

**A04**

**FH/TH/16/0961**

**PROPOSAL:** Erection of single storey rear extension together with 2No. dormer windows and 2No. rooflights to front and 1No. dormer

**LOCATION:** window and 2No. rooflights to rear together with alterations to roof

16 Simon Avenue MARGATE Kent CT9 3DT

**WARD:** Cliftonville East

**AGENT:** Mr John Lowden

**APPLICANT:** Mr Simon Brooks

**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 amended drawing:

127-1C received 8th August 2016

**GROUND:**

To secure the proper development of the area.

3 The external materials and external finishes to be used in the 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.

#### SITE, LOCATION AND DESCRIPTION

The application site is located on the western side of Simon Avenue in Margate; a detached hipped roof bungalow with integral garage occupies the site. To the front of the property is off-street car-parking. The property is constructed in red brick, cream coloured render with concrete roof tiles and Upvc windows.

The surrounding area is characterised by predominantly detached bungalows with a mix of hipped and gable roofs.

#### RELEVANT PLANNING HISTORY

FH/TH/16/0441 Erection of a two storey rear extension together with first floor extension, insertion of roof lights to front elevation and erection of 3no. dormer windows to rear elevation. Refused 16/06/16

This application was refused for the following reason:

The proposed development, by virtue of the design and increased height of the roof, and the location, size and scale of the front dormer windows, will appear dominant and obtrusive within the street scene, and out of keeping with the scale, height and design of surrounding development, to the detriment of the character and appearance of the area, contrary to Policy D1 of the Thanet Local Plan, and paragraphs 17, 58 and 64 of the National Planning Policy Framework.

#### PROPOSED DEVELOPMENT

Planning consent is sought for the raising of the roof to create additional head height, two pitched roof dormer windows and two roof lights to the front elevation, one pitched roof dormer window and two roof light to the rear elevation, single storey flat roof extension to the rear (7.3m in depth on the south side and 4.3m on the opposite side, together with some alterations to the fenestration on the side elevations.

The main roof with the increased roof height has barn hips incorporated into the design.

Since this application was lodged, amendments have been sought to the scheme, which now form the basis of this submission.

This application seeks to address the previous reason for refusal.

The key changes with the refused scheme and the current scheme are:

Reduction in size of dormers to front elevation

Reduction in number of roof lights

Introduction of a barn hip

Garage being retained (although planning permission is not normally require to convert this to a habitable room)

Reduction in overall increase of height of roof; previous increase from approximately 0.9m now 0.4m

Number of bedrooms reduced from six to four

#### DEVELOPMENT PLAN POLICIES

##### **Thanet Local Plan (2006)**

D1 - Design Principles

## NOTIFICATIONS

Eight letters received on the basis of the originally submitted proposal. The following concerns were raised:

- \* Not in keeping with rest of the bungalows in Simon Avenue
- \* Overbearing
- \* Overlooking from new openings within the front and rear roof slope
- \* Concern that there is 6 bedrooms in the proposal
- \* Parking issues
- \* Concern about the development (especially during construction) and the width of Simon Avenue
- \* Buying a bungalow with a view to changing it into a house is not acceptable
- \* Concern about noise and disruption if the application is approved
- \* Concern that applicant has erected a rear fence over 7ft in height

A further **seven** letters were received when neighbours were advised of the amended plans. The above concerns are re-iterated.

\* Also state that although all rooms are not labelled as bedrooms they could still be used as such

## COMMENTS

The application is brought before Members of the Planning Committee, at the request of Cllr Game on the grounds of the impact of the proposal upon the character and appearance of the area.

The main considerations in determining this application are the principle of development, the impact on the character and appearance of the area and the impact on the amenities of neighbouring property occupiers.

### **Principle**

The site lies within the urban confines of Margate and the proposal is to extend an existing dwelling. It is therefore considered that the principle of the development is acceptable, subject to an assessment of material planning considerations.

### **Character and Appearance**

The character of the area predominantly comprises single storey development, in the surrounding roads that adjoining Simon Avenue there are examples of bungalows that have converted their loft space into habitable accommodation, this can be seen in Magnolia Avenue, where flat roof dormers can be seen in the front and sides of former bungalows.

The installation of dormers to the front elevation would clearly create a visible sign that the roof space for this dwelling has been converted into habitable space. Since this current application was lodged amendments have been made reducing the number of roof lights (although permitted development in themselves) and size of window openings. Whilst it is acknowledged that this property would be the first in Simon Avenue to install dormer

windows in the front elevation, it is considered that the dormers proposed in themselves are of a modest size that sit comfortably within the roof slope; set in from the sides and ridge of the roof, and would not be a dominant feature that would result in significant harm to the character of the area.

The increase in the ridge height of the property (from approximately 5.7m to 6.1m) will not appear dominant in relation to neighbour properties; the use of a barn hip further improves this visually. There is an example of the use of barn hips within Simon Avenue already; Number 1.

The rear single storey extension would not be visible from a public vantage point and accordingly not harm the character of the building or wider area. Furthermore the alterations to the side and rear of the building would not be highly visible or harmful.

The submitted application form indicates materials will match the existing.

It is considered that the amended scheme addresses the previous reason for refusal, by virtue of the reduction in size of the dormer, overall height of the roof and introduction of barn hips.

### **Living Conditions**

The scheme extends the property to the rear to provide additional accommodation for use as a dining room/kitchen area. Number 15 has a side kitchen window facing the application site which will be affected. It is noted, however that this is likely to be a secondary window and the loss of light will not be sufficient to warrant a refusal. Number 17 has a rear facing bedroom window that looks out over the proposed flat roofed extension, and it is considered that there will be some loss of light to this room. However given the function of that room it is again considered that the loss of light is not a sufficient ground to warrant a refusal. The single storey extension was considered acceptable in the previous scheme and it is confirmed that this part of the proposal has not changed, therefore this part of the proposal can't reasonable be refused.

The introduction of a first floor window on the rear roof slope, will introduce the potential for overlooking, however this serves a family bathroom (a non-habitable room), and as such the window is likely to be fitted with obscure glazing limiting the potential for overlooking.

Dormer windows are proposed on the front roof slope; these windows will serve bedrooms. The windows will face out onto the road and properties and their gardens fronting Simon Avenue. These windows will only however look out onto non private areas of the dwellings-their front gardens, which can be seen when walking along the street, or from existing windows. I am satisfied that this relationship is therefore acceptable.

In summary the impact upon neighbouring living conditions is therefore considered acceptable and compliant with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

**Transportation**

No significant highway implications will result from the development, with off-street parking retained; a garage and hard surfacing.

**Conclusion**

The site is located in a residential area; the adjacent roads also have examples of roof conversions in the form of dormer windows. The amended scheme is considered to respect the existing character and appearance of the surrounding area and would not adversely affect neighbouring occupiers or highway safety. It is therefore recommended that planning consent is approved for the scheme as submitted.

**Case Officer**

Gill Richardson

TITLE: FH/TH/16/0961

Project 16 Simon Avenue MARGATE Kent CT9 3DT

Scale:

