

**A03**

**FH/TH/17/0325**

**PROPOSAL:** Erection of a two storey side and rear extension and a single storey side extension incorporating garage; alterations to existing boundary wall and creation of new access/driveway onto Lerryn Gardens following demolition of existing garage

**LOCATION:**

17 Lerryn Gardens BROADSTAIRS Kent CT10 3BH

**WARD:** Beacon Road

**AGENT:** Mr Daniel Bragg

**APPLICANT:** Mr & Mrs Mangam

**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:

16/1780/PL05 Revision E received 08/05/17

16/1780/PL/06 Revision E received 08/05/17

16/1780/PL/07 Revision E received 08/05/17

16/1780/PL/08 Revision E received 08/05/17

16/1780/PL/09 Revision E received 08/05/17

16/1780/PL/10 Revision E received 08/05/17

16/1780/PL/11 Revision E received 17/05/17

**GROUND:**

To secure the proper development of the area

3 The external materials and external finishes to be used in the extension 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 Vehicular access to and egress from the adjoining highway shall be limited to the access shown on drawing No 16/1780/PL/11 Revision E only. Any other access or egresses shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.

**GROUND:**

In the interests of highway safety.

**SITE, LOCATION AND DESCRIPTION**

Lerryn Gardens is a residential cul-de-sac on the outskirts of Broadstairs, it is characterised by two storey detached houses. The estate is open plan, with only small shrub/hedge planting to the front boundaries.

The application site is located on the eastern side of Lerryn Gardens and occupies the corner position, also having a boundary to Convent Road. The property has a detached garage to the rear which has a vehicular access onto Convent Road. The property is constructed in red brick and has tile hanging to the front elevation and plain tiles to the roof.

**RELEVANT PLANNING HISTORY**

None.

**PROPOSED DEVELOPMENT**

Planning consent is sought for the construction of a two storey side and rear extension and a single storey side extension to incorporate a garage. A new vehicular access is proposed onto Lerryn Gardens. The existing garage which front Convent Road will be demolished, and a new boundary wall erected to enclose this area as part of the existing rear garden.

The application as originally submitted had the rear extension projection some 5.3 metres from the rear wall of the No. 17. The scheme was subsequently amended reducing the projection of the rear extension by some 1.5 metres.

Two mature trees within the front garden and one tree within the rear garden will be removed. These trees are not protected.

**DEVELOPMENT PLAN POLICIES**

**Thanet Local Plan Saved Policies**

- D1 – Design
- D2 – Landscape
- SR5 – Play Space
- TR12 – Cycling

TR16 – Car parking

## NOTIFICATIONS

Two initial letters of objection were received to the scheme as originally submitted. The following objections were made:

- New access will be prejudicial to the safe movement of traffic into and out of the close
- Recognised as No1 & 17 were provided with garage from Convent Road
- Loss of trees will detract from the visual amenity and character of the close
- Extension will double size of dwelling resulting in an over-development of the site
- Reduce light to neighbour
- Overlook neighbours garden
- Increased noise and disturbance whilst the project is taking place

Following the receipt of amended plans, neighbours were re-notified and two letters of representations were received. The objections raised are summarised below:

- The amendments do nothing to alleviate their concerns
- The proposed new driveway would be prejudicial to the safe movement of traffic into and out of the close
- The new access way will necessitate the removal of two substantial, healthy mature trees from the front of No. 17 detracting from the visual amenity and character of the close
- The amended application includes the removal of a further substantial, healthy and mature tree from the rear garden. Pollarding could reduce the size of the tree's canopy without the destruction of this fine tree.

**Broadstairs and St. Peters Town Council** - Recommend the application is refused due to the following concerns:

Bulk and scale, overdevelopment, out of keeping with street scene, negative impact on neighbour's amenities, loss of light for immediate neighbour and loss of trees.

## CONSULTATIONS

**Arboricultural Officer:** The two trees in the front garden look reasonable but do look quite close to the building so there could be issues in the future. The tree in the rear garden appears to be in a healthy condition and further away from the property. All three trees will survive for many more years if they don't succumb to any diseases.

## COMMENTS

This application is brought before Members by Cllr Matterface to consider the impact upon neighbour amenity.

## **Principle**

The site lies within the urban confines of Broadstairs 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 proposal includes the addition of a two storey rear extension. The proposed extension will extend 3.8 metres beyond the existing rear elevation of the property and extending across the width of the property. The two storey extension is of a hipped roof design off the back with a double pitch along the north eastern side. The proposed extension is approximately 1.1metres from the boundary with number 16 Lerryn Gardens.

The proposed single storey side extension to facilitate the garage located on the south west side and will have 3.5m and have a depth of 6.4metres. The single storey extension is set in from the site boundary by approximately 0.15 metres (Convent Road).

The site benefits from a generous sized plot and the addition of a rear extension is considered to retain a suitable level of outside amenity space for the property and the overall character of the area. The proposal is therefore not considered to constitute an overdevelopment of the plot. Although the extension is of a large size and scale relative to the original dwelling, the rear elevation of the proposed extension will roughly come in line with the extended rear elevation of the adjacent property; number 16.

The rear and side extension will be partly visible from the street scene of Convent Road, however due to boundary planting along this road, views of the extension are somewhat limited and in my view would not be a visually discordant feature. The design of the proposal is appropriate to the context of the original dwelling.

### **Living Conditions**

The proposed two storey extension is located approximately 2m from the shared boundary. Number 16 is approximately 1.3m away from the shared boundary. Giving a total distance of separation of 3.3m. The proposal has an eaves height of 5m and a maximum height at this point of 6.8m, this increases to 7.3m at the highest point.

Number 16 Lerryn Gardens has a clear glazed side window at ground floor level which serves an open plan lounge/dining area and leading into a conservatory addition. The boundary treatment comprises a close boarded fence.

The original dwelling at number 16 is set back slightly further than the existing dwelling at the application site by approximately 1m.

Since the submission of the application negotiations have taken place and the extension has been reduced in terms of the amount it projects out from the original rear wall of the dwellinghouse by 1.5m.

The two storey extension will include the provision of three first floor windows and two sets of bi-folding doors at ground floor within its rear elevation. The side elevation facing number

16 will include the provision of a ground floor door and window serving a utility room and window serving the kitchen/diner and at first floor two windows serving en-suites. The side elevation to Convent Road will have an additional first floor window serving a bathroom. Given the relationship between the properties and the proposed extension, it is not considered that the proposal would not result in an adverse effect in terms of overlooking.

The application site is to the south east of number 16. There would therefore be some loss of sunlight to the side (secondary) window serving the main living space, however it is recognised that this room also has windows within the front and rear elevations and this window is not the sole means of natural light. Given the amendments made to the scheme it is considered that the proposed extension would not have a significant impact leading to an unacceptable loss of light, outlook or result in a sense of enclosure.

The rear extension is not considered to impact upon the amenity of 1 Rosetower Court due to existing boundary screening, and the distance of the proposed extension from this property.

### **Transportation**

The proposed garage will be able to accommodate a car and additional parking can be accommodated in front of the proposed garage and existing dwelling. The agent has demonstrated that visibility splays can be achieved and as Lerryn Gardens is a side road, it is acknowledged that there are some benefits of closing the vehicular access onto Convent Road, which is a much busier road. It is therefore considered that the proposal will not be detrimental to highway and pedestrian safety.

The existing dropped kerb forming the vehicular access can be closed, and this can be safeguarded by planning condition.

### **Other Issues**

It is noted that three mature trees are proposed to be removed as part of this scheme. At the present time it is confirmed that they are not subject to a Tree Preservation Order and therefore they could be removed at any time, without prior consent from the Planning Authority.

Construction noise/disturbance during development is not material planning considerations and such issues would be covered by Control of Pollution Acts, if warranted.

### **Conclusion**

The overall proposal is considered to be appropriate for planning approval. The size, scale and design of all elements of the application are considered to be acceptable and the amenity of the neighbouring properties is considered to be retained in accordance with saved policy D1 of the Local Plan.

### **Case Officer**

Gill Richardson

TITLE: FH/TH/17/0325

Project 17 Lerryn Gardens BROADSTAIRS Kent CT10 3BH

Scale:

