

A02

FH/TH/17/0301

PROPOSAL: Erection of a part two storey, part single storey rear extension, with 8No. rooflights, and 4No rooflights to front elevation.

LOCATION: 61 Clarence Avenue MARGATE Kent CT9 3DR

WARD: Cliftonville East

AGENT: No agent

APPLICANT: Mr David Norwood

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 DSN/2A received 15 May 2017 and DSN/3C received 16 May and dated 2017

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the erection of the extensions 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.

4 The first floor window in the North and South elevation of the extensions hereby approved shall be provided and maintained with obscure glass.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

SITE, LOCATION AND DESCRIPTION

The site is located towards the northern end of Clarence Avenue in a section of the road that is wholly characterised by detached bungalows. Designs of the bungalows vary with few extensions or alterations visible from the street scene.

The site comprises a single storey, four bedroom, detached bungalow, with a pitched roof and modest front garden with a driveway.

RELEVANT PLANNING HISTORY

F/TH/08/0138 - Conversion of garage to form habitable room. Granted 31/03/2008

PROPOSED DEVELOPMENT

The applicant proposed the erection of a part two storey, part single storey rear extension with eight rooflights and four rooflights to the front elevation.

The two storey rear extension will replace the existing hipped roof rear projection and extend across full the width of the property. This extension will have a part flat roof and part pitched roof with four rooflights in the rear roof slope and one rooflight in the flat roof.

A single storey rear extension will project from the northern side of the new rear elevation with a pitched roof with three rooflights and bi-folding doors in the rear elevation.

The application has been amended twice whilst under consideration. The original proposal included a balcony over the single storey rear extension. The first amendment removed the balcony and included a Juliet balcony this has also been omitted from this new proposal.

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. Eighteen letters of objection have been received in total.

Six letters of objection were received on the initial proposal raising the following concerns:

- Overlooking
- Loss of privacy
- Scale of the development
- Creation of a house
- Sense of enclosure
- Out of keeping with the area
- Lack of parking
- Creation of a precedent

Seven letters were received following the first amended plan raising the following concerns:

- Overlooking
- Loss of privacy
- Sense of enclosure
- Out of keeping with the area
- Scale of development
- Loss of light
- Flat roof design
- Creation of a precedent

Five letters of objection were received following the final amended plan, two from the same person, raising the following concerns:

- Out of keeping with the area
- Creation of an eight bed house
- Scale of the development
- Overdevelopment
- Loss of light
- Appearance and visibility of the development
- Alteration of views
- Flat roof design
- Rain water discharge from the flat roof

CONSULTATIONS

None received.

COMMENTS

This application is brought before members by Cllr Lesley Game, for members to consider the loss of privacy as a result of the development.

Principle

The site lies within the urban confines of Margate and the proposal is for the extension of an existing residential dwelling. It is therefore considered that the principle of the development is acceptable, subject to the assessment of material considerations.

Character and Appearance

The proposed two storey rear extension would extend to a similar depth as the existing rear projection and across the full width of the host property. This extension will have a part flat roof that is set down from the existing ridgeline by approximately 0.3m and a part pitched roof with four rooflights facing towards the rear boundary. One rooflight will be installed in the southern side of the flat roof at high level above the internal floor. The single storey rear extension will project 4m from the original rear elevation of the property with a pitched roof. Three rooflights will be installed in the rear facing roofslope of the single storey rear extension. The rear extensions do not extend beyond the existing side elevations and will be constructed from materials to match the existing property.

Four rooflights will be installed in the existing front roofslope of the property serving two bedrooms and a stairwell. These rooflights do not make any alterations to the scale or bulk of the roof and would normally be permitted development.

The property currently has white rendered gables to the north and south side elevations. The proposed two storey extensions will be set level with both existing side elevations and the single storey extension will be level with the northern elevation. Both side elevations will be rendered white to match the existing side elevations. Glimpses of the two storey extension will be visible between number 59 and 61 Clarence Avenue, and between number 61 and 63. The northern side of the extension will be more visible due to the hipped roof of number 63, however the extension is set back from the front elevation of the property by approximately 4.9m and the side elevation will be rendered white to match the existing gable, limiting its prominence within the street scene.

Given the above it is considered that the proposed development will not have a 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 two storey rear extension will measure approximately 3.1m deep, 11.6m wide, 3.2m to the eaves and 5.8m to the highest point. The single storey rear extension will project from the original rear elevation of the property and measure approximately 4m deep, 8.1m wide, 2.3m to the eaves and 3.9m in total height.

There is a 2m high boundary fence around the property and a separation distance of approximately 1.9m to 59 Clarence Avenue where there is an attached garage. There are windows in the northern side elevation of number 59 however there is a separation distance of approximately 4.8m to these windows from the side elevation of the two storey extension. There is a separation distance of approximately 8.3m from the side elevation of the single storey extension to the side elevation of number 59.

There is a separation distance of approximately 2.2m from the northern side elevation to the side elevation of 63 Clarence Avenue. There is a window in the southern side of the rear elevation of this neighbouring property and a conservatory central to the rear elevation. The proposed two storey section will project approximately 2.2m beyond the rear elevation of this neighbour and pitches down towards the rear elevation. Due to the modest projection of the two storey extension beyond the neighbouring property and the separation distance, this part of the extension does not break a 45 degree line from the centre of the closest habitable room window in the rear elevation of the neighbouring property, and is therefore considered not to result in a significant loss of light or sense of enclosure.

The single storey extension is located flush with the northern elevation of the property and will project 4m from the original rear elevation of the dwelling. The roof of this extension pitches down towards the rear boundary where the rear elevation is approximately 2.6m high and set away from the boundary by 1.2m. Given that this is the original rear elevation of the property a similar extension could be constructed to the same depth under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, this is a material planning consideration and therefore a fall-back position of this element of the proposal.

One window will be located in the southern side elevation serving a dressing room and two windows will be located in the northern side elevation serving shower rooms. These windows will look towards the side roof slopes of the neighbouring properties and do not serve habitable rooms. The applicant has proposed to obscure glaze these windows and this will be secured by condition.

The original submission proposed a balcony over the single storey rear extension and the first amended plan proposed a Juliet balcony, however following concerns about overlooking raised by the neighbouring property occupiers both of these have been omitted.

The new amended plan proposed four rooflights in the rear roof slope of the two storey extension. These windows face towards the rear boundary and serve two bedrooms. The established guide for the minimum distance between habitable room windows to avoid overlooking and loss of privacy is 21m. The first 5m immediately adjacent to the rear elevation of a property are considered to be the most private part of its amenity space and therefore a separation distance of 26m would also avoid significant overlooking of this space. From the proposed first floor rooflights there is a separation distance of approximately 23m to the rear boundary and an overall distance of approximately 44m to the rear elevation of direct rear neighbour, 70 Gloucester Avenue. This gives a separation of approximately 39m to the edge of the most private amenity space, 23m above that which is recommended. Any overlooking of the immediate neighbours on Clarence Avenue, numbers 59 and 63, from these rooflights would be at an obscure angle.

Due to the scale and location of the extensions, together with their relationship with the neighbouring properties, it is considered that sufficient restrictions and separation distances are in place to prevent any significant overlooking, loss of light or sense of enclosure, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Highway Safety

The property currently has one off street parking space and parking is unrestricted along the full length of Clarence Avenue. This development does not increase the number of bedrooms and therefore it is considered that there will be no significant change in highway safety.

Conclusion

In conclusion it is considered that the proposed development would not have a significant impact on its surroundings or residential amenity and accords with Local Plan Policy D1 and the National Planning Policy Framework. It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Duncan Fitt

TITLE: FH/TH/17/0301

Project 61 Clarence Avenue MARGATE Kent CT9 3DR

Scale:

