

**A02**

**F/TH/16/1173**

**PROPOSAL:** Erection of two storey rear extension with basement level following demolition of existing, together with installation of  
**LOCATION:** parking area to rear

20 Queens Road BROADSTAIRS Kent CT10 1NU

**WARD:** Viking

**AGENT:** Mr Ken Neil

**APPLICANT:** Mrs Sylvia Potts

**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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 20 QR/4 ext/Rev A, 20 QR/ 5 ext/Rev B, 20 QR/6 ext/ Rev C, 20 QR/8 Ext received 26 October 2016 and 20 QR /7 ext/ Rev A received 01 October 2016.

**GROUND:**

To secure the proper development of the area.

3 The 1no. window to the first floor and 2no. windows to the ground floor of the South side elevation and the 1no window to the first floor North side elevation of the extension hereby approved; together with the 1no. first floor window to the rear of the original North side elevation of the property, as annotated on the approved plan shall be provided and thereafter maintained with obscure glass and shall be non opening up to a height of 1.7m above internal finished floor level.

**GROUND:**

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjacent residential properties in accordance with Policy D1 of the Thanet Local Plan.

4 Where the height of boundary treatment falls below 2m in height, additional close boarded fencing up to a height of 2m shall be erected to the side and rear boundaries. The fencing shall thereafter be maintained.

#### GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of adjacent residential properties in accordance with Policy D1 of the Thanet Local Plan.

#### SITE, LOCATION AND DESCRIPTION

The site is located within a edge of town centre location, which is a predominantly residential in character; however there are a number of non-residential uses in the nearby vicinity including a Guest House, a Language School, a Church and a Chiropractic Clinic to name some examples. Queens Road is characterised by substantial detached and semi-detached period properties of a variety of styles and designs.

20 Queens Road is a large three storey double fronted Victorian Villa, constructed of brick with decorative brick courses and cedar cladding to the centre of the front elevation, set under a pitched tiled roof.

#### RELEVANT PLANNING HISTORY

F/TH/16/0047 - Change of use from single dwellinghouse to guesthouse - Granted 24/03/16

#### PROPOSED DEVELOPMENT

The original application proposed a two storey rear extension to measure approx. 8.3m in depth, approx. 8.8m in height extending the width of the existing property, incorporating a roof terrace and basement area, together with the installation of a parking area and raised patio area to the rear.

The application has been subsequently amended to address concerns with regard to loss of light, sense of enclosure and overlooking to adjacent neighbours. This amended scheme now forms the basis of this submission. The main changes to the original scheme are:

- The proposed roof terrace has been omitted.
- The proposed ground floor rear extension has been increased in depth by 0.2m and will now measure 8.5m in depth.
- The proposed first floor rear extension has been reduced in depth by 2.8m and will now measure 5.5m in depth.
- The two storey rear extension will now be set in from the original side elevations by 0.5m to both sides.
- The two storey rear extension has been reduced in height by 1.9m from 8.8m to 6.9m and will now be constructed with a flat roof.
- The proposed raised patio area to the rear has been omitted.
- Where existing boundary walls to the rear and side of the site are less than 2m in height, a new independent close boarded fence shall be erected or additional fencing shall

be added above existing walls to achieve 2m total height to mitigate the noise of the rear car parking area.

- The 2no. first floor clear glazed side elevation windows which previously served a habitable rooms (2no. bedrooms) have been replaced with obscured glazed and non-opening windows up to a height of 1.7m above internal finished floor level and will now serve bathrooms.
- The 1no. window to the North side elevation facing number 18's side elevation window (located to the rear of this side elevation) will be obscure glazed and fixed shut up to a height of 1.7m above internal finished floor level.
- The 1no. clear glazed window in the ground floor South side elevation facing number 22 has been replaced by 2no. obscured glazed and fixed shut windows up to a height of 1.7m above internal finished floor level which will now serve 2no. en-suites.

## 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. 37 letters of objection have been received.

The original objections raise the following concerns:

- Proposed extension will be an obtrusive and highly invasive structure that would invade the privacy of neighbouring property occupiers.
- Parking arrangement to the rear would be disruptive and noisy to neighbouring properties.
- Concerns of overlooking as a result of the proposed roof terrace into adjacent neighbouring properties rear gardens.
- Concern with regard to noise pollution from the proposed roof terrace.
- Concern with regard to private barbeques/ parties being held at the front of the property, and increased noise and disturbance following its change of use into a guesthouse.
- Concern with regard to the disruption to traffic as a result of the building works.
- The proposed extension will lower the value of my home.
- Aesthetic damage to a pleasant suburban road.
- The development is too high, and will overwhelm neighbouring properties backing on to this development.
- Concern with regard to loss of light, outlook and subsequent overshadowing.
- Overdevelopment of the site.
- No sufficient parking facilities for large extension.
- Concern with regard to noise disturbance from the proposed music room.
- The proposed extension will replace an existing Victorian rear extension, with a structure which is architecturally neither sympathetic nor compatible with the existing building.
- Structural damage as a result of the proposed cellar.

- Concern with regard to increased vehicular traffic around the property.
- Proposal fails to preserve the character of the area.

Objections received for the amended proposal raise the following concerns:

- Overdevelopment of the site.
- The proposal will overlook two storey houses to the rear.
- Result in a loss of light to surrounding properties.
- Sand cement render will not be in keeping with the rest of the brick house.
- Proposed extension is disproportionately sized and will have a very large footprint.
- Deliveries associated with the construction will disrupt road users and pedestrians and the noise from the construction will adversely impact neighbouring properties.
- Additional parking burden from increased provision of guest rooms.
- The proposed cellars may undermine the south side elevation wall of number 18/ result in structural damage.
- Noise pollution from increased amount of guests.
- Rear car park will result in extra noise and pollution.
- Fences cannot stop noise.
- People may sit out on the flat roof and overlook neighbouring properties.

## CONSULTATIONS

Consultations received for the original proposal:

Broadstairs Town Council - The development is considered to be overdevelopment of the existing footprint, overbearing in size, will result in right to light issues for neighbouring properties and overlooking especially from the proposed roof terrace and concerns in relation to parking. It was noted that there were no KCC Highways comments in relation to the parking to the rear of the property and also lack of information regarding potential noise from the proposed music room.

Consultations received for the amended proposal:

Environmental Health - A close boarded boundary fence should be erected above the existing boundary walls to increase the overall height to 2m which will serve to mitigate the harm caused by the use of the rear garden as a parking area for 3 cars.

The increase in accommodation by 2/3 guests rooms is unlikely to result in a significant detrimental effect on the area. If this was the case we would be able to investigate the matter under nuisance legislation.

## COMMENTS

This application has been called in to Committee by Councillor Saunders to allow members to consider issues of overdevelopment, overlooking and impact on neighbours.

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 character of the area predominantly comprises of substantial two and three storey semi-detached and detached period properties of a variety of styles and designs. The site is not located within a Conservation Area, nor is the property a Listed Building. The amended proposal will comprise a two storey rear extension of a reduced depth at first floor level, designed with a flat roof and constructed of blockwork which will be finished in sand cement render. There are examples of two storey rear extensions with pitched roofs and flat roofs within the immediate area.

It is acknowledged that the proposed design of the extension will represent a modern departure from the traditional design and appearance of the existing Victorian property and will be relatively large in scale. However given the reduced height of the proposed extension, which is a full storey lower than the eaves of the original property, and the reduced depth of the extension at first floor level, when compared to the substantial size of the original house, the extension will appear as a subservient addition. Furthermore, by virtue of the location to the rear and the 0.5m set in from each side elevation the proposal will have very limited visibility from the streetscene, and will only be visible from distant Northward views between 32 Queens Road and 1 York Avenue, and constrained views from the front elevation between the limited gaps between number 20 and its two adjacent neighbours.

Two storey rear extensions are an established feature to the rear elevations of properties fronting Queens Road, which can be seen from the vantage point of York Avenue, which will serve to partially obstruct views of the proposed extension. Furthermore limited views of two storey flat roof rear extensions are already visible from the front elevation, for example the two storey flat roof extension to number 22. Given the set in of the proposed extension from each side elevation by 0.5m, there will be a clear break between the original side elevation and the side elevation of the extension, reducing the prominence of the extension and ensuring it appears as a clear addition to the existing property.

Therefore given the very limited visibility of the proposal from the public realm, and the relatively subservient scale of the proposed extension in comparison to the existing property, I do not consider the proposal to appear significantly intrusive to the character and appearance of the area. The proposal is therefore considered to be acceptable in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Living Conditions**

The proposed extension will maintain an approx. 3.8m separation distance to the adjacent neighbour to the South 22 Queens Road and approx. 5m to the side elevation of the nearest rear window. Given the existing configurations of the adjacent property, the proposed extension will extend approx. 6m in depth from the neighbouring properties rear elevation at single storey level, and approx. 3m in depth at two storey level at a height of 4.3m and 7.3m

respectively given the slight increase in ground level between the two properties. This will result in some loss of light and outlook to the adjacent neighbouring properties occupiers, however as the proposed extension will extend a relatively modest depth at first floor level, with the remainder of the extension being single storey, there is considered to be sufficient separation distance to prevent any significant adverse impacts to residential amenity.

The adjacent neighbouring property to the North number 18 Queens Road has an approx. 6.5m rear extension which is stepped in from the side elevation of the main body of the property, which extends a greater depth than the proposed extension to number 20. The neighbouring property is sited at a higher ground level than number 20 and includes a glazed door to the initial stepped rear elevation which is 0.5m taller than the proposed single storey rear extension, and is sited forward of 20 Queens Road original rear elevation by approx. 3.2m. Whilst there is a reduced separation distance of approx. 1.6m to this glazed door, given the reduced height of the single storey element of the extension to this glazed door, together with the fact the two storey element of the extension will extend a relatively modest depth of 2.5m, the proposed development is not considered to result in a significantly overbearing impact to the adjacent property.

There is 1no. window to the initial stepped rear elevation of 18 Queens road at first floor level and 1no. window to the South side elevation which both serve a living room. The proposed two storey extension will extend in front of this side elevation window, resulting in a loss of light and outlook. However as this is a secondary window serving this room, and the primary rear elevation window is approx. 0.5m higher than the two storey rear extension, together with the relatively modest depth of the extension at two storey level, I do not consider the proposal to result in unacceptable impacts of a loss of light or sense of enclosure to this living room.

There are 2no. windows to the first floor South side elevation of the rear extension to number 18 which will face the proposed first floor extension. One of these windows is very modest in scale and the other is obscure glazed. These windows therefore appear to serve non-habitable rooms, most likely a hallway/WC and a bathroom. Therefore given the use of these windows, together with the approx. 3.7m separation distance to the proposed extension and the fact the two storey element will only end forward of these windows by approx. 0.5m I do not consider the proposal to result in harm to the residential amenity of these windows.

There are 2no. existing ground floor windows, 1no. first floor window and 1no. second floor window to the North of the adjacent neighbouring property number 22 Queens Road. These windows currently face the three storey side elevation wall of number 20 Queens Road. Whilst the proposed extension will result in some additional loss of outlook from these windows, given the separation distance and the existing relationship between the neighbouring windows and the application property, the proposal is not considered to result in significant adverse impacts to the living conditions of the neighbouring property occupiers.

In terms of overlooking the proposed extension will extend first floor habitable rear elevation windows forward by approx. 5.5m which will maintain a minimum of 14m separation distance to neighbouring properties to the rear. The adjacent neighbouring properties number 18 and 22 have a minimum of approx. 9m and 15m separation distance respectively from first floor rear elevation windows to neighbouring properties to the rear. Whilst the proposal will result in a separation distance below the 21m guidance distance which has historically been used

to assess impacts of overlooking, this is an established situation with regard to the adjacent neighbouring properties, and will reflect the pattern of development in this locality given this is an edge of town centre location. Furthermore given the constrained size of gardens to properties along Belverdere Road and the height of the boundary treatment to the rear it is unlikely that the proposal will result in a significant loss of privacy to the private amenity space of these properties. Therefore I consider the proposal to be a relatively moderate addition to an existing situation, which on the basis discussed above, would not result in significant adverse impacts to warrant refusal.

The 1no. first floor and 2no. ground floor windows to the South side elevation and 1no. first floor window to the North side elevation of the proposed two storey extension will be obscure glazed and fixed shut up to a height of 1.7m above internal finished floor level. These windows will serve bathrooms which are not considered to be primary habitable rooms, and therefore given these restrictions I do not consider the installation of these windows to result in harmful impacts of overlooking.

The application will also involve the installation of 2no. clear glazed windows to the South side elevation of the original side elevation of the property. These windows will directly face a brick wall, and by virtue of their position and relationship with the adjacent neighbouring property will only allow for limited oblique views, which are not considered to result in harmful impacts of overlooking. This installation of windows will be replicated on the North side elevation of the original side elevation of the property. The new window towards the front elevation will directly face a brick wall and the new window towards the rear will face the existing first floor side elevation window to number 18. Therefore this window will be obscure glazed and fixed shut up to a height of 1.7m above internal finished floor level, which will serve to prevent any loss of privacy to the adjacent neighbouring property.

The application also proposes to use part of the garden to park 3no. cars, which will be bounded by residential gardens and will be accessed via the existing access to the South side elevation. Environmental Health have been consulted and the applicants have agreed to erect additional close boarded fences where existing boundary walls are below the height of 2m up to a height of 2m. This, together with the moderate amount of cars which will be using this space is considered to mitigate against the noise and disturbance resulting from the use of this area as a small car park. Furthermore it is worth noting that the adjacent neighbouring property to the South has an existing garage area which is bounded by residential gardens. Therefore the proposed car park will be a relatively moderate addition to an existing situation in this locality, which is not considered to result in significant harm to adjacent neighbouring property occupiers.

Concern has been raised regarding increased noise and disturbance as a result of the increase in provision of accommodation for guests. The impact of the change of use to a guest house has previously been considered and found to be acceptable, and the increase in provision by 2no. double rooms and 1no. single room from the originally proposed 4/5 guest rooms (including a single/family room) is not considered to be a significant increase to the existing situation. The site is located within an edge of town centre location, which is considered to be an appropriate location for this type of use, with other non-residential uses located in the nearby vicinity, which produce a similar level of activity to the use of this property as a Guesthouse. Environmental Health have been consulted and have raised no

objection to the application. Therefore I do not consider the proposed additional accommodation to result in significant harm to the residential amenity of the area, in accordance with Policy D1 of the Thanet Local Plan.

Concerns relating to the construction of the proposed extension, encompassing noise, disturbance and disruption to traffic as a result of the building works are not considered to be a material considerations in the determination of this planning application as construction is temporary in nature. Similarly the loss in perceived value to surrounding properties is again not a material consideration for the determination of planning applications.

The potential eventuality that people may sit on the flat roof and therefore cause adverse impacts of overlooking is not being considered as part of this application as the provision of a roof terrace has been omitted from the amended plans. Should this area be used a roof terrace in the future planning permission shall be required.

The impact on the living conditions of neighbouring property occupiers is therefore considered to be acceptable, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Transportation**

The application involves the installation of a car parking area to the rear which will be accessed via the existing access to the South side elevation of the property. As the application does not propose a new access, this is a non-protocol application which is not commented on by Kent County Council Highways. Furthermore the additional use of this access by 2 more cars is not considered to be a significant increase in the level of use to result in any significant impact on highway safety.

The use of the property as a guesthouse and the likely increase in the demand for parking as a result of this use has previously been considered and found to be acceptable in the previous application reference F/TH/16/0047. The additional provision of guest accommodation of 2no. double rooms and 1no. single room is not considered to result in a significant increase in the demand for parking than that of the previously approved application. Furthermore the site is located in a sustainable location, with a bus stop directly opposite the site and Broadstairs train station approx. 10 min walk away. Therefore given the accessible location for public transport, together with the relatively moderate increase to the demand for parking, the proposal is not considered to result in any significant adverse impacts with regard to parking provision or highway safety.

### **CONCLUSION**

The impact upon the character and appearance of the area and neighbouring property occupiers living conditions is considered to be acceptable and in accordance with Policy D1 of the Thanet Local Plan and guidelines contained within the National Planning Policy Framework. It is therefore recommended that members approve the application.

**Case Officer**  
Jenny Suttle



TITLE:

F/TH/16/1173

Project

20 Queens Road BROADSTAIRS Kent CT10 1NU

Scale:

