

A02

FH/TH/17/0471

PROPOSAL: Alterations to roof to facilitate loft conversion, erection of 1no.

dormer window, insertion of 2no. rooflights and 2no. windows to front elevation together with insertion of 1no. window to south west side elevation

LOCATION:

8 Wilderness Hill MARGATE Kent CT9 2QF

WARD:

Cliftonville West

AGENT:

Ms Victoria Havercroft

APPLICANT:

Nathan Wenn

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 PR01.04 Rev C and dated received 26 May 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.

SITE, LOCATION AND DESCRIPTION

The site is located on the corner of Dane Road and Wilderness Hill and in close proximity to Dane Park. Development within the immediate area varies in design and scale, with buildings along Wilderness Hill being large in scale and within close proximity to the road, and properties along Dane Road being large detached dwellings set back from the road. The site is comprised of a two storey detached dwelling with bay windows at ground and a first floor balcony facing Dane Road.

RELEVANT PLANNING HISTORY

F/TH/06/1056 - Erection of a detached two storey dwelling with garage. Granted 31/10/2006

F/TH/94/0009 - Erection of a detached garage. Granted 01/03/1994

PROPOSED DEVELOPMENT

The proposed development is the alteration to the roof to facilitate a loft conversion, erection of one dormer window and two rooflights and one window to the front elevation, and one window to the side elevation.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 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. No comments have been received.

CONSULTATIONS

None received.

COMMENTS

The application is brought before members as the applicant is related to a member of staff.

The main considerations in determining this application are the impact on the character and appearance of the area, the impact on the living conditions of neighbouring property occupiers and highway safety.

Character and Appearance

The proposed dormer will be inserted in the southern side of the front roofslope, facing towards Wilderness Hill. The design of the dormer will match the existing gable on the northern side of the front elevation. One new window will be inserted in the existing gable on the front elevation and the gable on the side elevation facing towards Dane Road. The new

windows will match the window in the proposed dormer. The addition of the dormer and windows to the existing gables are considered to be modest alterations that will have no significant impact upon the character and appearance of the area.

Two rooflights will be installed in the front roofslope facing towards Wilderness Hill. These rooflights do not make any alterations to the scale or bulk of the roof and would normally be permitted development.

On the south eastern side of the property the roof will be altered to allow for the loft conversion. A new flat roof will be erected level with the main ridge that runs parallel to Wilderness Hill. The pitched roof over the existing balcony, facing Dane Road, will be increased in height so that it is level with the main ridge of the property. The flat roof section will have limited visibility from Dane Road and the Lower end of Wilderness Hill due to the height of the property above the road and the change in ground levels. The flat roof will be visible from the northern end of Wilderness Hill, however the extension is set in from the existing side elevation by 4m and behind the main gable by 1.4m. On the north-eastern side of the property the roof extension will have a flat elevation set behind the existing hipped and pitched roofs and constructed from tile hanging to match the existing roof.

Given the location of the roof extension and the modest scale of the dormer and windows, it is considered that there will be no significant impact upon the character and appearance of the area in line with policy D1 of the Thanet Local Plan.

Living Conditions

The proposed rooflights, dormer and window in the front elevation will face towards Wilderness Hill. Directly opposite the site there is an area of overgrown land and Ashcroft Nursing Home is located to the north of the site. Any views from the new windows in the front elevation would be towards the public highway and the area of land opposite. Views from these windows considered not to be significantly different to the views that can be obtained from the existing first floor windows.

The new window in the southern gable will face towards Dane Road. In this location the southern side of Dane Road is adjacent to Dane Park and therefore these windows will look towards the highway and the public park.

The proposed roof extension will increase the height of the roof facing Dane Road by 1m so that it is level with the main ridge of the property. Set behind this ridge the extension will be part flat roof and part pitched roof. At the rear of the property the height of the eaves will be increased by 1.8m. The roof will pitch away from the boundary with 107 Dane Road and the flat roof section is set 3.6m away from the side elevation of number 107. The flat roof will be set in from the northern side elevation of the main gable by approximately 1.4m and projects above the rear ridge by 1.4m. There are a number of windows and doors in the north eastern elevation of number 107 Dane Road, however these windows and doors are already in close proximity to the rear elevation of 8 Wilderness Hill and the side elevation of the new roof will be set away from number 107 by approximately 1.6m. Given the separation distance and the design of the roof it is considered that the proposed extension will cause no significant change in outlook or light to these neighbouring windows.

No windows are proposed in the north eastern side elevation and there is a separation distance of approximately 26m to 6 Wilderness Hill.

Due to the location of the roof alterations and the separation distances to the neighbouring properties it is considered that there will be no 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.

Highways

The property currently benefits from a driveway and a garage and parking along Wilderness Hill and Dane Road is unrestricted. The increase in living accommodation is modest and it is considered that the proposal would not materially increase the demand for car parking provision, there would therefore be no adverse effect in highway terms from the proposed development.

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/17/0471

Project

8 Wilderness Hill MARGATE Kent CT9 2QF

Scale:

