

**A05**

**F/TH/17/1521**

**PROPOSAL:** Variation of condition 2 attached to planning permission F/TH/17/0029 for erection of a single storey two bedroom dwelling and single garage to allow for the conversion of garage to habitable room and erection of a link from bedroom to dwelling to form a three bedroom dwelling

**LOCATION:** Land Adjacent Apple Garth Green Road BIRCHINGTON Kent

**WARD:** Birchington North

**AGENT:** Mr Richard Passmore

**APPLICANT:** Mr Wilson

**RECOMMENDATION:** Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from 20 April 2017.

**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 P001 and P002 received 12 October 2017 and P002b received 02 January 2017.

**GROUND:**

To secure the proper development of the area.

3 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces hereby approved shall be submitted to and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

**GROUND:**

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

4 Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:

o species, size and location of new trees, shrubs, hedges and grassed areas to be planted

- o the treatment proposed for all hard surfaced areas beyond the limits of the highway
- o walls, fences, other means of enclosure proposed

shall be submitted to, and approved in writing by, the Local Planning Authority.

#### GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan

#### SITE, LOCATION AND DESCRIPTION

The site is located within the urban confines of Birchington, in a backland location to the rear of 6 Green Road, adjacent to the existing backland development Applegarth. The site is not readily visible from Green Road.

The application site is an L shaped plot which originally formed part of the garden to Applegarth, however appears to have been severed some time ago, and is now bounded by 1.8m fences and mature hedges to the East, South and West elevations. The site is accessed via an existing access from Green Road to the North of 6 Green Road, which currently serves Applegarth.

The site is located within a wholly residential area, characterised by predominantly detached dwellings. Green Road primarily comprises street frontage development, with large single and two storey dwellings of varied designs set within good sized plots, producing a spacious character to the area. There is evidence of backland forms of development within the immediate locality, for example Applegarth, adjacent to the proposed application site, and houses to the rear of development fronting Grenham Road. Furthermore 1no. bungalow was granted planning permission in 2014 to the rear of 12 Green Road.

#### RELEVANT PLANNING HISTORY

F/TH/17/0029 - Erection of a single storey two bedroom dwelling and single garage -  
Granted 20/04/17

#### PROPOSED DEVELOPMENT

This application follows the previously approved application for the erection of 1no. detached bungalow with a detached garage reference F/TH/17/0029 and seeks to vary condition 2 of the approved application, to allow for the conversion of the garage to a habitable room, alterations to design and the erection of a single storey side extension to link the previously approved garage to the dwelling to allow for the provision of a 3 bedroom bungalow.

The previous approval was for the erection of a single storey detached dwelling with a detached garage, and comprised a simple, traditional design, set under gable pitched roofs. The dwelling was to be constructed with red multi stock brickwork, plain roof tiles and white UPVC windows. A driveway was sited to the west of the bungalow, and a small front and medium sized rear garden was to be provided.

This proposal will maintain the siting, scale and design of the approved main dwelling, and seeks to incorporate the previously approved detached garage, which will now comprise the kitchen and a hallway/lobby area, which will allow the property to increase the number of bedrooms to 3.

The pitched roof of the previously approved garage building will be retained, and a part hipped part flat roof will attach this element to the main dwelling. The driveway to the west of the bungalow, and the front and rear gardens will be retained.

The proposal seeks alterations to fenestration; to allow for a window/door to the front elevation of the single storey side element, the alteration of the previously approved window/door to the east of the rear elevation to bi-folding/French doors and the installation of 1no. rooflight to the west roof slope of the main dwelling and 3no. rooflights to the west roof slope of the single storey side element. The application also seeks to alter the approved materials of the elevations to a brick plinth with render above.

### DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles  
D2 - Landscaping  
H1 - Housing  
H4 - Windfall Sites  
TR12 - Cycling  
TR16 - Car Parking Provision  
SR5 - Doorstep Play Space

### NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. Four letters of objection have been received. The letters raise the following concerns:

- The proposal will incorporate additional windows which will result in a lack of privacy to number 6 Green Road.
- Proposal results in overdevelopment.
- The original application should not have been approved. The proposed increase in footprint by attaching the garage and converting it to a kitchen represent an unacceptable high density level on an already overdeveloped site.
- The garage should be maintained in order to ensure there is sufficient space for parking of bicycles or other vehicles.
- Insufficient information regarding proposed building materials and the overall visual impact cannot be assessed.
- No details of revised arrangements for the vehicular access are shown on the revised drawings.

**Birchington Parish Council** - No objections.

## CONSULTATIONS

**Environmental Health** - No objections to the proposal. There are no environmental health issues.

**Southern Water** - Requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

## COMMENTS

The site previously formed part of the residential garden to Applegarth, however the site appears to have been severed from Applegarth for some time. As such the site is considered to comprise non-previously developed land and therefore the application is brought before members as a departure to Policy H1 of the Thanet Local Plan.

The main considerations in determining this application are the principle of the development, the impact of the development on the character and appearance of the area, the impact upon living conditions of neighbouring property occupiers, and highway safety.

### **Principle**

The proposed development would represent development on non-previously developed land within the urban confines and is therefore contrary to Policy H1 of the Thanet Local Plan. However this needs to be considered having regard to the fact that there is a current need for housing in Thanet and, on this basis, the National Planning Policy Framework (NPPF) requires that applications for housing should be considered in the context of the presumption in favour of sustainable development.

The site is located within the urban confines of Birchington, within walking distance of the train station, bus stops and facilities and services in Birchington High Street and as such the location of the site is considered to be sustainable. The principle of the development is therefore considered to be acceptable as a departure to Policy H1 of the Thanet Local Plan, subject to the consideration of all other material planning considerations.

There is a fall-back position for this application in that the previous approval comprises an extant consent for the erection of a dwelling on this site, through which the principle of development was assessed to be acceptable. There have been no material changes since. The principle of development is therefore considered to be acceptable.

### **Character and Appearance**

The proposed plot is of a smaller scale than the overriding character of Green Road and will be located to the rear of 6 Green Road and will not directly address a street. There is limited visibility of the site and therefore it is not important for this open space to be retained as it does not contribute to the character of the area. Whilst we would not normally encourage backland development, consideration must be given to the existing character of the area, which comprises some backland development in the immediate locality, for example the

adjacent properties Applegarth and 16a Grenham Road. With this in mind, the proposed bungalow is not considered to appear out of character with the pattern of development in this location.

The proposed dwelling is modest in scale, of a single storey height and comprises a simple form and design. The proposal will be of a smaller scale than the majority of dwellings fronting Green Road, relating more in scale and form to dwellings fronting Berkeley Road to the East. The proposed linked single storey side element will retain a similar form and design to the previously approved garage, with the gabled roof and hipped roof linking to the main body of the property, and will reflect the simple appearance and design of the bungalow. The limited simple palette of materials comprising a brick plinth, render and tiles will reflect the varied character and appearance of the area, and will not appear obtrusive in the context of existing development.

The proposed bungalow will be located relatively close to Applegarth to the East, however given the single storey nature of the proposal, together with the fact both adjacent roofs will pitch away from one another, there will be a visible separation at first floor level. Furthermore there will be adequate separation distance to no.6 Green Road (approx. 15m to the main body of the property) and dwellings to the rear. Given the modest height and backland location of the proposal to the rear of 6 Green Road, the dwelling will have significantly limited visibility from the street scene, which together with its siting and relationship with adjacent dwellings, will not result in harm to the character and appearance of the area.

Therefore given the modest scale and simple form and design of the dwelling, together with its location to the rear (which limits the visibility of the development), and the existing surrounding pattern of development, the proposal is not considered to result in harm to the character and appearance of the area. The proposal will therefore accord with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Living Conditions**

The proposed site is currently enclosed by a 1.8m fence and large conifer hedges. There will be a 1.2m separation distance to the nearest adjacent neighbouring property, Applegarth to the East. Given the presence of the existing boundary treatment, together with the modest scale of the proposal, which will measure 2.5m to the eaves with a roof that pitches away from Applegarth to the East, the proposal is not considered to result in significant harm to the living conditions of adjacent neighbouring property Applegarth. There is considerable separation distance to all other adjacent neighbours, given the modest scale of the proposal to prevent any adverse impacts by way of loss of light, or sense of enclosure.

All primary windows which serve habitable rooms will be located to the front and rear elevation of the dwelling, with significant separation distance to all adjacent neighbours to prevent any harmful impacts of overlooking.

A window will be provided to the East side elevation, but this will serve a bathroom and be obscure glazed, and will therefore have a limited impact.

The proposal incorporates 4no. rooflights to the west of roof slopes to the bungalow/single storey element. The 3no. rooflights to the single storey element will have a cill height of approximately 2.4m above internal finished floor level and the 1no. rooflight to the main roof slope of the bungalow will have a cill height of approximately 3.4m above internal finished floor level. Given the high level location of these rooflights and their angled siting within the roof slope, these openings will not result in impacts of overlooking to the adjacent neighbour to the west.

The applicant proposes to install a driveway to the East side elevation of the proposed bungalow with access provided by the existing access between 6 to 8 Green Road. Given the proximity of the proposed driveway and access to number 6 Green Road, vehicular movements associated with the new dwelling have the potential to cause noise and disturbance to neighbouring properties. However, in this case, given that there is currently a driveway to Applegarth and the access road is already used to serve this dwelling, I am of the opinion that the vehicular movements that will be generated by the proposed development will not increase significantly above the existing situation. Furthermore there will be a separation distance of approx. 15m from the proposed driveway to the neighbouring properties rear elevation and an approx. 8m separation distance from the existing access to the side elevation of the neighbouring property, which is considered to be sufficient to limit any impacts of noise and disturbance.

In terms of the living conditions of future occupiers of the property, the proposal provides a medium sized garden to the rear and small garden to the front of the dwelling with space for refuse storage, cycle storage, clothes drying facilities and doorstep play space. Each of the habitable rooms are of an adequate size and benefit from natural daylight, outlook and ventilation. The proposal is therefore considered to provide acceptable living conditions for future occupiers of the dwelling and is therefore acceptable in accordance with Policies D1 and SR5 of the Thanet Local Plan.

## **Highways**

There is availability of on street parking along Green Road and within nearby streets. The proposal includes the provision of car parking through a driveway with access from the existing access serving Applegarth. The existing access is just over a cars width and the proposal allows for turning space to ensure vehicles could exit and enter the access in a forward gear. Whilst this proposal involves the removal of the garage which was provided in the previous application, there is sufficient parking provision provided via the driveway for the single car, in conjunction with the parking availability on Green Road to satisfy the parking provision for a dwelling of this size.

The site is located in a sustainable location in the village of Birchington within walking distance to a range of amenities and the train station and regular bus routes. Therefore the proposal is not considered to result in any adverse impacts with regard to highway safety or highway amenity.

## CONCLUSION

Overall the proposed dwelling, whilst comprising backland development on non-previously developed land is not considered to be out of keeping with the pattern of development of the surrounding area and will be consistent with the principles set out within the NPPF, whilst providing residential accommodation, for which there is a need. The impact upon the character and appearance of the area, neighbouring property occupiers living conditions and highway safety is considered to be acceptable and in accordance with Policy D1 of the Thanet Local Plan. It is therefore recommended that members approve the application as an acceptable departure to Policy H1 of the Thanet Local Plan.

### **Case Officer**

Jenny Suttle

TITLE: F/TH/17/1521

Project Land Adjacent Apple Garth Green Road BIRCHINGTON Kent

Scale:

