

A02

FH/TH/17/0119

PROPOSAL: Erection of first floor side extension; part two storey/part single storey rear extension; enlargement of balcony area to the east of the front elevation, together with erection of balcony to the west of the front elevation, and alterations to front fenestration

LOCATION: 139 Sea Road Westgate On Sea Kent CT8 8PZ

WARD: Westgate-on-Sea

AGENT: No agent

APPLICANT: Mr Owen Linnane

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 2015.06 J received 27 February 2017 and 2015.06 K received 01 March 2017.

GROUND:

To secure the proper development of the area.

- 3 The development hereby approved will be finished in render and red tiles to match the existing property, together with light grey cedar cladding, white UPVC windows and doors and glazed balustrading as annotated on the approved plans numbered 2015.06 K received 01 March 2017.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

139 Sea Road is a large two storey detached property of late 20th century origin, set on a prominent corner plot location abutting Cliff Field. The property is designed with a two storey

front gabled projection, with a stepped part single part two storey element set back from the front projection. To the West of the property is a single storey wooden pergola. The property is finished in cream render and white UPVC cladding, set under a plain red tiled roof.

This part of Sea Road is characterised by predominantly two storey substantial detached properties of predominantly late 20th century origin, of varied designs, all of which benefit from uninterrupted sea views. The properties follow a staggered building line, set back from the road by a considerable distance within large plots. The row of properties to the East of the site and 141 and 143 Sea Road have relatively modest separation distances to their adjacent neighbours, however the staggered siting of these properties, and the set back from the road maintains the spacious character of the area.

RELEVANT PLANNING HISTORY

F/TH/04/0981 - Erection of two storey pitched roof side extension, single storey side and front extension incorporating first floor balcony above and provision of tiled faced to front elevation - Refused 20/09/04

F/TH/06/0164 - Retention of iron railings and wooden trellis/pergola to front and side of property - Granted 18/04/06

FH/TH/16/0779 - Erection of single storey rear extension and two storey side extension following demolition of existing structure - Refused 29/07/16

PROPOSED DEVELOPMENT

The previous refusal FH/TH/16/0779 was for the erection of a two storey side extension to the West, adjacent to Cliff Field, and a single storey rear extension. The two storey side extension, by virtue of its scale and location was considered to result in the loss of the open character to the entrance to Cliff Field. This application does not propose any development in this location; instead the first floor extension will be located to the East of the site, adjacent to existing dwellings, together with extensions to the rear.

The application has been amended and now proposes to erect a first floor side extension above the existing single storey element to the East. The extension will extend in line with the front and rear elevation to the existing first floor element, of the same width as the existing single storey element.

The proposal also incorporates a part single storey, part two storey rear extension. The single storey rear extension will extend 3m in depth, the whole width of the dwelling. The first floor element of the rear extension will be located to the West of the rear elevation, extending the same depth (3m) as the single storey rear extension, 4.5m in width, set under a hipped pitched roof.

The proposal will enlarge the existing balcony area to the East of the front elevation by virtue of the removal of the existing false pitched roof to the front elevation, which will be replaced with glazed balustrading. The proposal also involves the erection of a glazed balcony to the West of the front elevation, to extend a depth of 1m. Additionally the proposal proposes to

alter the fenestration to the front elevation to insert UPVC floor to ceiling windows to the ground and first floor of the two storey element to the East and 2no. pairs of UPVC glazed doors to the first floor of the gabled front projection, together with alterations to the materials to the property.

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. 9 letters of objection have been received (7 letters of objection to the original scheme and 2 letters of objection to the amended scheme) and 2 letters of support have been received (1 letter of support to the original scheme and 1 letter to the amended scheme). It is worth noting that 2 addresses sent in 2 sets of letters of objection.

The letters of objection raise the following concerns:

- Large extension will dominate the open plan character of Cliff Field.
- The proposal may result in more cars being parked on Cliff Field.
- Do not consider the proposal overcomes the previous reasons for refusal, and will result in the overdevelopment of the site.
- Extensions will appear out of proportion to the size of the plot and surrounding properties.
- Proposal will harm the outlook from properties within Cliff Field.
- Proposal is out of character with the spacious layout of properties on this part of Sea Road.

The letters of support raise the following points:

- Proposal is a considerate and well planned design.
- The proposed extensions relationship with the boundary to 137 will be in keeping with other properties in the vicinity.
- There is a large variation of properties in the road and as such proposals deserve open consideration to their renovation, modernisation and development to promote high standards of property in the location.
- We do not consider the proposed extension will result in any problems to our property, adjacent to the proposal.

Margate Civic Society - Margate Civic Society consider that if the current application were allowed it would present an overpowering, cramped and congested form of development detrimental to the existing long-standing pattern of development and be detrimental, therefore, to the visual amenity that the occupiers of adjacent properties might reasonably expect to enjoy.

Westgate-on-Sea Town Council - No comment

CONSULTATIONS

No consultee responses received

COMMENTS

This application has been called in to Planning Committee by Councillor Ashbee on the grounds that the proposal will result in overdevelopment.

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

The two storey element to the East is set back from the main gabled projection by 3m, and the proposed first floor side extension will extend in line with the front and rear elevation of this element. Given the set back of the proposed extension, together with the proposed scale and design, which will extend in line with the existing dwelling, the first floor side extension is considered to be a relatively modest addition, which will appear coherent with the existing form and design of the property.

The row of dwellings to the East of the site and 141 and 143 Sea Road to the West are characterised by modest separation distances relative to the size of the plots, following a staggered building line. The proposed first floor side extension will result in some loss of separation at first floor level between 139 Sea Road and the adjacent dwelling 137. However the 2m separation distance which will be retained is considered to reflect the existing pattern of development within this locality. Furthermore the proposed design of the extension, which will comprise a roof which hips away from the adjacent dwelling to the East, will create a sense of separation to the adjacent dwelling at first floor level.

The proposed two storey rear extension is sited adjacent to the entrance of Cliff Field to the West, in a readily visible location from both Sea Road and Cliff Field. The extension is proposed to extend a relatively modest depth of 3m, and will extend less than half of the width of the original rear elevation. The development will retain the existing 3m separation to the boundary, which will maintain the open character to the entrance to Cliff Field.

The proposed rear extension will represent an enlargement of the property in a highly visible location. However given the large size of the plot and the large scale of sea front houses within the area, together with the relatively modest scale of the extension relative to the size of the dwelling, and the considerable set back from the boundary, the scale of the proposed extension is not considered to appear unduly prominent, or be out of character with the surrounding area. Furthermore the extension has been designed with a hipped pitched roof which will reduce the prominence of this element at first floor level, and the 0.1m set in along with the alternative material for the proposed side extension will break up the appearance of the enlarged side elevation.

The proposed single storey rear extension will extend 3m in depth and 2.5m in height, with a flat roof. Given the modest height of this element, together with the high boundary treatment surrounding the site, this element will not be highly visible within the area, and will therefore not result in harm to the visual amenity of the area.

Properties along this part of Sea Road enjoy uninterrupted views out to sea, and there are many examples of balconies of varied styles and designs within the locality. The replacement of the existing false pitched roof to the front elevation with glazed balustrading and the erection of a modest balcony to the first floor of the gable projection will be a continuation of this character, and will reflect the proposed modernisation of the design of the dwelling.

The proposed alterations to the fenestration to the front elevation and replacement of the existing UPVC cladding with light grey Cedral cladding will create a coherent contemporary appearance to the property. There are many examples of more modern approaches to design within the area, and the proposed redesign of the dwelling is considered to reflect the varied character and appearance to properties within the locality.

Therefore given the above, the proposed extensions and alterations are considered to be of an appropriate scale and will produce a contemporary, coherent design to the property, which will reflect the scale, appearance and pattern of development within this sea front location. The proposal is therefore considered to accord with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

There are no first floor side elevation windows to the East side elevation of the adjacent neighbouring property 137 Sea Road and there is 1no. door and 1no. window serving the adjacent neighbours garage to the ground floor side elevation. A garage is not considered to be a habitable room, and the proposed first floor side extension will not extend beyond these windows. The single storey rear extension will not extend beyond the neighbouring properties rear elevation. Therefore the proposed first floor side extension and single storey rear extension are not considered to result in harm to the residential amenity of the adjacent neighbouring property.

There is considerable separation distance to adjacent residential properties to the West, which will prevent any adverse impacts to the living conditions of surrounding properties as a result of the proposed rear extensions.

In terms of overlooking, the proposed balconies will be located to the front elevation and will face the road and front gardens of the application site and neighbouring properties which are not private amenity spaces. The relatively modest separation distance, together with the staggered nature of the adjacent neighbouring property which is set back from the front elevation of number 139 by approx. 2.5m will prevent any oblique views of neighbouring rear gardens. There are no side elevation windows proposed; thereby preventing any impacts of overlooking to the East and West.

The proposed rear extensions will bring existing ground and first floor windows closer to the rear boundary by 3m. There is an approx. 32m separation distance to the side elevation of the adjacent neighbouring property to the rear, which considerably exceeds the 21m guidance distance which has historically been used to assess the impacts of overlooking. Given the separation distance, and the fact the proposed extension will be a modest addition to an existing situation, these windows are not considered to result in harmful impacts of overlooking.

Overall given the scale, location and relationship with the adjacent neighbouring properties the proposals are not considered to result in significant harm to neighbouring residential amenity. 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 property currently benefits from a large driveway, which can accommodate several cars and garage to the rear of the site. There is a spare capacity for on street parking on the surrounding highways. The increase in living accommodation relative to the size of the existing property is not considered to materially increase the dwellings requirement for car parking provision. If additional car parking provision was required, there is sufficient capacity on the site and within the surrounding area to absorb any additional demand. The proposal does not involve any alterations to the existing vehicular accesses. For these reasons the proposal is not considered to result in any issues with regard to highway amenity 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: FH/TH/17/0119

Project 139 Sea Road Westgate On Sea Kent CT8 8PZ

Scale:

