

**R07**

**FH/TH/17/0382**

PROPOSAL: Retrospective application for the erection of a single storey outbuilding to front/side garden

LOCATION: 49 Wellis Gardens MARGATE Kent CT9 5RG

WARD: Garlinge

AGENT: Mr John Elvidge

APPLICANT: Ms A Scrivens

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The outbuilding, by virtue of its height, design, materials and location would appear obtrusive and incongruous to the street scene, unrelated to the existing open appearance of the area and severely detrimental to the visual amenities of the locality, contrary to Thanet Local Plan Policy D1 and paragraphs 17, 58 and 64 of the National Planning Policy Framework.

#### SITE, LOCATION AND DESCRIPTION

The site is located on the corner of Wellis Gardens and George V Avenue and opposite Hartsdown School. The area is characterised by a variety of different properties with low boundary treatment and areas of soft landscaping. The site comprises a single storey bungalow with a driveway facing Wellis Gardens and a garden facing George V Avenue.

#### RELEVANT PLANNING HISTORY

F/TH/14/0023 - Erection of a boundary fence. Refused 18/03/2014. The 2014 application was for the erection of a 1.9m fence around the boundary of the property on George V Avenue and Wellis Gardens. This application was refused for the following reason:

"The proposed 1.9m high fence, by virtue of its height and location would appear obtrusive and incongruous to the street scene, unrelated to the existing open appearance of the area and severely detrimental to the visual amenities of the locality, contrary to Thanet Local Plan Policy D1 and paragraphs 17, 56, 57, 58, 60, 61 and 64 of the National Planning Policy Framework."

F/TH/06/0084 - Erection of single storey attached dwelling. Refused 14/03/2006. This application included a 1.8m fence around 49 Wellis Gardens. This application was refused for four reasons, three relating to the new dwelling and one relating to the fence. This refusal reason is set out below:

"The proposed 1.8m high close boarded fence, by virtue of its scale, height and proximity to, and relationship with, the highway would appear unduly widely obtrusive and incongruous, to the street scene, unrelated to the existing open appearance of the area, severely detrimental to the visual amenities of the locality, contrary to Isle of Thanet Local Plan Policy CB1 and the Revised Draft Deposit Thanet Local Plan D1."

### PROPOSED DEVELOPMENT

This is a retrospective application for the erection of a single storey outbuilding within the front and side garden.

### DEVELOPMENT PLAN POLICIES

Thanet Local Plan Saved Policies

D1 - Design

### NOTIFICATIONS

Neighbour notification letters were sent to the properties directly surrounding the site and a site notice was posted near the site. No responses have been received.

### CONSULTATIONS

None received.

### COMMENTS

This application is brought before members by Cllr Jonathan Curran to consider the impact of the development upon the character and appearance of the area.

### **Character and Appearance**

The site is located on a prominent corner location in an area where properties and associated development are set back from the front elevation and along a strong building line which extends along Wellis Gardens and George V Avenue. In both Wellis Gardens and George V Avenue the properties have modest front gardens that are characterised by low boundary walls that give the area an open and spacious character, referred to in the reasons for refusal on the 2006 and 2014 applications.

The outbuilding is situated approximately 0.5m from the boundary with Wellis Gardens and 1.7m from the boundary with George V Avenue. It is constructed from grey/green Cedar lap weatherboarding and has a flat roof. The outbuilding measures approximately 8.3m wide, 3.7m deep and 2.7m high.

Whilst, the outbuilding does not extend around the full perimeter of the garden, like the previously refused fences, it is still situated within close proximity to the boundary and is significantly larger in height and bulk than the refused fences. The outbuilding is clearly

visible in both directions along George V Avenue and for a considerable distance along Wellis Gardens. The use of weatherboarding and a flat roof design is in stark contrast to the more traditional pitched roof bungalows and houses. From parts of Wellis Gardens, where the outbuilding is seen against the backdrop of Hartsdown School, it is less intrusive. Nevertheless, it fails to respect or enhance the character and appearance of the surrounding area. The applicant has planted hedging around the proximity of the garden, which is not subject to planning control, but its presence cannot be guaranteed.

The applicant has given examples of other outbuildings nearby some of which may not have had permission or which may be lawful by virtue of the passage of time. However, none of these alter the analysis undertaken above or warrant accepting a feature that is incongruous in its setting.

It is therefore considered that due to the prominent location of the site and the open character of the area the outbuilding fails to have regard to, or respond to this character and therefore harms the visual amenity of the area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 17, 58, 64 of the National Planning Policy Framework.

### **Living Conditions**

The outbuilding provides a storage room and an area of living space similar to that of a summer house or conservatory and is considered ancillary to the main dwelling.

The outbuilding is situated approximately 11m from the boundary with 47 Wellis Gardens and 12m from the boundary with 61 George V Avenue. It is therefore considered that there will be no significant overlooking, loss of light or sense of enclosure to the neighbouring properties, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Transportation**

The outbuilding does not increase the number of bedrooms at the property, therefore it is considered that there is no significant change in highway safety.

### **Conclusion**

It is considered that the outbuilding by virtue of its height, design, materials and location would appear obtrusive and incongruous to the street scene, unrelated to the existing open appearance of the area and severely detrimental to the visual amenities of the locality. It is therefore recommended that planning permission is refused.

### **Case Officer**

Duncan Fitt

TITLE: FH/TH/17/0382

Project 49 Wellis Gardens MARGATE Kent CT9 5RG

Scale:

