

A01

FH/TH/17/1244

PROPOSAL: Alterations to roof from hip to barn hip; including increase in ridge height, erection of rear dormer window and balcony above
LOCATION: existing single storey rear extension, together with erection of single storey side/rear extension

Shellswell Canterbury Road BIRCHINGTON Kent CT7 0JW

WARD: Thanet Villages

AGENT: Nick Baldry

APPLICANT: D Garbutt

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 plans numbered 1902/PL/03.1/C and 1902/PL/03.2/C received 21 August 2017 and the amended plans numbered 1902/PL/03.3/E and 1902/PL/03.4/E received 11 October 2017.

GROUND:

To secure the proper development of the area.

3 Prior to the commencement of use of the roof terrace, 1.8m high obscure glazed privacy screens shall be erected to both side elevations of the roof terrace hereby approved, as shown on the approved plan numbered 1902/PL/03.4/E received 11 October 2017. The privacy screens shall thereafter be maintained.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of the adjacent neighbouring properties, in accordance with Policy D1 of the Thanet Local Plan.

4 The external materials and external finishes to be used in 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

The application site is located outside the urban and village confines approx. 1mile from the village centre of Birchington, within a cluster of dwellings which form the Hamlet of Brooks End, adjacent to the A28 Canterbury Road. The property is located to the south east side of the A28, adjacent to the Brooks End service station to the east.

The property is a detached single storey bungalow rendered in white render with a hipped tiled roof, set back from the highway by approx. 17m and is enclosed within high boundary walls. The property is located to the end of a row of 3no. detached bungalows, located within consistent plots, of a similar form and design, which follow a staggered building line.

RELEVANT PLANNING HISTORY

F/TH/14/0028 - Erection of single storey side and rear extensions together with alterations to roof to provide living accommodation and insertion of dormer window - Granted 18/03/14

FH/TH/16/0798 - Erection of rear dormer together with the installation of a rear roof terrace, alongside the erection of a single storey side/rear extension - Granted 25/08/16

PROPOSED DEVELOPMENT

The application proposes to increase the ridge height of the property by 0.7m together with alterations to the roof form from hip to barn hip, to allow for a loft conversion; the erection of a rear dormer and the installation of a balustrading above the existing single storey rear extension to allow for provision of a roof terrace, together with the erection of a single storey side/rear extension.

The application proposes the same extensions and alterations as the extant consent reference FH/TH/16/0798, with the addition of 1no. rooflight to the north of the front elevation, 1no. rooflight to the northern roofslope and 4no. rooflights to the southern roofslope of the proposed single storey side/rear extension, the enlargement of the rear dormer and the removal of the large first floor window to the north east side elevation.

The proposed enlarged rear dormer has been amended and will now be designed with a barn hipped roof, constructed of roof tiles to match the existing roof and render to match the existing property to the elevations.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies

D1 - Design

NOTIFICATIONS

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

Birchington Parish Council - Object as this application is considered to be over development.

CONSULTATIONS

None received.

COMMENTS

This application is reported to planning committee as it has been called in by Councillor Coleman-Cooke due to concerns the proposed application will result overdevelopment of the site.

Character and Appearance

The proposed alterations to the roof will increase the ridge height by approx. 0.7m and will replace the hipped roof with a barn hip design. Both the neighbouring bungalows to the west have roofs of a similar height and design as the proposed, and therefore I consider the proposed scale and design of the roof to appear in keeping with the established character and appearance of the area.

The proposed 2no. rooflights to the front elevation are located in line with one another and will not project beyond the plane of the roof. The rooflights are therefore considered to be modest additions to the front elevation which will not result in harm to the wider character and appearance of the area.

The proposed rear dormer and obscure glazed screens will be partially visible from the Canterbury Road as you approach the property. The proposed rear dormer will enlarge the approved dormer to the extant consent, designed with a barn hipped roof which will be set down from the main ridgeline by 0.1m, and the dormer will extend to the eaves of the original property. Whilst this dormer will constitute additional mass to the first floor rear elevation of the property, the form and design of the roof will relate well to the proposed barn hip roof to the main body of the property, and the materials are proposed to match the existing property. As such the rear dormer is considered to appear as a cohesive element of the whole property, and will therefore not appear out of character with the property and surrounding area. Furthermore the proposed barn hipped roof will pitch away from the boundaries of the site, thereby reducing the prominence of this element from the street scene.

The obscure glazed screens will extend a reduced depth of 2m from the extant consent. Given the proposed material, light will easily pass through, thereby limiting any impact of bulk and massing. The property is set back from the road by a considerable amount, and these proposed extensions and alterations will be partially obscured by the roof to the garage to the east and the roof to the existing single storey side/rear extension of the

property, which will therefore limit the impact of the extensions and alterations to the wider street scene.

The form and design of the proposed single storey side/rear extension has not altered from the extant consent. This extension will only be partially visible from the public realm, and will follow the scale, form and design of the existing single storey side/rear extension, constructed of materials to match existing. The proposed rooflight to the north will extend in line with the plane of the roof and will therefore be a minor addition to this extension. The 4no. rooflights to the southern roofslope and the window to the rear gable will not be visible from the public realm. This extension is therefore considered to be a modest continuation of an existing situation, which will have limited visibility from the street scene, and will appear coherent with the design, form and appearance of the existing property.

The proposal is therefore considered to be acceptable with regard to the character and appearance of the area, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed alterations to the roof and the erection of the rear dormer will maintain a separation distance of approx. 5m to the adjacent neighbour to the west and approx. 3m to the commercial garage to the east, which is considered to be sufficient to safeguard against any adverse impacts as a result of the additional massing of the roof and dormer at first floor level.

The proposal will continue the existing single storey side/rear extension a further 3.2m to the rear boundary of the property. This extension will abut the commercial garage to the east and will be located a considerable distance away from any adjacent neighbours. Given the location and single storey nature of this extension, I do not consider this element to result in significant harm to residential amenity.

This proposal will reduce the depth of the terrace area to the extant consent, and will now extend a depth of 2m. The roof terrace will incorporate 1.8m obscure glazed privacy screens to each side elevation. Given the constrained size of the roof terrace and the provision of obscure glazed screens, it is considered that sufficient restrictions will exist to prevent any direct overlooking to private amenity space of adjacent neighbouring properties.

The proposed dormer will introduce first floor windows to the rear of the property, however the views from the dormer to adjacent properties to the side will be oblique views, which are not considered to be significantly harmful to the living conditions of adjacent neighbouring properties. There will be a separation distance of approx. 32m from the rear of the proposed roof terrace to the rear elevation of the adjacent neighbouring property to the rear. This separation distance will significantly exceed the 21m guidance distance which has historically been used to assess impacts of overlooking. Therefore the proposed dormer and roof terrace are not considered to result in harmful impacts of overlooking to surrounding neighbouring properties.

The installation of rooflights to the south and north roofslope and windows to the rear gable of the proposed single storey side/rear extension will all be located above the eaves height of the extension, which will therefore prohibit any overlooking to adjacent neighbouring properties.

Therefore the proposed development is considered to be acceptable in terms of residential amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

CONCLUSION

In conclusion, the property benefits from an extant consent, and the additions and alterations to this consent assessed through this application are considered to relate well to the form and design of the existing property and will sufficiently reflect the character and appearance of the row of bungalows of which this property is a part. Furthermore the proposed rear dormer is considerably set back from the highway, and partially obscured by surrounding development, thereby reducing its prominence within the wider street scene. There are considered to be sufficient restrictions and separation distance to prevent harm to the residential amenity of adjacent neighbouring properties. Therefore the proposal is considered to be acceptable in terms of the character and appearance of the area and will cause no material harm to the living conditions of neighbouring property occupiers, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework. It is therefore recommended that members approve the application.

Case Officer

Jenny Suttle

TITLE:

FH/TH/17/1244

Project

Shellswell Canterbury Road BIRCHINGTON Kent CT7 0JW

Scale:

