

A04

FH/TH/17/0743

PROPOSAL: Erection of outbuilding

LOCATION: 30 Kent Road MARGATE Kent CT9 3SN

WARD: Dane Valley

AGENT: No agent

APPLICANT: Mr Flamur Hykaj

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 development hereby approved shall be carried out in accordance with the submitted elevations received 26 June 2017 and block plan received, 08 August 2017.

GROUND:

To secure the proper development of the area.

3 Prior to the first use of the outbuilding hereby permitted a 2m fence shall be erected on the boundary between number 30 and 32 Kent Road as indicated on the submitted plan received 08 August 2017.

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.

SITE, LOCATION AND DESCRIPTION

The site is located on the eastern side of Kent Road, close to the centre of the street. The area is predominantly characterised by two storey semi-detached dwellings with modest front gardens. Number 30 is a two storey semi-detached dwelling that is raised above the road due to the sloping land levels.

PROPOSED DEVELOPMENT

The proposed development is the erection of a single storey outbuilding in the rear garden.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies

D1 - Design

NOTIFICATIONS

Neighbouring notification letters were sent to the properties directly surrounding the site and a site notice was posted near the site. Four letters of objection have been received from one person raising the following concerns:

- o Outstanding enforcement complaint regarding the rear garden land levels
- o Loss of light and outlook
- o Noise disturbance
- o Light pollution
- o Erection of an annex
- o Appearance of the proposed outbuilding
- o Damage to boundary fence
- o Height of the proposed boundary fence

CONSULTATIONS

None received.

COMMENTS

This application is brought before members by Cllr Gary Hillman to consider the impact of the development upon the residential amenities of the adjoining occupiers.

Character and Appearance

The proposed outbuilding is located in the rear garden of the property adjacent to the boundary with number 32 and set back from the main rear elevation of the property by 15.5m and the existing rear extension by 12.5m. The outbuilding will be constructed from a glazed UPVC frame with concrete blocks on the south-western side adjacent to the boundary with number 30 Kent Road. Due to the rear garden location and the setback from the main property it is considered that the proposed outbuilding 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.

Living Conditions

The proposed outbuilding has a hipped roof and will measure 4.1m wide, 5.3m deep, 2.2m to the eaves and 3.7m in total height. On the south-western side the outbuilding will have a wall constructed from concrete blocks which measures 6.2m deep and 2.5m high. The submitted block plan shows that the proposed outbuilding will be situated on the boundary with number 32 Kent Road and 12.5m from the rear elevation of number 30. At the closes

point there is a separation distance of 13.5m to the rear elevation of number 32. The proposed outbuilding will have glazed doors and windows on the north-western elevation facing towards the rear elevation of number 30. The applicant has stated that a 2m fence will be erected along the boundary between number 30 and 32 from the front elevation of the outbuilding towards the rear elevation of the property. As this fence is located in the rear garden it can be completed under permitted development, however a condition has been recommended to ensure that this fence is completed prior to the first use of the outbuilding to avoid any overlooking of the neighbouring property.

Concern has been raised regarding potential noise and disturbance and light pollution from the outbuilding. However due to its modest size and location it is considered that the outbuilding will not result in a significant increase of noise disturbance or light pollution to the neighbouring properties to warrant refusal of the application.

Given the significant separation distance to the neighbouring properties and the erection of a 2m fence it is considered that the proposed development will result in no significant overlooking, loss of light or sense of enclosure to the neighbouring properties, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The outbuilding is not considered to be a habitable room and does not increase the number of bedrooms at the property, therefore it is considered that there will be no significant change in highway safety or parking.

Other Matters

In regard to the concerns raised about the alterations to the land levels in the rear garden, these alterations have not been included in this application and this application has been assessed on the existing levels of the site.

Concern has been raised about damage to the neighbouring property and fence however this would be a civil matter and is not a material planning consideration.

Concern has also been raised about the erection of an annexe in the rear garden. A separate application for planning permission may be required if an additional outbuilding to be used as an annexe is to be erected. The use of the proposed outbuilding is ancillary to the main dwelling, any other use may require an application for the change of use.

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/17/0743

Project 30 Kent Road MARGATE Kent CT9 3SN

Scale:

