

**A06**

**FH/TH/17/0501**

**PROPOSAL:** Erection of a first floor side extension with balcony to rear, single storey rear extension with terrace over and balustrade fencing, erection of single storey front garage extension with pitched roof, alterations to fenestration together with the removal of front veranda

**LOCATION:**

White Walls Holland Close BROADSTAIRS Kent CT10 3QJ

**WARD:** Kingsgate

**AGENT:** Mr Daniel McCarthy

**APPLICANT:** Mr Peter Gaspa

**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 07 A, 08 A, 09 A, 10 A, 11 A, 12 A received 25 May 2017.

**GROUND:**

To secure the proper development of the area.

3 The development hereby approved will be finished in white render, grey render and split face slate cladding as annotated on the approved plans numbered 11 A and 12 A received 25 May 2017.

**GROUND:**

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

4 The colour and finish of the tiles to 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

White Walls is a substantial detached two storey dwellinghouse set within a large plot to the rear of Holland Close. The property is designed with its first floor to the centre, with large single storey side projections and a single storey garage projecting forward of the front elevation to the east. There is a Mediterranean style single storey canopy to the ground floor front elevation and the property is finished in white render, set under a hipped red tiled roof.

The site is located outside the urban confines, within the countryside on land designated as green wedge. Holland Close is a narrow close of 7 properties, set behind development fronting Whiteness Road. The residential locality is characterised by predominantly large detached properties, set within generous plots of varying styles and designs. North Foreland Golf Course abuts Holland Close to the south and west and the grounds of Port Regis is located to the east.

## RELEVANT PLANNING HISTORY

No relevant planning history.

## PROPOSED DEVELOPMENT

The application proposes to extend and redesign the property. The proposed first floor extension will be located above the existing single storey projection to the west, set back from the front elevation by 1m, with a recessed balcony to the rear. The proposed single storey rear extension will be located to the east of the rear elevation, extending a depth of 2.5m and will incorporate a balcony. The single storey extension to the existing garage has been amended and will now extend forward a reduced depth of 2.6m.

The single storey canopy will be removed and the fenestration will be altered to incorporate a three paned floor to ceiling window above the existing doorway, with modern fenestration to the front elevation of the first floor extension. The materials will be altered, and the dwelling will be finished primarily in white render, with elements of grey render and split face slate cladding. The roof tiles will be replaced with grey slate tiles.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan 2006 (Saved Policies)**

CC1 - Development within the Countryside

CC5 - Green Wedges

D1 - Design Principles

## NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No letters of representation have been received.

**Broadstairs and St Peters Town Council** - No comment.

## CONSULTATIONS

None received.

## COMMENTS

This application is brought to Planning Committee as a departure to Policy CC5 of the Thanet Local Plan as the site is located within land designated as green wedge.

The main considerations with regard to this application will be the consideration of the principle of development, the impact the proposal will have on the character and appearance of the area, the residential amenity of neighbouring property occupiers and highway amenity.

### **Principle**

The site is located outside the urban confines, within the open countryside on land designated as green wedge. The adopted Thanet Local Plan Policy CC1 relates to development in the countryside and states that new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside. Policy CC5 relates to the green wedge and states that development will not be permitted unless it is not detrimental or contrary to the stated aims of the policy or it is essential for the proposed development to be located within the Green Wedge. These aims seek to maintain the separation between towns, prevent the consolidation of development, and to conserve and protect the rural character, appearance and openness of the areas between the towns.

There is no Local Plan provision for extensions to dwellings within the countryside. It has been generally accepted that modest extensions that do not have a harmful impact on the character of the countryside, are well designed and have no unacceptable impacts to the living conditions of neighbours could be considered acceptable departures from Thanet Local Plan Policy CC1.

The proposal is for residential extensions to enlarge the garage and living accommodation of the property. Residential extensions are not deemed to be essential development within the green wedge.

In respect to the green wedge policy aim, the proposed works would extend the footprint of the existing property and would therefore constitute an encroachment upon the green wedge. This encroachment would however be within the curtilage of an existing property and would therefore not represent the introduction of a new, separate development within the green wedge. The proposal must therefore be assessed in terms of its impact to the stated aims of the Green Wedge.

### **Character and Appearance**

Views of the property from Kingsgate Bay Road are obscured and limited by its location to the rear of Holland Close and adjacent development to the north east of the site. Distant

glimpses of part of the roof are possible from easterly views from Whiteness Road to the west, however the adjacent neighbour to the west Foxes Dale appears more prominent, by virtue of its location on higher ground level. The development will enlarge the bulk, massing and footprint of the property, however given the properties location and reduced ground level to its adjacent neighbour, the proposed extensions and alterations will not be readily visible from wider views within the countryside and the green wedge. Furthermore the site is located in an established residential road within the countryside and green wedge, and as such the proposed extensions and alterations will be seen in the context of the host property and the large adjacent dwellings, thereby limiting any harm to the limited long views possible from the green wedge and the countryside.

The property is located on a large plot, and surrounding development comprises substantial detached dwellings of a variety of styles and designs. The proposed extensions will clearly increase the scale and form of the property, however given the existing character of the area, the proposed development is considered to reflect the scale of surrounding detached dwellings relative to the size of the plot. The proposed two storey side extension will retain an approx. 2.5m separation distance to the western boundary of the site and approx. 6.8m to the adjacent property, which will maintain the spacious character of the area. The adjacent neighbouring property is located on higher ground level, and the proposal is designed with a hipped pitched roof, further reducing the prominence of this element.

The 1m set back of the proposed first floor extension, and the 0.2m set down from the ridgeline will break up the horizontal emphasis to the property. This, together with the use of alternative materials and fenestration to the ground and first floor, will add interest to the front elevation. The proposed design of the roof will appear in keeping with the existing design of the property and will reduce the prominence of the roof form.

The proposed single storey garage extension will maintain the design, form and materials of the existing garage, thereby appearing in keeping with the existing property. This element has been reduced in depth and will now retain a 2.4m separation to the front boundary of the site. Surrounding development is generally set back from the front boundary of plots, however there is no consistent building line within the locality. The location and single storey, hipped roof design and form will prohibit wider views, and limit the prominence of this element. Therefore the proposed garage is considered to retain sufficient separation to the boundary to prevent any harm to the character and appearance of the surrounding area.

The proposed rear extension will have limited visibility from Holland Close, and will not be visible from wider views within the green wedge. The extension is modest in scale and will appear clearly subservient to the main property.

The proposal alterations to materials and fenestration will create a simple and modern appearance to the property and the proposed extensions will appear in keeping with the existing form. The proposal is therefore considered to create a coherent design and appearance to the property, which will positively contribute to the existing varied design approaches within the area.

Therefore given the design and limited visibility of the proposed extensions and alterations from wider views, the proposal is not considered to result in harm to the character and

appearance of the countryside and green wedge, in accordance with Policy CC1, CC5 and D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Living Conditions**

The proposed extensions will retain considerable separation distance to any adjacent neighbouring properties which will prevent any harm to the residential amenity of surrounding properties.

The proposed balcony to the west will be recessed, thereby prohibiting any direct angled views to the adjacent neighbour. The balcony to the east will retain an approx. 13m separation distance to the western boundary of the site, and 18m to the adjacent neighbour's side elevation. The raised ground level of the adjacent neighbour and the existing high boundary treatment, together with the considerable separation distance will prevent any harmful overlooking from this balcony. There will be no first floor side elevation windows to the proposed first floor extension, and therefore there will be no impacts of overlooking from this element.

Overall given the scale, location and relationship with the adjacent neighbouring properties the proposal is not considered to result in any harm to neighbouring residential amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Highways**

The property currently benefits from a large driveway, which can accommodate several cars and proposes to increase the existing garage capacity from a double garage to a triple garage. The increase in living accommodation relative to the size of the existing property is not considered to materially increase the dwellings requirement for car parking provision. If additional car parking provision was required, there is sufficient capacity on the site to absorb additional demand. The proposal does not involve any alterations to the existing vehicular accesses. For these reasons the proposal is not considered to result in any issues with regard to highway amenity or highway safety.

### **Conclusion**

It is considered that no material harm would be caused to the character or appearance of the area which is within the countryside and on land designated as green wedge, the amenities of neighbouring property occupiers or the local highway network. The design of the proposal will create a coherent modern appearance to the dwelling, and given the location of the site, the proposal will not significantly increase the visibility of the dwelling from wider views. It is therefore considered that the development would be an acceptable departure from Thanet Local Plan Policy CC5 and recommended that planning permission is granted.

### **Case Officer**

Jenny Suttle

TITLE: FH/TH/17/0501

Project White Walls Holland Close BROADSTAIRS Kent CT10 3QJ

Scale:

