

A01 **FH/TH/16/1655**

PROPOSAL: Erection of single storey side and rear extensions and installation of balcony to first floor front elevation, following
LOCATION: demolition of existing garage

29 Domneva Road Westgate On Sea Kent CT8 8PE

WARD: Westgate-on-Sea

AGENT: Mr Patrick Sullivan

APPLICANT: Mr Michael O'Callaghan

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 16/31/02G received 01 February 2017 and 16/31/03F received 06/02/17.

GROUND:

To secure the proper development of the area.

3 The proposed brickwork to be used in the erection of the single storey side and rear extension and the boundary wall hereby approved, shall be of the same colour, finish and texture as those on the existing property.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the NPPF.

4 Prior to the installation of the proposed balcony, details of the proposed balustrading shall be submitted to, and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the NPPF

5 Prior to the installation of hardstanding hereby approved, samples of the materials to be used in the construction of the external surfaces of the hardstanding hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the NPPF

SITE, LOCATION AND DESCRIPTION

29 Domneva Road is a three storey end of terrace house which forms part of 'Domneva Houses' terrace. 'Domneva Houses' and the adjacent 'Carlton Houses' terrace together form two decorative Art and Crafts style terraces located within the Westgate-on-Sea Conservation Area. The area is wholly residential in character, with a mixture of single, two and three story detached, semi-detached and terraced dwellings, together with substantial detached buildings which contain a number of flats. The majority of the dwellings in the immediate locality are of a traditional Victorian or early 20th century design.

The two terraces back onto a communal green shared between the owners, and the rear elevations of the terraces are therefore visible from Sea Road. The terraces are characterised by a high degree of symmetry and uniformity to their design; with strong gable features which project forward of the elevations, together with a characteristic assortment of materials including white render, brick facing and timber boarding offering a mock Tudor appearance to the terrace. Number 29 Domneva Road is located to the South West corner of the terraces and has a single storey detached garage to the South side elevation which offers an important degree of openness between this terrace of houses and the neighbouring development in Carlton Road East.

RELEVANT PLANNING HISTORY

FH/TH/16/0704 - Erection of single storey extension to rear elevation and two storey extension to side elevation - Withdrawn 14/07/16

PROPOSED DEVELOPMENT

This application has been amended. The proposed Juliet balcony to the second floor rear elevation has been omitted, and the proposed 1.8m privacy screen to the North side elevation of the proposed balcony to the front elevation has been altered to timber balustrading to match the front elevation. The application now proposes the erection of a single storey side extension, following the demolition of the existing single storey garage, the erection of a 2.4m boundary wall to the Southern boundary, together with the erection of a single storey rear extension and the installation of a balcony to the front elevation.

The single storey side extension is proposed to extend a width of approx. 1.5m at the front elevation and a width of 2.5m to the rear with an angled side elevation, of a height of 2.7m, set back from the front elevation by approx. 2.5m to extend to the rear elevation of the property. The extension will be designed with a flat roof, incorporating a glazed door and window to the front elevation, a glazed door to the side elevation and a window to the rear elevation and will be constructed of brick work to match the existing terrace.

The proposed 2.4m boundary wall will be constructed of bricks and will be erected along the Southern boundary of the site of a depth of 10m from the front elevation of the site, and will extend to the North a width of 2.5m to connect to the rear of the proposed side extension.

The proposed single storey rear extension will extend approx. 3m in depth, extending the full width of the rear projection, at a height of 3m. The extension will be designed with a flat roof and constructed of brickwork to match existing, in line with the proposed side extension, and will incorporate bi-folding doors to the rear elevation and a high level window to the South side elevation.

The proposed recessed balcony will be located to the South of the front gable projection at first floor level, to measure approx. 1.7m in width and will extend 1m forward of the front elevation, in line with the existing gable projection. The balcony will be designed with narrow white painted timber balustrading, and will be supported by a timber post which will be painted black to match the timber boarding which is characteristic of the terrace. The existing window will be replaced with a door to allow access to this balcony.

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. Nine letters of objection have been received. The letters raise the following concerns:

- Cars parked to the side elevation of the property would be noisy and unsightly.
- No green landscaping proposed.
- The proposal would affect the value of our property.
- The proposal would overlook our bedroom, living room, kitchen and garden.
- The single storey rear extension will extend beyond the original rear elevation and be visually and spatially out of keeping with the area.
- The box like appearance of the single storey rear extension will be out of keeping with the Conservation Area and the appearance of the rest of the housing adjoining the recreation area.
- Loss of outlook for neighbouring properties.
- Proposed extension will harm the uniformity and symmetry of the collection of houses.

CONSULTATIONS

Westgate-on-Sea Town Council - No Comment.

Conservation Officer - No objection to amendments.

COMMENTS

This application has been called in to Planning Committee by Councillor Braidwood on the grounds that the application will harm 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 Conservation Area and the residential amenity of neighbouring property occupiers.

Character and Appearance

As the development is located within a Conservation Area the Local Planning Authority must have regard to Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 which requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of the area.

The proposed single storey side extension by virtue of its scale and 2.5m set back from the front elevation of the property will be a modest addition which will appear clearly subservient to the original property. The demolition of the existing detached single storey garage associated with this extension will serve to increase the separation distance between the adjacent terraces to 4.5m, thereby improving the visual distinctiveness of the two terraces as separate entities. The proposed facing brickwork will match the existing red brickwork to the ground floor of the neighbouring terraced property, number 31 and will positively respond to the symmetry and palette of materials associated with this terrace.

The proposed 2.4m wall will be located in the existing position of the side elevation of the existing detached garage and shed to the rear of the garage. The detached garage currently measures 2.8m in height at the front elevation. Given this existing situation, the proposed wall, which will be built of the same brickwork as the extension and will be of a lower height than the existing garage, is not considered to result in any additional harm to the visual amenity of the area.

The existing garage will be replaced with hardstanding to provide a parking space for the property. There are many examples of hardstanding to side elevations of properties to provide parking within the locality. A sample condition will be attached to the consent, given the need to ensure that the materials for the proposed hardstanding are appropriate for the character and appearance of the Conservation Area. Therefore given the presence of hardstanding within the area, together with the modest scale of the area, subject to appropriate materials being proposed, the proposed hardstanding is not considered to have a wider visual impact on the character and appearance of the Conservation Area.

The proposed single storey rear extension will have limited visibility from Sea Road across the common ground by virtue of the minimum of 12m separation distance from Sea Road, together with the existing boundary treatment and the single storey nature of the proposal. The proposed extension is relatively modest in scale and will extend in line with the existing gabled projection and will not extend above the defined levels of the property, thereby appearing in proportion with the existing property. The proposed facing brickwork will appear in keeping with the proposed single story side extension, and will respond well to the palette of materials associated with this terrace. Therefore by virtue of the location, scale and design of the extension, this element is not considered to result in a prominent or harmful development within the Conservation Area. Members should note that this single storey rear extension constitutes permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and would therefore not require planning permission to be erected.

The existing 'Domneva Houses' terrace is not characterised by balconies, however there are examples of balconies to front elevations of properties in the nearby vicinity. The proposed recessed balcony to the front elevation is modest in scale, and will not project forward of the front gabled projection to the front elevation, and will therefore have limited prominence within the street scene. The proposed white painted timber balustrading will ensure the balcony has a good degree of perforation and will further serve to reduce the prominence of the balcony, together with producing a traditional appearance, thereby appearing in keeping with the age and character of the property. The supporting post will be black painted timber to reference the timber boards to the existing terrace. Given the need to ensure that the details of the balcony relate to the balconies in the Conservation Area, a condition would be necessary requiring the details of the proposed balustrading to be submitted to the Local Planning Authority prior to the installation. Therefore whilst this element will introduce a new feature to the existing terrace, given the scale, location and design of the balcony, the proposed balcony is considered to be a relatively modest addition, which will not result in significant harm to the character and appearance of the surrounding Conservation Area.

For the reasons outlined above, the proposed extensions and installation of the balcony are considered to be relatively modest additions which will be constructed of materials appropriate for the character and appearance of the terrace and the wider Conservation Area. As such it is considered that the proposal will preserve the character and appearance of the Conservation Area, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed single storey side extension will retain a minimum separation distance of approx. 4.5m to the side elevation of the neighbouring property which comprises a two storey building with a garage to the ground floor and accommodation above. There does not appear to be any side elevation windows to the side elevation of the neighbouring building, and given the modest height of the proposed extension, together with the separation distance the proposal is not considered to result in any harm to the living conditions of the neighbouring property occupiers.

The proposed 2.4m boundary wall will replace the existing garage and shed sited to the Southern boundary of the site and will retain the existing 1m separation to the side elevation of the neighbouring building number 27. Given the reduction in height of the wall from the existing height of the garage and the lack of windows to the side elevation of the neighbouring building, the proposed boundary wall will not result in any additional impacts on the residential amenity of the residents of the adjacent neighbouring property.

The proposed single storey rear extension will extend a depth of approx. 3m and will extend to the Northern boundary of the site. The adjoined neighbouring properties rear elevation is stepped back from the rear elevation of number 29 by 1m and therefore the side elevation will extend an overall depth of 4m from the rear elevation of number 31. There will be some reduction to the light of the nearest rear elevation window of the adjoined neighbouring property. However given the single storey nature of the proposal, at a height of 3m, and the presence of existing boundary treatment, the extension is not considered to result in a sense of enclosure or a significant harm to the living conditions of the neighbouring property occupiers. As previously outlined, it is also a material consideration that this single storey rear extension constitutes permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and would therefore not require planning permission to be erected.

The rear extension will retain an approx. 13m separation to the rear elevation of the adjacent neighbouring property 27 Domneva Road. This, together with the modest depth of the proposal and the single storey nature of the extension will serve to prevent any adverse impacts by way of loss of light, outlook or sense of enclosure to the adjacent neighbouring property.

In terms of overlooking views from the proposed glazed door to the side elevation of the proposed single storey side extension will be obscured by the proposed 2.4m boundary wall and there are no side elevation windows from the adjacent neighbouring garage building. The proposed rear extension South side elevation will incorporate a high level window, which will serve to prevent any adverse impacts of overlooking to the adjacent neighbouring property number 27. The proposed balcony will be located to the front elevation of the property which will only enable views of the street, and oblique views of the blank side elevation wall of the two storey neighbouring building. Therefore the location of the balcony will not result in any harmful views of private amenity space of the surrounding properties.

Overall given the scale, location and relationship with the adjacent neighbouring properties the proposals are not considered to result in significant harm to the residential amenity 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.

Highways

The application proposes to replace the existing detached garage to the South side elevation of the property with hardstanding to accommodate 1no. car parking space. The application does not result in the loss of any off street parking and therefore there will not be a material change to the existing situation. As such, the proposal will not result in any harm to the highway safety of parking amenity of the area.

Conclusion

The impact upon the character and appearance of the Conservation 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:

FH/TH/16/1655

Project

29 Domneva Road Westgate On Sea Kent CT8 8PE

Scale:

