

**A02**

**F/TH/17/1392**

PROPOSAL: Erection of single storey front extension following demolition of existing porch

LOCATION:

23 Magnolia Avenue MARGATE Kent CT9 3DX

WARD:

Cliftonville East

AGENT:

No agent

APPLICANT:

Councillor Ian Gregory

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 46 received 09 October 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 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 site is located on the northern side of Magnolia Avenue close to the junction with David Avenue. The immediate area is characterised by single storey detached bungalows with a variety of pitched and gabled roof designs. The site is comprised of a single storey detached bungalow with a pitched roof and gabled front projection.

## RELEVANT PLANNING HISTORY

There is no planning history for the site.

## PROPOSED DEVELOPMENT

The proposed development is the erection of a single storey front extension following the demolition of the existing porch.

## 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 responses have been received.

## CONSULTATIONS

None received

## COMMENTS

The application is brought before members as the applicant is an elected member.

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 front extension replaces the glazed porch which extends across the western side of the front elevation. The extension has a flat roof and will project 0.63m from the main front elevation of the property and is set back from the existing front projection by 0.15m giving a break in the front elevation. The extension will be constructed from white render to match the existing wall behind the glazed wall and the existing side elevations of the property. One window will be installed in the front elevation of the extension giving number

23 a similar appearance to the neighbouring properties, numbers 21 and 25 Magnolia Avenue.

Given the modest scale of the extension, the use of materials to match the existing property and the similar appearance to the neighbouring properties, it is considered that the proposed extension 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 extension measures 0.63m deep, 6.2m wide and 2.3m in height. There is a separation distance of 3.5m to the side elevation of 21 Magnolia Avenue and 6.5m to 25 Magnolia Avenue from the proposed extension. One window is proposed in the front elevation where there is a separation distance of 22m to the front elevation of number 18 Magnolia Avenue. Any overlooking from this window is unlikely to be significantly different to the existing relationship between the windows in the front elevations of these properties.

Given the location and modest scale of the extension it is considered that there will be no significant loss of light, sense of enclosure or overlooking to the neighbouring properties, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Transportation**

The proposed extension makes no changes to the existing off street parking arrangements and does not increase the number of bedrooms at the property, therefore it is considered that there will be no significant change in demand for parking or highway safety.

### **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:

F/TH/17/1392

Project

23 Magnolia Avenue MARGATE Kent CT9 3DX

Scale:

