

R06

F/TH/17/1188

PROPOSAL: Erection of 1no. attached dwelling

LOCATION: 2 Willow Avenue BROADSTAIRS Kent CT10 2LP

WARD: St Peters

AGENT: Mr T Michael

APPLICANT: Maybank Homes, care of TMC Commerci

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The proposed dwelling, by virtue of its scale, unrelated design and materials, siting and prominent corner plot location, will result in an incongruous and dominant form of development within the street scene, out of keeping with the established building line, the surrounding pattern of development and the uniform design and appearance of surrounding dwellings, 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 in a wholly residential area of Broadstairs, to the north east edge of the Wimpy estate and adjacent to the arterial route of Rumsfield Road to the east. Willow Avenue is characterised by uniform two storey semi-detached modern Chalet style dwellings, located within relatively consistent plots, set back from the road, which follow an established building line. The south west side of Rumsfield Road is characterised by two storey modern semi-detached houses with gabled roofs, set back from the road which follow an established building line. There is a generally open character to the area, with properties set consistently back from the highway, and greenery to corner plot dwellings.

2 Willow Avenue is located on a prominent corner plot, fronting Willow Avenue to the south east, and side on to Rumsfield Road to the north-east. The property is set back from Willow Avenue and Rumsfield Road, with a single storey side element which is approx. 2.2m wide and has a large side garden, which contributes to the open character of the area. A single storey garage has been erected to the rear of the plot.

RELEVANT PLANNING HISTORY

There is extensive planning history relating to this site including:

F/TH/14/0613 - Erection of a two storey side extension - Granted - Not implemented
F/TH/13/1019 - Erection of attached 3-bed, 2-storey dwelling with associated parking -
Withdrawn
F/TH/12/0930 - Erection of a first floor side extension - Granted - Not implemented
CD/TH/12/0477 - Application for Lawful Development Certificate for the erection of a garage
- Certificate Issued
F/TH/12/0204 - Erection of single storey side extension to provide a single garage, together
with erection of 2m boundary fence - Granted - Not implemented
F/TH/11/0851 - Erection of a single storey side and rear extension - Granted

PROPOSED DEVELOPMENT

The application has been amended and proposes the erection of an attached two storey dwelling, which incorporates the existing single storey side element to the original property. The dwelling will measure approx. 4.4m in width at first floor and 5.5m to the front element of the ground floor and approx. 3m in width to the rear of the ground floor, as the existing property will retain part of the existing single storey rear element.

The ground floor of the property will be set forward of 2 Willow Avenue by approx. 0.5m, and will extend an additional 1.1m in width, with a false pitch roof to the front elevation and a flat roof to the remainder. The first floor of the dwelling will follow the depth, eaves and ridgeline of the existing dwelling, and will incorporate a front dormer of the same dimensions as the existing property. The property will be designed with 2no. windows to the ground floor and 2no. windows to the first floor of the front elevation, with the entrance door located to the centre of the side elevation, and double doors to the front of the side elevation, together with 2no. windows to the first floor side elevation. The property will be finished in render to the elevation, with interlocking tiles to the roof slope to match the existing property and cedar cladding to the dormers.

The dwelling will be enclosed by a 1.8m high fence which will be set back by 1.5m from the footpath. Access will be achieved through a gate to the north east side of the boundary treatment, with associated path.

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. No letters of objection have been received.

CONSULTATIONS

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

COMMENTS

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

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 neighbouring living conditions, and highway safety.

Principle

The development would represent development on non-previously developed land which would be 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. Furthermore, albeit further to consultation, the emerging Policy H01 of the draft preferred options document states that the Council will grant permission for new housing development on residential gardens where it is judged to not be harmful to the character and amenity of the local area.

The principle of developing the site is therefore considered to be acceptable and consistent with the principles of the NPPF, subject to other material planning considerations being acceptable.

Character and Appearance

2 Willow Avenue is a two storey semi-detached modern chalet style dwelling set within a spacious corner plot. Dwellings in the vicinity of the site, fronting both Willow Avenue and Rumsfield Road are typically of similar plot sizes and follow an established building line set back from the highway. Corner plots within the estate are typically large with development set back from both the front and side boundaries adjacent to the highway. This is particularly characteristic of the corner plots with side elevations fronting Rumsfield Road. To the rear of the application site is a row of two storey semi-detached dwellings with front garage projections. The side elevation of the existing dwelling, no.2 Willow Avenue, falls in line with the single storey front garage projections to the properties located to the rear of the site.

Section 7 of the NPPF encourages authorities to refuse "development of poor design", and development "which fails to take the opportunities available for the improving the character and quality of an area and the way it functions should not be accepted".

I am mindful of the previously approved applications to extend and alter the property, however the most similar proposal, a two storey side extension, was of a reduced width of 3.5m, only projected beyond the two storey front elevation of properties to the rear of the site by 1m, and appeared of a proportionate size and scale for that of an extension to a property.

The proposed dwelling, by virtue of its increased width to 4.4m at first floor level will result in a loss of space on this prominent corner plot, projecting beyond the established front building line of properties which front Rumsfield Road by a considerable degree, and projecting beyond the established building line of properties to the front of the site. The estate is characterised by large corner plots, with development set back from the street giving an open characteristic to the street scene. There are no other examples of properties protruding forward of the building line at two storey level to this degree. The proposed dwelling will therefore result in a dominant form of development, completely out of keeping with the established character of the area, in a highly prominent location.

Whilst the permitted development single storey garage to the rear projects forward of the front building line in Rumsfield Road, the garage is a single storey form of development which is clearly subservient to the surrounding two storey dwellings, and is therefore not comparable when considering the visual impact upon the area.

The proposed dwelling is to be attached to an existing dwelling, and will be of a similar width, and will therefore clearly identify as a row of three terraced dwellings. The area is dominated by pairs of semi-detached dwellings of a uniform design, and therefore the creation of a row of three terraces will be completely out of keeping with the pattern of surrounding development, and the uniform form, scale and design of semi-detached properties in the area. The proposed development, and the uncharacteristic terraced block it will create, is all the more harmful given the highly prominent corner plot location of the site, which will be regularly viewed by those passing along Rumsfield Road, a busy through route.

Whilst effort has been made to design the dwelling to appear as a two storey side extension to 2 Willow Avenue, considerations regarding a new dwelling do not relate solely to the appearance of proposed dwellings, and also concern the pattern of development of the area. The erection of an end of terrace property will be completely out of character with the coherent pattern of development of semi-detached properties. Furthermore the proposed plot is an awkward contrived shape, with the existing dwelling attempting to retain part of the ground floor below the first floor of the proposed dwelling, and the off road parking to the front of the site for 2 Willow Avenue. This shape of plot will be discordant with the general plot sizes and shapes within the area, in contest with the principle of good design and layout as set out by Policy D1 of the Thanet Local Plan.

The proposed materials are to be painted render to the ground floor elevations, grey UPVC windows and Cedral cladding to the first floor gable and front and rear dormers. The surrounding Chalet style bungalows along with the existing property are finished in brickwork to the ground floor and red tile hanging to the dormers and first floor side gable. The

proposed materials will therefore clearly contrast with the uniform appearance to the surrounding chalet style properties, which will further emphasise the inappropriate form, scale and design of the proposed dwelling in this highly prominent location.

Overall by virtue of the proposed scale, siting, design and materials of the proposed development, it is considered that the proposed two storey dwelling would result in a prominent and incongruous feature within the street scene, unrelated to the uniform pattern of surrounding development and the open character of the area, contrary to Policy D1 of the Thanet Local Plan and the NPPF.

Living Conditions

The proposed dwelling is to be attached to the existing dwelling, and will project forward at single storey level by 0.5m of the front elevation of no. 2, and does not project beyond the rear elevation of no.2 Willow Avenue, and will therefore not impact upon neighbouring light and outlook.

There will be a minimum of 15m separation distance between the rear elevation of the proposed development and the neighbouring property to the rear, however, the proposed rear windows will look onto a side elevation of the neighbouring property that contains a landing window and a secondary window, and which is already overlooked by the rear windows of no.2 Willow Avenue. The proposed development will not overlook the private amenity space of the neighbouring property. As such, the impact upon neighbouring privacy is considered to be acceptable.

With regard to the living conditions of the future occupiers, the proposed dwelling has provision for a side and rear garden enclosed by a 1.8m high fence which will provide adequate space for refuse storage, cycle storage, clothes drying facilities and doorstep play space. All primary habitable rooms are served by front or rear elevation windows which provide an acceptable standard of light and outlook, and all rooms are a sufficient size to provide an acceptable standard of amenity for future occupiers. The proposed dwelling will therefore provide adequate living conditions for the future occupiers for the proposed dwelling, in accordance with Policies D1 and SR5 of the Thanet Local Plan and the National Planning Policy Framework.

The impact of the proposed development on the living conditions of neighbouring property occupiers with regard to loss of light, sense of enclosure or loss of privacy, and the living conditions of future occupiers of the development, is considered to be acceptable and in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

Highways

The proposed dwelling is likely to result in an increased demand for parking; however, this would be addressed through the provision of 2no. allocated parking spaces to the rear of the site, and there is capacity for on-street parking in the surrounding area. The site is also served by public transport.

Given the parking provision provided, which can achieve the necessary pedestrian visibility splays, and the sustainable location of the site, it is not considered that the proposal will result in significant material harm to the local highway network or highway safety, in accordance with Policy TR16 of the Thanet Local Plan and the NPPF.

CONCLUSION

Overall the proposed dwelling, by virtue of its scale, unrelated design and materials and siting forward of the established building line, in a highly prominent location, is considered to result in an incongruous and dominant form of development within the street scene, which will appear significantly out of keeping with the pattern of surrounding development, which is characterised by semi-detached properties and established building lines, along with spacious corner plots. It is therefore considered that the proposal fails to have regard or respond to the character and appearance of the area, detrimental to the visual amenities thereof. It is therefore recommended that members refuse this application.

Case Officer

Jenny Suttle

TITLE: F/TH/17/1188

Project 2 Willow Avenue BROADSTAIRS Kent CT10 2LP

Scale:

