

A05

FH/TH/16/1253

PROPOSAL: Erection of single storey extension to rear and alterations to wood store to provide additional accommodation, together with alterations to fenestration to front and rear elevations

LOCATION: Updown Mews 274 Ramsgate Road MARGATE Kent CT9 4DT

WARD: Salmestone

AGENT: Ms Gemma Wheeler

APPLICANT: Mr & Mrs Riche & Fleur Shaddick

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 submitted drawings numbered P-002, P-101, P-102, P-103, P-201, P-301, P-302, received 9 September 2016.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extension 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 site lies outside of the urban confines within an area designated as countryside, a Landscape Character Area and Green Wedge, as contained within the Thanet Local Plan.

Updown Mews is a former coach house situated within a group of properties including Updown House, Updown Grange and Updown Farm House. Updown Mews is located

towards the rear of this group of properties away from the main highway. A public footpath runs alongside the site between Ramsgate Road and St Peter's Road and the site is fairly well screened from the footpath by mature trees. Updown Mews is not immediately visible from the public highway due to it being sited a fair distance from the main highway, being enclosed by a substantial brick wall and established mature trees.

RELEVANT PLANNING HISTORY

There is no planning history on this site.

PROPOSED DEVELOPMENT

This application relates to alterations to a dwelling house including the erection of a single storey extension to the rear and alterations to an existing wood store to provide additional accommodation, together with alterations to fenestration to front and rear elevations. The extension is to provide a WC, a small store, an art room and a dark room for photography work. The use of the extension, as described, is for purposes incidental to the enjoyment of the main dwelling.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

D1 - Design Principles

CC1 - Development in the Countryside

CC2 - Landscape Character Area

CC5 - Green Wedge

The property lies outside the identified urban confines and is situated within the countryside (Policy CC1) the Central Chalk Plateau Landscape Character Area (Policy CC2) and the Green Wedge (Policy CC5).

The Adopted Local Plan 2006 notes open countryside in Thanet is particularly vulnerable to landscape damage from development, because of its limited extent, the openness and flatness of the rural landscape, and the proximity of the towns. Isolated rural development therefore has the potential to be much more conspicuous in rural Thanet than in other parts of the County. Development within the countryside will not be permitted unless there is a need for the development that overrides the need to protect the countryside (Policy CC1).

Planning Policy CC2 relates to the Landscape Character Areas and this site lies within the Central Chalk Plateau where the policy states particular care should be taken to avoid skyline intrusion and the loss or interruption of long views of the coast and the sea. Special justification will be required for development in these areas. The policy also recognises that there may be other development needs that require sympathetic consideration and these will be considered in the light of their landscape impact.

The Green Wedge policy (Policy CC5) states "New development that is permitted by virtue of this policy should make a positive contribution to the area in terms of siting, design, scale and use of materials."

The primary purpose of Green Wedges is to prevent coalescence between towns. The Policy goes on to say the Green Wedges serve as a barrier to the further outward growth and coalescence of Thanet's urban areas, so that the separate physical identities of the towns are retained. "The space, openness and separation is largely gained from roads and footpaths that run through or alongside the Wedges in undeveloped frontages."

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.

NOTIFICATIONS

Neighbours have been notified and a site notice posted. No representations have been received.

CONSULTATIONS

The Council's Arboricultural Officer notes that the three trees close to the location of the proposed rear extension, within the public right of way, are self-seeded sycamores with multi stems and these would not be worthy of a tree preservation order.

COMMENTS

This application is brought before the Planning Committee as the proposal represents a departure from the Local Plan by virtue of the extension to the rear representing development within the Green Wedge (Policy CC5).

The main issues raised by this proposal are the effect of the proposals upon the character and appearance of the surrounding area; including impact on the green wedge, the landscape character area and impact on the countryside and the impact on the living conditions of nearby residential properties; whether there is a need for the development that overrides the need to protect the countryside and the green wedge.

Principle

The application site lies within an area designated as countryside as defined by the Thanet Local Plan. Policy CC1, states that within the countryside new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside.

The rear extension element of the proposal is considered to be a departure from the local plan as it does not comply with the aims of Policy CC5 as it results in the extension of an

isolated group of houses within the green wedge, and other than the personal needs of the applicant, it is not essential for the proposed development to be located within the green wedge.

Character and Appearance

Updown Mews is a former coach house situated within a group of properties including Updown House, Updown Grange and Updown Farm House. Updown Mews is located towards the rear of this group of properties away from the main highways. A public footpath runs alongside the site between Ramsgate Road and St Peter's Road and the site is fairly well screened from the footpath by mature trees. The larger farm buildings and the roof top of a dwelling are visible across the fields from the public highway, however Updown Mews is not immediately visible from the public highway due to it being sited a fair distance from the main highway, and enclosed by a substantial brick wall and established mature trees.

Updown Mews has distinctive arches along the southern elevation which have been infilled with blockwork and windows. There are a variety of window shapes, which have been finished with render and exposed brickwork. It is proposed to remove the infill and existing windows and replace with full length crittall windows. The window design has referenced other Georgian coach houses and the large sash windows in Northdown House, which the applicant state is of a similar period to Updown Mews. The large windows would have a striking appearance which would emphasise the original architectural features of the large arched spaces. The opening up of these arches would allow natural sunlight into the interior living space. The applicant suggests highlighting these original features would highlight the building's original use as a working coach house rather than a domestic building. This window treatment is to be mirrored on the rear (northern) elevation which overlooks the private garden area of Updown Mews.

With regards to the exterior finishes the existing concrete render is to be stripped to expose the original brickwork, all door and window openings are to be filled with brickwork to match the existing brickwork, the roofs are to be finished with slates to match the existing and new cast iron rainwater goods are to be used throughout.

I consider the previous works to the building has resulted in an assortment of windows that do very little to enhance the appearance of the building and the proposal to create new arched glazed openings will remove much of the previous poor alterations and give the building a striking appearance.

The proposal also intends to incorporate the existing adjacent woodstore into the main dwelling. It is proposed to add a new rooflight to the front elevation and restore the original window. The woodstore is shown linked into the main dwelling through two opening made in the internal wall.

A new extension is proposed to the north of the woodstore to the rear of the site and is adjacent the public footpath from where glimpses of the roof of the structure would be possible. The extension has materials in keeping with the main dwelling and is the same height as the woodstore (2.1 metres to eaves and 4 metres to ridge) and projects approximately 7 metres from the store and extends across its width and tapers to 4 metres

at its furthest point. The extension is to be built with brick and flint and incorporates a covered walkway supported by timber columns.

The site falls within an existing residential garden, and is enclosed by a substantial boundary wall. I therefore consider the proposal would not result in the loss of openness of the rural landscape or result in skyline intrusion and would not result in the loss or interruption of long views of the coast and the sea and therefore accords with Policies CC1 and CC2.

The proposed extension is considered to be a departure from the local plan as it does not comply with the first three aims of Policy CC5, however due to the site's discrete location and the relatively small size and scale of the extension, sited within the confines of the curtilage of the dwelling, enclosed by a substantial boundary wall it would not be easily visible from views within the green wedge and as such the proposal is not considered to be detrimental to the aims of the policy.

The extension would provide additional built form within the green wedge but this development is attached to an existing building. The primary purpose of the green wedge is to prevent coalescence and in turn allow extensive and uninterrupted views across open countryside but it is not considered the purpose of the green wedge would be diminished in this instance, due to the size and scale of the extension. As such, whilst not essential development, I consider this would be an acceptable departure from the policy as it will not be detrimental to the aims of the policy, or detract from the character and appearance of the area.

I consider the siting and design and proposed use of materials would be in keeping with the main dwelling and the development is unlikely to have an adverse impact on the character and appearance of the area and therefore accords with Thanet Local Plan policy D1 and the NPPF.

Living Conditions

Updown Mews is situated within the cluster of buildings and these have a fair degree of separation between them. The only structure close to the site is the single storey garage to the east which is not within the ownership of the applicant and does not appear to be in residential occupation.

The large windows on the front elevation replace existing windows and overlook the parking area where there is existing mutual overlooking. Given the scale of proposed development and distance of the site from neighbouring residential occupiers I consider the proposed development is unlikely to result in an unacceptable impact on the living conditions of neighbouring property occupiers, through overlooking or loss of privacy, and accords with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Highway Safety

Parking is provided within the site and will not be affected by the proposed works.

Trees

The mature tree close to the woodstore is unlikely to be affected by the alterations proposed as the works include the addition of a new rooflight and the addition of the roof from the rear extension; it does not entail raising the height of the original woodstore.

The tree annotated in the location of the proposed rear extension has been removed for some time and was not a protected tree.

The public right of way track adjacent to the site is covered by a blanket Tree Preservation Order (M/TPO/3(1952)G71). There are three trees close to the location of the proposed rear extension, within the public right of way, and these are self-seeded sycamores with multi stems. The Council's Arboricultural Officer confirms that these would not be worthy of a tree preservation order. It is also considered that no special conditions need be added with regards to hand digging of foundations for the extension.

Conclusion

The alterations to Updown Mews are not in themselves contrary to policy and accord with local plan policy. The extension to the rear is contrary to the Green Wedge policy as it is development within the green wedge, however, it would not create built form within the open countryside that would interrupt views across it and therefore the purpose of the green wedge would not be diminished in this instance and I consider this would be an acceptable departure from the policy as the aims of the policy would not be harmed. It is therefore recommended that members approve the application.

Case Officer

Rosemary Bullivant

TITLE:

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Project

Updown Mews 274 Ramsgate Road MARGATE Kent CT9 4DT

Scale:

