

A04

FH/TH/17/1466

PROPOSAL: Erection of single storey rear extension

LOCATION: Holland End Kingsgate Bay Road BROADSTAIRS Kent CT10 3QL

WARD: Kingsgate

AGENT: Mr Vic Hester

APPLICANT: Mr & Mrs Chris & Jocelyn Crook

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 drawings numbered 17013-001 and 17013-004 received 3 October 2017 and 17013-003 received 6 October 2017.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extensions hereby approved shall be as detailed on drawing numbered 17013-004 received 3 October 2017 and 17013-003 received 6 October 2017.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site, Holland End, is a two storey attached Grade II Listed building that lies outside of the urban confines within the Kingsgate Conservation Area in an area designated as countryside, a Landscape Character Area and Green Wedge, as contained within the Thanet Local Plan. The dwelling sits within a group of three properties listed in the Heritage listing together as Little Holland House, Holland House and Holland End.

RELEVANT PLANNING HISTORY

LB/TH/89/1501 - Erection of a single storey rear extension. GTD 5/4/90

TH/89/1505 - Erection of a single storey rear extension. GTD 5/4/90

The impact of this proposal on the Listed Building has been considered through the Listed Building application under reference L/TH/17/1467 and this was granted consent on 29/11/17.

PROPOSED DEVELOPMENT

This application relates to the erection of a 4 metre high single storey pitched roof extension to be located centrally on the rear elevation, extending approximately 4.2 metres into the garden with a width of approximately 4 metres. The extension would be constructed with an oak frame above a dwarf brick wall painted white to match existing walls. The pitched roof slate tile roof would match the slate roof of the main dwelling and includes conservation style rooflights. The extension would be linked to the main dwelling by a 1 metre wide glazed link.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

D1 - Design Principles

CC1 - Development in the Countryside

CC2 - Landscape Character Area

CC5 - Green Wedge

NOTIFICATIONS

Neighbours have been notified. a site notice posted and an advert placed in the newspaper. One representation has been received raising the following concerns:

- The extension appears to obliterate light from our kitchen window which is the only source of light to that room.
- Appears to obliterate light from our shower room window which is the only source of light to that room.
- Block access and restrict important maintenance to our drainage pipes and drains from our kitchen, shower room, bathroom and upstairs toilet.
- We have a right of way and access across this proposed extension which could be compromised.
- Spoil the site line to the rear of Holland House and neighbouring buildings.
- The loss of light would change the feel of our cottage and could devalue our property.

Broadstairs & St Peter's Town Council - No comment.

CONSULTATIONS

Conservation Officer - No objection.

COMMENTS

This application is brought before the Planning Committee as the proposal represents a departure from Policy CC5 of the Thanet Local Plan due to the location of the proposed development within the Green Wedge.

The main issues raised by this proposal are the effect of the proposal upon the character and appearance of the surrounding area; including impact on the green wedge, the landscape character area and impact on the countryside and the impact on the living conditions of nearby residential properties; whether there is a need for the development that overrides the need to protect the countryside and the green wedge.

Principle

The property lies outside the identified urban confines and is situated within the countryside (Policy CC1) the Central Chalk Plateau Landscape Character Area (Policy CC2) and the Green Wedge (Policy CC5).

The Adopted Local Plan 2006 notes open countryside in Thanet is particularly vulnerable to landscape damage from development, because of its limited extent, the openness and flatness of the rural landscape, and the proximity of the towns. Isolated rural development therefore has the potential to be much more conspicuous in rural Thanet than in other parts of the County. Development within the countryside will not be permitted unless there is a need for the development that overrides the need to protect the countryside (Policy CC1).

Planning Policy CC2 relates to the Landscape Character Areas and this site lies within the Central Chalk Plateau where the policy states particular care should be taken to avoid skyline intrusion and the loss or interruption of long views of the coast and the sea. Special justification will be required for development in these areas. The policy also recognises that there may be other development needs that require sympathetic consideration and these will be considered in the light of their landscape impact.

The rear extension is considered to be a departure from the local plan as it does not comply with the aims of Policy CC5 as it results in the extension within the green wedge, and other than the personal needs of the applicant, it is not essential for the proposed development to be located within the green wedge.

The Green Wedge policy (Policy CC5) states "New development that is permitted by virtue of this policy should make a positive contribution to the area in terms of siting, design, scale and use of materials."

The primary purpose of Green Wedges is to prevent coalescence between towns. The Policy goes on to say the Green Wedges serve as a barrier to the further outward growth and coalescence of Thanet's urban areas, so that the separate physical identities of the towns are retained. "The space, openness and separation is largely gained from roads and footpaths that run through or alongside the Wedges in undeveloped frontages."

The National Planning Policy Framework (NPPF) states that planning decisions should aim to ensure that developments will function well and add to overall quality of area; establish a strong sense of place; respond to local character and history; reflect the identity of local surroundings and materials and are visually attractive as a result of good architecture and appropriate landscaping.

Character and Appearance

Holland End is located within the Kingsgate Conservation Area and is situated within a group of three properties formerly Holland House. These three dwellings are listed in the Heritage listing together as Little Holland House, Holland House and Holland End.

In 1990 planning permission was granted for an 8 metre by 4 metre extension across the rear of the property but this was never implemented (the balcony above the extension was removed from the proposal before permission was granted). The proposal now under consideration is reduced in scale to that previously approved.

The proposed extension would sit centrally on the rear elevation, extending approximately 4.2 metres into the garden with a width of approximately 4 metres. The extension would be linked to the main dwelling by a 1 metre wide glazed link. The extension would be constructed with an oak frame above a dwarf brick wall painted white to match existing walls. The pitched roof slate tile roof would match the slate roof of the main dwelling and includes conservation style roof lights. The height to eaves is shown approximately 2.8 metres with a ridge height of approximately 4 metres.

The proposed extension would be located to the rear of Holland End and would not be immediately visible from wider views as it as it would be screened to the north west by No.1 Holland End Cottage and screened to the south east by structures within the rear garden of North House immediate on the boundary. As the location of the extension is fairly screened from wider views I consider the proposal would not result in the loss of openness of the rural landscape or result in skyline intrusion and would not result in the loss or interruption of long views of the coast and the sea and therefore accords with Policies CC1 and CC2.

The proposed extension is considered to be a departure from the local plan as it does not comply with the first three aims of Policy CC5, however due to the discrete location of the proposed extension and the relatively small size and scale of the extension, sited within the confines of the curtilage of the dwelling, partially screened by existing built form it would not be easily visible from views within the green wedge and as such the proposal is not considered to be detrimental to the aims of the policy.

The extension would provide additional built form within the green wedge but this development is attached to an existing building. The primary purpose of the green wedge is to prevent coalescence and in turn allow extensive and uninterrupted views across open countryside but it is not considered the purpose of the green wedge would be diminished in this instance, due to the size and scale of the extension. As such, whilst not essential development, I consider this would be an acceptable departure from the policy as it would not be detrimental to the aims of the policy, or detract from the character and appearance of the area.

I consider the siting and design and proposed use of materials would be in keeping with the main dwelling and the development is unlikely to have an adverse impact on the character and appearance of the Kingsgate Conservation Area and therefore accords with Thanet Local Plan policy D1 and the NPPF.

Living Conditions

The proposed extension would be located approximately 2.25 metres from the side elevation of No.1 Holland End Cottage which forms the side boundary to Holland End. Concern has been raised by No.1 Holland End Cottage that the extension could result in the loss of light to the kitchen and shower room windows along the side elevation that face into the rear garden of the application site. The extension approved in 1990 that was not implemented was proposed far closer to the side elevation of No.1. The proposed extension would be set away from this elevation by approximately 2.25 metres and would, in my opinion, allow a reasonable amount of light to reach these side windows.

The windows in the ground floor of the side elevation of No.1 Holland End Cottages face directly towards the rear garden of Holland End. These windows have obscure glazing and serve a kitchen and bathrooms and as such do not have an outlook onto the garden of the application site. The proposed extension would not, therefore, result in the loss of outlook. The separation distance, of over 2 metres, from the windows within the side elevation of No.1 and the proposed extension would not result in an unacceptable loss of light to these windows.

There is a distance of over 4 metres between the proposed extension and the boundary of North House and the impact of the proposal on this neighbour is not considered to be unduly harmful.

Given the scale of the proposed development and its distance to neighbouring residential occupiers, I consider the proposed development is unlikely to result in an unacceptable impact on the living conditions of neighbouring property occupiers, through overlooking or loss of privacy, and therefore accords with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

Parking is provided to the front of the property and would not be affected by the proposed works. The impact upon highway safety is therefore acceptable.

Other Matters

Concern has been raised that the proposal would restrict access for maintenance of drainage pipes and drains from the kitchen, shower room, bathroom and upstairs toilet of No.1. The drainage pipes to No.1 are located along the side elevation and access to this pipework and drainage would not be restricted as a result of the proposal.

The right of way access of the neighbour across the rear garden of the application site is a civil matter and not considered by this application.

Conclusion

The proposed development would respect the appearance of the listed building and is not considered to be harmful to the character and appearance of the Kingsgate Conservation Area. The extension is contrary to the Green Wedge policy as it is development within the green wedge, however, it would not create built form within the open countryside that would interrupt views across it and therefore the purpose of the green wedge would not be diminished in this instance and I consider this would be an acceptable departure from the policy as the aims of the policy would not be harmed. It is therefore recommended that members approve the application.

Case Officer

Rosemary Bullivant

TITLE: FH/TH/17/1466

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Scale:

