

**A07**

**FH/TH/16/0905**

PROPOSAL:                   Erection of a two storey outbuilding to rear of existing dwelling

LOCATION:                    19 Lonsdale Avenue MARGATE Kent CT9 3BT

WARD:                        Cliftonville East

AGENT:                      No agent

APPLICANT:                Miss S Godwin

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 drawing received 02/09/16

GROUND:

To secure the proper development of the area.

3       Prior to the first occupation of the visibility splays of 2m by 2m shall be provided and thereafter maintained to the access to Leicester Avenue in accordance with details to be submitted in plan form and approved in writing by the Local Planning Authority.

GROUND:

In the interest of highway safety.

#### SITE, LOCATION AND DESCRIPTION

The application site is located on the northern side of Lonsdale Avenue, Cliftonville approximately 48m from the junction with Leicester Avenue. The site currently has a detached chalet style dormer bungalow in situ. The property has a gable facing out onto the street with a lean to canopy extending out just beyond the ground floor windows on the front elevation. The property also has pitched roof dormer window to the sides. The rear garden is

relatively large and within the garden currently there is an existing detached outbuilding close to the boundary with number 17.

### RELEVANT PLANNING HISTORY

No relevant planning history

### PROPOSED DEVELOPMENT

Planning consent is sought for the erection of a two storey outbuilding to the rear of the existing dwelling. The building measures 6m x 7m and has an overall height of 5.2m. The building has a mansard roof.

The proposed building is located approximately 1m off the boundary and approximately 8.3m behind number 19.

The ground floor of the proposed building is identified as a garage, in the rear section is a stairway leading to the accommodation in the roof, with access via a pedestrian door in the rear elevation. The accommodation in the roof consists of a playroom and W.C. Two windows will serve the playroom on the north west elevation, the third serving the W.C. The window within the north east elevation serves the stairway.

### DEVELOPMENT PLAN POLICIES

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

D1- Design Principles

### NOTIFICATIONS

**TWO** letters of representation have been received in response to the initial consultation. The following concerns were raised:

- Out of character and unattractive in design
- Height over-bearing and result in a loss of light
- Out of line with existing bungalow
- Loss of a view
- Too large in both height and footprint in comparison to existing bungalow
- Garden grabbing
- Loss of privacy to number 21
- No two storey outbuildings in area
- Over-development
- Driveway position will result in noise and vibration
- Space could be used as a living space
- Child welfare issues
- Potential health and safety issues from fumes from the garage
- Trees need to be consider
- Loss of outlook
- Lead to future development

Neighbours were advised of the revised plans and **two** letters were received, which confirmed that the objectors original comments remain.

## CONSULTATIONS

No consultations carried out.

## COMMENTS

This application has been called into the Planning Committee at the request of Cllr. Dawson on the grounds design is out of character with surrounding buildings and neighbour amenity concerns. This request was made at the time of the original plans submitted with the application.

The main issues in relation to the determination of this application are whether the proposal is in harmony with the existing building, whether it will be of detriment to the visual amenity of the area and whether it will be of detriment to the amenity of neighbours.

### **Principle**

There are no policy objections to the proposal and therefore the application needs to be determined in accordance with the National Planning Policy Framework (NPPF) and Local Plan Policies.

The National Planning Policy Framework (NPPF) states that planning decisions should aim to ensure that developments will function well and add to overall quality of area; establish a strong sense of place; respond to local character and history; reflect the identity of local surroundings and materials and are visually attractive as a result of good architecture and appropriate landscaping.

Since the first submission of this application the scheme has been amended. Concern was expressed to the applicant about the size and design of the proposal and potential impact upon neighbour amenity. A revised scheme was accordingly re-submitted.

### **Character and Appearance**

Properties within Lonsdale Avenue are differing in their designs and appearance, however outbuildings/ancillary outbuilding are generally either to the side or set back behind the respective dwellings which they serve.

The proposed building is located to the north east of number 19 Lonsdale Avenue; to the rear and side. A new hard standing will be created to the side of the dwelling leading to the proposal. The garage measures 6m x 7m and has a maximum height 5.2m. A dormer window is shown in the rear; northeast elevation and three dormers in the side, northwest elevation facing towards number 17 Lonsdale Avenue.

The garage is positioned to the side and rear of the existing chalet style bungalow, views within the street scene will be limited unless directly facing into the site. The proposed two storey outbuilding has a mansard roof in order to provide more useable space within the roof and the dormers to give light.

Materials to be used in the construction of the outbuilding comprise smooth render to be painted, timber cladding and Harvest Brown tiles.

The building is not prominent within the street scene and the materials proposed in the construction of the building reflect those on the dwelling which it would serve.

Due to its limited impact on the character and appearance of the area the proposal would safeguard the objectives behind Policy D1 of the Local Plan.

### **Living Conditions**

As previously stated concerns were expressed in relation to the potential impact of the original proposal upon neighbour amenity and amendments were sought. The previous scheme was full two storey and had the appearance of a small dwelling, windows were proposed within three sides of the building, including windows at first floor. The building footprint remains the same as does the distance from the boundary with number 21; 1 metre.

The proposal is set back behind the existing dwelling by just over 8m, with no window openings are proposed within the south west or south east elevations (facing onto the road and towards number 21). The proposal would be up to 5.2m in height and is sufficient distance from the rear elevation of no. 21 to avoid the creation of a significant sense of enclosure to occupiers of the property. I am of the view that the proposal will not result in overlooking to no. 21 and, I also consider that there will be no significant overshadowing to this part of the garden and I am satisfied that it would not have an overbearing impact.

A first floor window is proposed in the north east elevation, this serves the stairwell. Given the distance of separation and use of this area my view is that this is an acceptable relation with the house to the rear of the site, which front Leicester Avenue.

With regard to the relationship with number 17 Lonsdale Avenue, there are ground floor windows serving the garage, I consider these would not result in material overlooking due to their low level and distance to the boundary. Three small dormers are also proposed; one of these windows serves a W.C. (non-habitable room) which is proposed to be fitted with obscure glazing and the remaining two serve a playroom. It is considered that the existing shed would limit views back into the rear of number 17. Long straight views and views into the rear section of the garden would be achieved. The most private part of amenity space associated with a dwelling, immediately to the rear of that dwelling, would not be effected by the proposal. There is also a distance of approximately just over 14m from the building to the boundary with number 17. On this basis I am of the opinion that no significant harm could be caused from overlooking to no.17.

### **Transportation**

In this case a new vehicular access is proposed of Lonsdale Avenue. The garage is of sufficient size to allow for a vehicle to park and there is also space to park on the drive. A condition is recommended to require 2 metre by 2 metre pedestrian visibility splays.

### **Other issues**

Concerns have been raised about the impact on views from neighbouring properties, it is confirmed that under planning legislation there is no right to a view.

The provision of a driveway adjacent to the neighbours boundary is not considered to result in an unreasonable or unacceptable amount of noise given the low level associated vehicular movements with a single dwelling house.

### **Conclusion**

The proposed development would not have an adverse impact on the character and appearance area and is not considered harmful to the living conditions of neighbouring property occupiers and is in accordance with the policy objectives of Policy D1 of the Thanet Local Plan and the National Planning Policy Framework. On this basis it is recommended that the application is approved subject to condition.

### **Case Officer**

Gill Richardson

TITLE:

FH/TH/16/0905

Project

19 Lonsdale Avenue MARGATE Kent CT9 3BT

Scale:



