

**A03**

**FH/TH/17/0651**

PROPOSAL: Erection of first floor rear extension

LOCATION: 120 Westwood Road BROADSTAIRS Kent CT10 2PB

WARD: St Peters

AGENT: No agent

APPLICANT: Mr Nicholas Bishenden

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 numbered NB22/02A received 14 June 2017.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the development 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

120 Westwood Road is a simple, traditionally designed two storey end of terrace house, set within a terrace of four properties. The property is modest in scale, set back from Westwood Road and incorporates 2no. windows and a small porch to the front elevation, set under a hipped tiled roof. The property has an existing 6m deep single storey rear extension, set in from the western boundary by 1.5m, set under a flat roof.

The immediate locality is characterised by 3no. terraces of this uniform design, set equidistance from one another, following a staggered building line, as the road bends. The wider area comprises early 20th century terrace and semi-detached houses of a similar design, an old flint barn building opposite the site, and commercial businesses to the west.

### RELEVANT PLANNING HISTORY

No relevant planning history.

### PROPOSED DEVELOPMENT

The original application proposed a first floor rear extension to extend a depth of 4m above the existing 6m deep and 4m wide single storey rear extension, set under a flat roof.

The application has been subsequently amended and now proposes the erection of a first floor extension to extend a reduced depth of 3m. The roof design has been altered and the proposal will now be set under a hipped pitched roof, which will extend from the existing roof, of a height of 5m to the eaves. The proposed extension will be finished in materials to match the existing 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. One letter of objection and a letter from Broadstairs Town Council has been received regarding the original scheme. The letter raises the following concerns:

- The adjacent neighbour has been granted consent for a two storey rear extension and the erection of a further two storey rear extension to the other adjacent neighbour will result in a loss of light, outlook and sense of enclosure from my rear windows and garden.
- Proposal will result in the overdevelopment of the site.

Broadstairs Town Council - The scheme proposed would have a detrimental impact on neighbouring properties, including loss of light and it would cause a dense form of overdevelopment in the area. The design of the scheme is poor quality as the height of the extension is above the existing eaves of the building. The Town Council have resolved that the planning application should be refused.

One letter of objection and a updated letter from Broadstairs Town Council has been received regarding the amended scheme:

- My property will look out of balance with the other properties on the terrace.
- The size of the extension is still unacceptable and inappropriate.

Broadstairs Town Council - The amendment to 17/0651 was considered an a unanimous recommendation of 'no objection' was resolved. The Committee was pleased to see that this amendment appeared to address all the concerns that were raised in our original comments and refusal dated 14th June.

## CONSULTATIONS

None received.

## COMMENTS

The application is brought to Planning Committee as a Thanet District Council employee is the applicant.

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**

Partial, oblique views of the proposed rear extension will be possible given the separation distance to, and set back location of, the adjacent terrace to the east. The amended scheme will extend a relatively modest depth of 3m from the original rear elevation, and will be flush with the east side elevation, set under a hipped pitched roof which will follow the plane and eaves of the existing roof. The scale and form of the proposal will therefore be consistent with the existing form and design of the original property and the proposed materials, which will match the existing property, will appear coherent with the existing design and appearance of the dwelling and the surrounding uniform terraces.

The design, scale and siting of the proposed extension is therefore considered to reflect the design and form of the existing property, and the location of the extension to the rear will limit the prominence of the proposal within the street scene. The proposal is therefore considered to be acceptable in terms of the character and appearance of the area, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Living Conditions**

The proposed first floor rear extension will not project beyond the existing rear elevation of the adjacent neighbour to the east No. 118 Westwood Road, and will retain a 4m separation distance to this neighbour, thereby preventing any harm to their residential amenity.

The adjoining neighbour to the west, No. 122 has 2no. windows and a door to the ground floor rear elevation, which serves a bathroom and kitchen, both of which are not considered to be primary habitable rooms. The nearest first floor window to the proposal is a bedroom, which is a primary habitable room. It should be noted that a two storey extension has been

approved to the west of No. 122 Westwood Road at No. 124, measuring 3m in depth, which extends to the boundary, designed with a flat roof.

The proposed extension will be set in from the boundary by 1.5m, and will retain an approx. 2.5m separation distance to the nearest first floor bedroom window. Given the relatively modest depth of the proposed extension, together with the design of the roof, which will hip away from the adjacent neighbour, there is considered to be sufficient separation distance to prevent significant harm to the residential amenity of the nearest bedroom room. Furthermore no part of the extension falls within the 45 degree line taken from the centre of the nearest first floor neighbouring window, so there is not considered to be any significant impact on neighbouring light or outlook.

It is acknowledged that the proposal will result in additional impacts to the ground floor rear elevation windows, however the scale and siting of the proposal is not considered to be significantly overbearing, and the rear elevation windows do not serve primary habitable rooms, and therefore the impacts will not be as apparent to the living conditions of the adjoining neighbour. Furthermore the rear elevation of these properties face north, and therefore the proposal will not affect sunlight entry to this room.

There will be no windows to the side elevations of the proposed extension, thereby preventing any direct overlooking to the adjacent neighbouring properties. The proposed rear elevation window will be an addition to an existing situation of first floor rear elevation window, and will only enable oblique views, which are not considered to be significantly harmful.

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.

## **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/17/0651

Project

120 Westwood Road BROADSTAIRS Kent CT10 2PB

Scale:

