

A01

FH/TH/17/0363

PROPOSAL: Erection of two storey rear extension together with porch to front elevation

LOCATION: 36 Coronation Close BROADSTAIRS Kent CT10 3DL

WARD: Beacon Road

AGENT: Mrs Janet Tilley

APPLICANT: Mr S Crago

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:

16/208/03 Revision B received 16/05/17

16/208/04 Revision B received 16/05/17

16/208/SP/LP Revision A received 16/05/17

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.

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 character of the area is residential dwellings, which are predominantly two storey in nature, with grass verges to the road and some street trees giving a pleasant character.

The application site is located on the northern side of Coronation Close, Broadstairs. The site comprises a two storey hipped roof, semi-detached property facing onto the turning circle at the end of the cul-de-sac. The property is constructed in red/brown brick, plain tiles and white uPVC windows. Off street parking is provided to the front of the property.

RELEVANT PLANNING HISTORY

None

PROPOSED DEVELOPMENT

Planning consent is sought for the erection of a front porch together with single and two storey extensions to the rear. The proposed extension will provide an open plan kitchen/dining room at ground floor and an additional bedroom at the first floor. The existing single storey flat roof extension will be removed as part of the development.

The proposed extension would project out a distance of 3.6m from the main wall of the dwelling house and extend 5.4 metres across leaving a gap of 300mm to the boundary. The two storey element of the scheme is set in a further 1.1m; a total of 1.4m from the boundary with number 34 Coronation Close.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Saved Policies 2006

D1 - Design

NOTIFICATIONS

Initial comments

Two letters of representation were received. The following concerns were raised:

- Overbearing impact
- Loss of outlook
- Loss of sunlight and overshadowing
- The extension will be over-powering
- Bedroom window will overlook objectors garden
- Over use of the drainage
- Proposal is out of character with the area and dominant
- Noise from re-located bathroom
- Does not comply with the "45 degree rule"

Further comments on revised drawings

Two letters received, raising the following concerns:

- Obstruct sunlight to objectors living space – affecting enjoyment of the summer sun in the garden
- Still affecting 45 degree angle
- Still out of character- no other semi-detached property having a two storey extension
- Extension is now an irregular shape and domineering
- Noise from re-located bathroom

Broadstairs & St. Peter's Town Council: Objection with concerns -Design, location of bathroom with no windows or ventilation and detrimental impact on neighbour.

COMMENTS

This application is brought before members by Cllr Matterface to consider the impact of the development 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 proposed front porch projects out approximately 1.3m from the front wall of the property adjacent to the front door and extends across 3.2m. The proposed porch is similar in appearance to existing porches within the close and is considered to relate well to the dwelling.

With regard to the two storey extension this is located on the western side of the rear elevation adjacent to the boundary with 38 Coronation Close and extends approximately 4.4m across the rear elevation. The proposed rear extension will have a hipped roof and is set down from the main ridgeline by approximately 0.9m. The single storey element is adjacent to the two storey extension and on the eastern side adjacent to the boundary with 36 Coronation Close. It is therefore considered that the proposed extension will have limited visibility from the street scene, as they are located to the rear 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.

The proposed materials are proposed to match the existing dwelling, which is considered appropriate in this instance.

In summary, the scale, design and siting of the proposed extensions are considered to have sufficient regard to the main property and would not have a significant adverse impact on the

character of the area to warrant refusal, and therefore accords with the objectives of Thanet Local Plan policy D1.

Living Conditions

The proposed front porch extension is located in the front garden area and will not adversely affect the property or the neighbouring occupiers in terms of overlooking, loss of light or sense of enclosure, due to its relatively modest size and distance from neighbouring occupiers.

With regard to the rear extensions, it is confirmed that since the original submission of the application negotiations have been undertaken to ensure that significant harm would not result to neighbour amenity. Concern was raised about the proposed extensions relationship with No. 34 Coronation Close. On the basis of the concerns raised the plans were amended; the overall ridge height has been reduced, the two storey element has been moved further away from the boundary with No.34 and a single storey element has been introduced.

Following amendments the proposed two storey extension will measure approximately 3.6m deep and 4.4m wide, 4.5m to the eaves and 6.6m to the ridge. One window will be located in the first floor rear elevation serving bedroom 2 and a window and bi-folding doors (single storey element) at ground level serving the kitchen/dining room. No windows are proposed in the side elevations. There is a minimum distance of 15m to the rear boundary with No.90 in Prince Charles Road and approximately 19m to the property itself. It is considered that this separation distance is appropriate and would not result in overlooking that would be significantly different to the existing situation.

There is a separation distance of approximately 0.4m from the proposed extension to the side boundary with No.34 Coronation Close. No.34 Coronation Close has French doors set in approximately 1.2m from the shared boundary, these windows serve an open plan lounge/dining area, and this space also has a window to the front of the property. On the side facing the side is a window which serves a kitchen; this also has a further window in the rear elevation of this projection.

The proposed extension is to the west of No.34 Coronation Close; however, the proposed extension will now be stepped in from the side boundary with a single storey element which is considered to be a sufficient arrangement to limit the impacts of the extension with regard to a sense of enclosure or loss of light. With this in mind, I do not consider this element of the proposal, on balance, to result in significant harm to the residential amenity of the adjacent neighbours.

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 Coronation Close is unrestricted, therefore it is considered that there will be no significant change in highway safety.

Conclusion

The proposal is considered to preserve the character and appearance of the street scene to comply with the Development Plan. The proposal will result in an impact on the residential amenity of the neighbouring property, but this impact is not considered to be significantly harmful so as to warrant refusal of planning permission. It is therefore recommended that planning permission be granted subject to conditions.

Case Officer

Gill Richardson

TITLE: FH/TH/17/0363

Project 36 Coronation Close BROADSTAIRS Kent CT10 3DL

Scale:

