

R06

FH/TH/17/1328

PROPOSAL: Erection of two storey front and side extension

LOCATION: 31 Western Road MARGATE Kent CT9 3QW

WARD: Dane Valley

AGENT: Mr John Lowden

APPLICANT: Mr S Taylor

RECOMMENDATION: Refuse Permission

For the following reasons:

- 1 The proposed two storey front/side extension by virtue of its width, height, scale, design, siting and prominent corner location will result in an incongruous, dominant and intrusive form of development within the street scene, out of keeping with the established building line and surrounding pattern of development, to the detriment of the character and appearance of the area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 17, 58 and 64 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

The site is located within a wholly residential area of Margate. Western Road is a U shaped crescent road, within the suburban area of Millmead. The locality of the site is characterised by two storey semi-detached and detached houses of mid-20th century origin on one side of the road and single storey detached and semi-detached bungalows to the opposite side of the road, of varied, consistent designs, set under hipped pitched roofs. All properties are set in consistent, well-proportioned plots and follow an established building line, set back from their front and side boundaries adjacent to the highway, which creates an open, spacious character to the area.

31 Western Road is a two storey detached property designed with staggered front elevation with a front gabled projection, set under a hipped pitched roof. The property is set on a corner plot and is set back from the front and eastern boundary of the site, adjacent to the highway.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

The application proposes a two storey front and side extension. The extension will extend forward the existing set back element to the east of the front elevation, and will extend flush with the ground floor front elevation of the existing front projection. The two storey side extension will extend a width of approx. 4.7m, extending to the eastern side boundary of the site, the full depth of the existing property.

The proposed front/side extension will extend the existing hipped pitched roof and will increase the ridgeline of the roof by approx. 0.6m. The extension and alterations are proposed to be constructed of materials to match the existing property

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles

NOTIFICATIONS

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

CONSULTATIONS

None received.

COMMENTS

This application has been called into Planning Committee by Councillor Hillman to allow members to consider the impact upon the character and appearance of the area.

The main considerations with regard to this planning application will be the impact of the proposed development on the character and appearance of the area and the residential amenity of neighbouring property occupiers.

Character and Appearance

31 Western Road is a two storey detached house set within a spacious corner plot. Dwellings on this road are set in consistent, well-proportioned plots and follow an established building line, set back from the highway. All four corner plot properties on this U shaped crescent road are set back from the front and side boundaries, adjacent to the highway, thereby relating to the consistent front building line of properties to their rear.

The proposed two storey front and side extension will increase the width of the property from approx. 6m to approx. 10.7m, forming a flush elevation which will result in a horizontal emphasis to the principle elevation. The design and form of the property will therefore

appear out of character with the prevailing staggered form and design of surrounding properties and will result in a dominant form of development within the street scene.

The proposed two storey side extension will extend to the eastern side boundary of the site, and will therefore project beyond the established front building line of properties to the rear of this site. This will significantly reduce the characteristic sense of openness to the side of the site, on this prominent corner plot location, resulting in a dominant and intrusive form of development within the street scene, which will be visible along the full length of the southern section of Western Road.

The proposal will also increase the ridge height of the property which will accentuate the dominant appearance of the extension. The proposal will therefore constitute the addition of significant additional bulk and massing in a highly prominent location,

The proposed two storey front/side extension is therefore considered to result in an incongruous, dominant and intrusive form of development, which will appear significantly out of keeping with the established building line and the consistent pattern of development within the surrounding area, detrimental to the character and appearance of the area. The proposed extension will therefore be contrary to Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed two storey front/side extension will retain considerable separation distances to adjacent neighbouring properties, which will serve to prevent any adverse impacts by way of loss of light/outlook or a sense of enclosure.

The proposal does not incorporate any side elevation windows and the rear elevation windows will be flush with the existing rear elevation windows. These windows will overlook a driveway, which is not considered to be a private amenity space, and will be an addition to an existing situation. The proposal is therefore not considered to result in harmful impacts of overlooking to adjacent neighbouring properties.

The proposal is therefore 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

The proposed two storey front/side extension by virtue of its scale, width, height, design and siting, extending to the eastern side boundary of the site, is considered to result in a unduly prominent, incongruous and intrusive form of development in a highly visible corner plot location, significantly out of keeping with the established building line and pattern of development of the area, severely detrimental to the visual amenities of the area. It is therefore recommended that members refuse the application.

Case Officer

Jenny Suttle

TITLE: FH/TH/17/1328

Project 31 Western Road MARGATE Kent CT9 3QW

Scale:

