

A03

FH/TH/17/1117

PROPOSAL: Erection of two storey rear extension, together with two storey garage to rear garden

LOCATION:

22 Callis Court Road BROADSTAIRS Kent CT10 3AF

WARD:

Beacon Road

AGENT:

Mr John Lowden

APPLICANT:

Mr T Maddison

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 135-1 and 135-2A (received 04/09/17).

GROUND:

To secure the proper development of the area.

3 The two storey garage hereby approved shall be ancillary to the use of the residential use of the dwelling known as 22 Callis Court Road, Broadstairs, Kent CT10 3AF and shall not be occupied at any time as a separate and un-associated unit of residential accommodation.

GROUND:

For the avoidance of doubt and to ensure that the building is not used for unrelated purposes that would be incompatible with the provisions of the National Planning Policy Framework.

4 Prior to the first use of the vehicular access hereby approved visibility splays of 2metres by 2metres behind the footway on both sides of the dwelling access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

5 The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

GROUND:

In the interests of highway safety.

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

The applicant is advised that separate prior approval is required from Kent Highway Services for the new vehicle crossing/removal of the existing vehicle crossing/works within the highway and in this regard they should contact KHS on 08458 247800

SITE, LOCATION AND DESCRIPTION

The application site relates to a corner site on the corner of Callis Court Road and Stanley Road, Broadstairs. The site is predominantly residential in character, although the site is The Lanthorne Public House and Rugby and Tennis club.

The subject dwelling is an imposing detached two storey dwelling that is constructed in render and brickwork to the elevations and clay tiles over the main roof. The site is enclosed to the Callis Court Road frontage by a low brick wall and fencing a close boarded fence forms the boundary to Stanley Road; to enclose the rear garden of the application site.

RELEVANT PLANNING HISTORY

F/TH/16/1445 Erection of two storey rear extension, together with two storey garage to rear garden. Refused 16/01/17

This application was refused for two reasons:

1) The proposed extension, by virtue of its design and scale, and proximity to the boundary of this prominent corner plot will form a dominant element to the original dwelling and a visually intrusive element in the surrounding area that is out of keeping with and severely detrimental to the character and visual amenities of the area, contrary to Thanet Local Plan Policy D1 and paragraph 17, 58 and 64 of the National Planning Policy Framework.

2) The scale of the proposed two storey garage and the level of accommodation it would provide together with the fact that the site is capable of being sub-divided, providing separate amenities, parking and access, are tantamount to a new dwelling. A new dwelling in this location would represent a cramped and congested form of development contrary to

the aims of policy D1 of the Thanet Local Plan and to the provisions of the National Planning Policy Framework.

PROPOSED DEVELOPMENT

Planning consent is sought for the erection of a two storey rear extension and two storey detached garage located within the rear garden.

The proposed extension to the dwelling can be separated into two elements. The first involves the removal of the existing lean-to single garage to the side of the dwelling and replacement with a two storey extension that would tie into the main roof. This extension would be set back, like the existing garage and extend down the side of the newly extended dwelling. The extension would have a width of 3m; the same width as the extension garage.

The second element is the two storey rear addition which would project out a distance of 6m from the rear wall of the original dwelling. The roof over this element would be two spans with a central valley.

The extension as a result of the proposal would not increase the number of bedrooms to the dwelling, but would increase their size and provide a large en-suite and wardrobe to the master bedroom and an en-suite to an additional bedroom. At ground floor again it is noted that the rooms have an increased floor area and also a study, boot room and utility room are provided.

The detached garage has external dimensions of 10m x 7m and measures 2.8m to the eaves and 6.7m to the ridge. The proposed positioned is 2.7m from the boundary with 80 Stanley Road. The proposed garage when viewed from Stanley Road would have the appearance of a garage with a typical open and over garage door and an aerial window above. The side elevation facing number 22 Callis Court Road would have domestic scale windows and two external doors; one leading into the garage and then into a vestibule to the roof space, which is proposed to be used as a home office and store, there is also provision for a W.C. The remaining two sides of the garage would be devoid of window openings.

It is noted that the block plan shown on drawing 135-1 is incorrect in terms of positioning of the garage and drawing 135-2A is the correct block plan.

DEVELOPMENT PLAN POLICIES

Saved policies of Thanet Local Plan 2006

D1 – Design Principles

TR16 – Car Parking Provision

NOTIFICATIONS

Initial Objections: One letter of representation was received in respect of the initial plans received by the Local Planning Authority. The following concerns were raised:

- Site falls within an Area of High Townscape Value and ask that objectors property be considered as adjoining this area
- Two storage garage is inappropriately scaled and has the potential to be overbearing and harmful to objectors property by way of overshadowing, loss of daylight, sunlight and amenity
- Negative impact on our rear garden
- Garage design gives impression of separate dwelling
- Do not consider previous reasons for refusal have been adequately addressed
- Block plan scale incorrect
- Room uses of objector's property not correct and would have a severely detrimental impact

Further Objections:

One further letter received. This states that the garage maybe on land forward of the building line for houses in Stanley Road, as the garage would effectively be in Stanley Road the objector asks that this be taken into consideration.

CONSULTATIONS

Broadstairs Town Council: Have considered this application and has resolved unanimously to make no comment.

COMMENTS

This application is brought before members by Cllr. Wells to consider the previous reason for refusal in terms of size and scale of garage and its impact on the character and appearance of the area.

Principle

The application site relates to a detached dwellinghouse located within the built confines of Broadstairs. The site is not within the Callis Court Road Area of High Townscape Value as defined by the Thanet Local Plan proposals map (saved policy D7). The boundary at this point in Callis Court Road covers The Drive and Worcester Grove. The pre-amble to this policy does state:

“The District Council will also seek to protect any other areas of valuable character and amenity from harmful development through its planning powers, even though they may not fall within the criteria for Policy D7.”

In principle there is no objection to the extension of dwellings subject to the detail of the scheme, which is assessed below.

Planning history

The key differences between the previously refused scheme and the current scheme are:

Extension

Side extension increased to two storey rather than single storey
Reduction in depth of rear two storey extension from 14.9m to 6m
Width of extension is now across entire width of original dwelling
Alterations to external appearance as a result of changes above

Detached garage

Two side dormer windows removed and roof lights sought

Shower removed

Garage siting altered and is now 2.2m from the rear boundary with 24 Callis Court Road and 2.7m from the side boundary with 80 Stanley Road

Character and Appearance

The proposed extension is situated on a prominent corner site where the existing dwelling sits away from the corner and has a relatively spacious feel. The proposed two storey extension projects a distance from the rear wall of the original house of 6m and has a width of 12.m. In addition a two storey side extension is shown in place of the existing garage and to the south of number 24. This scheme seeks to address the previous refusal.

The proposed extension has been significantly reduced in depth from the previous submission and accordingly the design and external appearance of the extension has changed reducing the visual impact within the street scene.

The proposed extensions to the dwelling would be visible from Callis Court and Lanthorne Roads and would increase the mass of the building. It is however, recognised that this is not significantly different to the two storey element of 24 Callis Court Road, still maintaining a degree of spaciousness between the dwelling and outbuilding and dwellings within Stanley Road on this prominent corner site, thereby reducing its visual prominence. The extension would be a continuation of the existing side of the property, and would be constructed in matching materials and would therefore appear in harmony with the original dwelling.

The design of the extension from the front is not too dis-similar from number 24 Callis Court Road. Whilst the single storey elements of the garages serving both 22 and 24 Callis Court Road does provide a visual gap, and this gap will be reduced, it is recognised that other dwellings on this side of Callis Court Road do not have this separation. Therefore appearance of the front elevation within the street scene is considered acceptable and complies with Saved policy D1.

The garage measures 7m x 10m and has an overall height of 6.7m. It provides an office space at first floor and storage area, whilst a W.C. has been included the shower room has been removed. It is acknowledged that the shower has been removed, although internal alterations such as this would not require planning permission once constructed. The removal of the dormer windows reduces the head height within the roof space and therefore amount of useable space in comparison to the previous scheme. Whilst the dimensions of the garage are the same as previously considered the removal of the dormers visually reduces the presence of the building within the street scene. Concern was previously raised about the potential subdivision of this area to create a separate dwelling. Given that the proposed has altered the garages siting this would make this subdivision difficult whilst trying

to maintain the character of the street scene, neighbour amenity and parking standards for example. It is recommended that the proposed outbuilding is subject to a condition that requires it to remain ancillary to 22 Callis Court Road. Separate planning permission would be required to use the garage as a self-contained dwelling. Overall the scale and appearance of the garage will not appear incongruous within the street scene.

Living Conditions

The two storey extension proposed, would be adjacent to the boundary with number 24 Callis Court Road and wrap around the rear. The proposed extension would be approximately 1m from the side boundary. The extension measures 5.2m to eaves level and 9.1m to ridge level. High level windows are proposed at ground and first floor level on the side elevation facing number 24.

Number 24's garage forms the boundary between the two sites and a later single storey project extends off this and this is set in slightly from the boundary where a close boarded fence denotes the boundary. The garage of number 24 has a side facing window, given its use and whilst it is appreciated that this will limit light to a greater degree it is not considered that harm would not occur. There are no other windows which would be affected by the proposal. Given the site layout I do not consider that material harm would occur in terms of overshadowing or that the extension would represent development that is overbearing.

The proposed two storey outbuilding would be located to the side elevation of the neighbouring property on Stanley Road, which has openings on the ground, first and second floor in this side elevation. The windows at first and second floor are stained glass and serve a staircase. The boundary treatment is formed by a close boarded fence. The proposed garage is approximately 2.7m from the boundary. Number 80 Stanley Road has three windows and a door at ground floor. The windows serve the entrance hallway and the other two windows serve and breakfast room and kitchen, there is a second kitchen window in the rear elevation.

The garage height up to the eaves level is 2.9m; this is approximately 900mm over what a means of enclosure could be. The pitched roof at its highest point is approximately 6m from the boundary with 80 Stanley Road. The proposed siting of the garage will have some impact upon the side ground floor windows, making the breakfast room slightly darker in the late afternoon/evening. However, given the increased distance of separation and the design of the garage (with the roof pitching away from No. 80) I consider that this relationship is acceptable without causing significant harm to neighbour's living conditions.

The side of the garage which faces this dwelling has no window openings within the exception of a high level roof light serving the circulation area within the roof. No mutual overlooking will occur.

Transportation

The proposal also includes the provision of a vehicular crossover to access the proposed garage. In order to achieve the appropriate visibility this will require part removal of the

existing close boarded fence that surrounds the site. A condition is proposed requiring visibility splays to be provided and maintained

Conclusion

The proposal seeks to address the previous reasons for refusal relating both to the two storey house extension and in addition the detached garage/office space. The site is not within the defined Area of High Townscape Value, although it is adjacent to the boundary. Taking into account the amendments to the scheme and the character and appearance of the street scene it is considered that the development would respect the surrounding area and therefore be compliant with Saved policy D1 of the Development Plan. The proposed garage 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 given the distance between the garage and neighbour. It is therefore recommended that planning permission be granted subject to conditions including that the detached outbuilding remains as ancillary accommodation.

Case Officer

Gill Richardson

TITLE:

FH/TH/17/1117

Project

22 Callis Court Road BROADSTAIRS Kent CT10 3AF

Scale:

