

R08

FH/TH/17/0232

PROPOSAL: Erection of two storey rear extension

LOCATION: 21 Farrar Road BIRCHINGTON Kent CT7 0AQ

WARD: Birchington South

AGENT: Mr Alistair Burgess

APPLICANT: Mr Charlotte Molloy

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The proposed extension, by virtue of its location, scale and height would result in an overbearing impact and sense of enclosure to 19 Farrar Road, significantly detrimental to the living conditions of the adjoining residents, contrary to policy D1 of the Thanet Local Plan and paragraph 17 and 61 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

The application site lies within an established residential area in Birchington. The area is largely characterised by semi-detached (with some terraced properties) set back from the road with front gardens generally set behind low walls/small hedges and large rear gardens.

The gaps between properties vary, but it is not uncommon for dwellings to cover nearly the whole of the width of their site with only a couple of metres between plots. 21 Farrar Road is a two storey semi-detached dwelling located towards the northern end of the road.

RELEVANT PLANNING HISTORY

There is no planning history for the site.

PROPOSED DEVELOPMENT

The proposed development is the erection of a two storey rear extension with a pitched roof adjacent to the boundary with 19 Farrar Road. The proposed extension provides an extra bedroom and extended dining room.

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. One response has been received.

Birchington Parish Council - No objection.

CONSULTATIONS

None received.

COMMENTS

This application is brought before members by Cllr Suzanne Brimm to consider the impact of the development on neighbouring living amenity.

Character and Appearance

The proposed two storey rear extension is located on the southern side of the rear elevation adjacent to the boundary with 19 Farrar Road and extends 3m across the rear elevation. The extension will have a hipped roof and is set down from the main ridgeline by approximately 1.4m. It is therefore considered that the proposed extension will have limited visibility from the street scene and will have no significant impact upon the character and appearance of the area in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed extension will measure approximately 3m deep, 3m wide, 5m to the eaves and 6.2m in total height. One window will be located in the first floor rear elevation and French doors will be located in the ground floor rear elevation. One window will be located in the new north western side elevation of the extension. There is a separation distance of approximately 16.5m to the rear boundary and 27m to the north western neighbour on Cornford Road. It is considered that any overlooking from these windows will not be significantly different to that from the existing windows.

There is a separation distance of approximately 0.1m from the proposed extension to the side boundary with 19 Farrar Road and an overall distance of approximately 1.1m to the closest habitable room windows at ground and first floor level. The ground floor window in the neighbouring property serves a dining room and the first floor window serves a bedroom, both of which are considered to be habitable rooms. The orientation of the properties means that the proposed extension will not result in a significant loss of light to the neighbouring windows, however due to the immediate proximity of the extension to the neighbouring property, the guide 45 degree line from the centre of the neighbouring habitable room windows is breached.

It is therefore considered that the proposed extension will create a significantly overbearing impact, sense of enclosure and corresponding loss of outlook to the detriment of the neighbouring property occupiers living conditions, contrary to policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The proposed extension will increase the number of bedrooms by one. This is considered to be a modest increase in the size of the property and parking along Farrar Road is unrestricted, therefore it is considered that there will be no significant change in highway safety.

Conclusion

It is considered that the erection of a two storey rear extension immediately adjacent to the boundary with the neighbouring property will have an overbearing impact and create a sense of enclosure that is significantly detrimental to the neighbouring living amenity. It is therefore recommended that planning permission should be refused.

Case Officer

Duncan Fitt

TITLE:

FH/TH/17/0232

Project

21 Farrar Road BIRCHINGTON Kent CT7 0AQ

Scale:

