

R11

FH/TH/16/0888

PROPOSAL: Erection of two storey side extension

LOCATION: 22 Winterstoke Crescent RAMSGATE Kent CT11 8AH

WARD: Sir Moses Montefiore

AGENT: Mr Matthew Gerlack

APPLICANT: Mr & Mrs Michael & Jan German

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The proposed extension, by virtue of its scale, width, location and design would result in a prominent and incongruous form of development that is architecturally unrelated to the design and scale of the original dwelling and which will result in the loss of space between properties, giving a cramped and congested appearance that is significantly out of keeping with the established pattern of development and character and appearance of the area, contrary to Policy D1 of the Thanet Local Plan and paragraph 17 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

Winterstoke Crescent is a tree lined residential road in Ramsgate which varies in character. The section of the road the property in question is located is characterised by relatively modest single storey detached bungalows on one side of the road, and substantial, predominantly period detached properties the side of the road the property in question is located. These properties are set back from the road within large plots and have a good degree of separation from one another, and appear staggered within the street scene given the falling ground levels as you travel towards the sea. There is a large degree of symmetry associated with the majority of properties.

22 Winterstoke Crescent is a substantial double fronted detached period property set on higher ground level than the street, with generous separation distance to its adjacent neighbours. The property is designed with two double bay windows, with barn hipped gable features to the front elevation joined by a central first floor railed balcony and set under a hipped tiled roof.

RELEVANT PLANNING HISTORY

FH/TH/16/0065 - Erection of two storey side extension - Withdrawn.

FH/TH/16/0567 - Erection of single storey side extension together with balcony to first floor side elevation - Granted

PROPOSED DEVELOPMENT

The application proposes the erection of a two storey side extension to the South West side elevation to extend approx. 5.7m in width at a height of approx. 7.8m to the ridgeline. The extension will be designed with a hipped pitched roof and will be set down from the ridgeline of the original property by approx. 1.5m and the first floor element of the extension will be set back from the original front elevation by approx. 1.7m. The ground floor element of the extension will extend a depth of 10.5m, and the first floor will extend a depth of approx. 3.5m incorporating a glazed balcony to the front and rear elevations.

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

This application has been called into Committee by Councillor Terry Connor on the grounds that he does not consider the proposed development to result in harm to the character and appearance of the area.

The main considerations with regard to this planning application will be the impact of the proposed development on the character and appearance of the area and the residential amenity of neighbouring property occupiers.

Character and Appearance

The existing property is a substantial detached period property which has a presence within the street which benefits from a spacious setting. The proposed extension by virtue of its width and height will significantly reduce the separation distance to the adjacent neighbour from the approx. 8m separation at the nearest point to 2.5m. This will result in the loss of any

meaningful separation to the adjacent neighbouring property, and will be significantly out of keeping with established pattern of development in the area, resulting in a cramped and congested appearance to the street scene. Whilst the setback, location and reduced ridgeline of the extension is supported, the width and design of the proposed extension is considered to be architecturally unrelated to the existing dwelling, and out of keeping with the character and appearance of the area.

The proposed design will introduce a contemporary appearance to the property, with features such as bi-folding doors, glazed balustrading and full height windows. These features, coupled with the significant scale of the extension are considered to compete with the strong symmetry and traditional features to the original property, detracting from the distinct appearance of the double fronted period property.

Amended plans were sought to reduce the width of the first floor element of the extension, but were not forthcoming. I therefore consider the proposed extension to result in a prominent and incongruous form of development, unrelated to the traditional design of the original property and resulting in a harmful loss of separation to the adjacent neighbour, which will appear out of keeping with the established pattern of development in the area. The application is therefore contrary to Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed extension will maintain a separation distance of approx. 2.5m to the adjacent neighbour and will measure 7.8m in height to the ridgeline and 5.5m in height to the eaves, with a roof which hips away from the neighbouring property. The neighbouring property number 20 Winterstoke Crescent has 4no. windows facing the proposed extension, however these windows are all obscure glazed and appear to be secondary windows. It is therefore considered that given the separation distance, the relatively modest depth of the first floor element of the extension, and the presence of secondary windows only to the neighbouring property facing the proposal, the proposed extension will not result in any harmful impacts in terms of a loss of light or sense of enclosure to the neighbouring property occupiers.

In terms of overlooking the North West corner of the balcony proposes 1.8m high obscure glazed screens to extend 2.8m along the side and 2.2m along the rear edge of the balcony. These screens are considered to obscure any direct views into the neighbouring property number 20's private amenity space. Any further views from the rear of the balcony by virtue of this screen will only allow oblique views of the very North East corner of the neighbours rear garden. There is an existing situation of first floor rear windows having oblique views to the end of neighbouring properties rear gardens, and as such views into the end of gardens are not considered to result in significant adverse impacts of overlooking. There is an approx. 23m separation to the nearest neighbouring property to the rear, which is over the 21m guidance distance which has historically been used to assess the impacts of overlooking. Furthermore there are single storey outbuildings sited at the boundary with no windows to the side elevation which further reduces the impacts of overlooking to the rear.

The proposed single storey extension and balcony will extend approx. 1.2m from the original rear elevation, which allows for views facing number 24. There will be an approx. 22m

separation distance to the side elevation of the adjacent neighbour and the neighbour has a single storey garage sited at the boundary. Whilst the balcony will allow views of number 24, the existing garage is considered to limit any views of the private amenity space of the rear garden and there is considered to be sufficient separation distance, when taken with the modest depth of the extension to the rear to prevent any significant adverse impacts of overlooking to side elevation windows. 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.

CONCLUSION

The impact of the proposed extension to the living conditions of neighbouring property occupiers is considered to be acceptable. However the proposed development by virtue of its height, width, location and design is considered to result in a prominent and incongruous development which will appear architecturally unrelated to the original dwelling and will result in the loss of separation between adjacent properties, significantly out of keeping with the established pattern of development and character and appearance of the area. It is therefore recommended that members refuse this application.

Case Officer
Jenny Suttle

TITLE: FH/TH/16/0888

Project 22 Winterstoke Crescent RAMSGATE Kent CT11 8AH

Scale:

