northern side of the road is staggered and number 17 Beech Drive is set behind the front elevation of number 15 Beech Drive by 3m, however the ridge for the new gabled end will project forward of the existing roof plane by 3.5m and above the existing eaves by 1.6m. The gabled roof would be visible above the neighbouring properties in both directions along Beech Drive and from the adjacent road, The Pines. The use of a gabled end projecting from the side extension and forward of the main front elevation is neither in keeping or subservient to the main dwelling.

Whilst the principle of a two storey side extension would be acceptable it should be of a subservient style and design to the original property (Ideally set back from the front building line by approximately 0.5m and with a lower ridge line).

Amended plans were sought from the applicant to set the proposed extension back from the principle elevation and down from the existing ridgeline to create a subservient development, however they were not forthcoming. On the basis of the submitted plans, it is therefore considered that this extension is of a dominant and contrasting style to the existing dwelling, and will create a prominent and incongruous feature visible along the length of Beech Drive and The Pines. The extension will noticeably unbalance the pair of semi-detached houses and have a significant impact upon the character and appearance of the area, contrary to policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed first floor extension will measure 9.3m deep, 2.4m wide, 4.6m to the eaves and 7.5m to the ridge. The extension will be located on the boundary with 15 Beech Drive where there is a separation of 2.5m to the side elevation of the neighbouring property.

The staggered building line means that the rear elevation of 17 Beech Drive is set behind 15 Beech Drive by 3m, however the closest ground floor window serves a kitchen which is not a habitable room, and the closest first floor window is a high level obscure glazed window.

There are two windows in the side elevation of 15 Beech Drive, one serves the stairwell and the other is a secondary window for the kitchen. Two new windows are proposed in the side elevation of 17 Beech Drive, one will serve the landing and the other will be a high level window above the new mezzanine floor.

Given the separation distance to the neighbouring property and the arrangement of the windows, it is considered that there will be no significant loss of light, sense of enclosure or overlooking, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Highway Safety

Whilst the proposed extension will increase in the number of bedrooms by one, the property already benefits from off street parking and there is ample on street parking available. Therefore it is considered that there will be no significant change to highway safety.

Conclusion

It is considered that the introduction of a side extension with a gabled end that projects beyond the existing front elevation of the property, will create a prominent and incongruous feature that significantly unbalances the pair of semi-detached houses, and is visible along Beech Drive and The Pines. The proposed extension would therefore have a significant impact upon the character and appearance of the area, contrary to policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Case Officer

Duncan Fitt

TITLE: FH/TH/16/0790

Project 17 Beech Drive BROADSTAIRS Kent CT10 2LL

Scale:

