

**R07**

**FH/TH/17/1442**

PROPOSAL: Erection of part two storey part single storey side and rear extension with juliet balcony to rear and dormer window to front elevation following demolition of garage

LOCATION: 20 Millmead Avenue MARGATE Kent CT9 3LP

WARD: Dane Valley

AGENT: Mr John Lowden

APPLICANT: Mr Jonathan Bentman

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The proposed two storey side extension, by virtue of its considerable width, scale and design will result in a discordant and unduly prominent form of development, which will unbalance, and appear disproportionate and unrelated to the design of the existing property, significantly out of keeping with the surrounding pattern of development and 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

Millmead Avenue is located within a wholly residential area of Margate, characterised by two storey semi-detached and detached houses of early 20th century origin to the west of the road and single storey detached and semi-detached bungalows to the east of the road, set within generally consistent plots, which follow an established building line.

20 Millmead Avenue is a two storey arts and craft style dwelling designed with a gable front projection to the principle elevation with a double bay window and a modest two storey pitched roof element which hips away from the road, set back from the front projection. The property has been extended at single storey level to the north side elevation and there is a single storey garage to the south, set back from the two storey pitched roof element.

The property is located to the end of a row of properties of this uniform form, scale and design and is set within a wide plot in comparison to its surrounding neighbours, retaining approx. 10m separation distance to the adjacent neighbour to the south west at first floor level.

## RELEVANT PLANNING HISTORY

FH/TH/16/0628 - Erection of a single storey rear/side extension along with raised decking with new fencing screen and gate - Granted 26/07/16.

## PROPOSED DEVELOPMENT

The application proposes the erection of a part two storey part single storey side and rear extension, following the demolition of the existing single storey garage. The two storey side extension will extend 6m in width and will extend from and maintain the same eaves, ridge line and depth as the existing two storey pitched roof element, which is set back from the main dwelling. The two storey side extension comprises of a double garage to the ground floor and a four paned pitched roof dormer to the centre of the first floor of the extension, and a Juliet balcony to the rear.

To the rear of the two storey side extension will be a single storey rear extension measuring approx. 3.5m in depth with a height of 3.3m to the parapet which will connect to the existing single storey rear extension. All materials are proposed 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 representation have been received.

## CONSULTATIONS

None received.

## COMMENTS

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

The main considerations in determining this application is the impact of the development on the character and appearance of the area and the impact upon living conditions of neighbouring property occupiers.

### **Character and Appearance**

20 Millmead Avenue is located at the end of a row of two storey arts and craft style dwellings, all of which comprise a front gable projection, and a modest two storey pitched

roof element, set back from the front gable. To the south of the site is a row of two storey 1930's semi-detached houses of a consistent form and scale.

The proposed two storey side extension will extend an overall width of 6m, extending from the existing 1.5m wide two storey pitched roof side element which is characteristic of this row of properties. The additional width of the two storey side extension will double the width of the two storey body of the existing property, and will be 1.5m wider than the principle front gable projection to the property. Therefore, when compared to the existing form and scale of the property, the width of the proposed extension is considered to appear considerably out of proportion with the existing property, resulting in a horizontal emphasis to the principle elevation, which will diminish the primacy of the principle front gable projection. Furthermore there is little articulation to the front elevation first floor roof slope, beside the central rear dormer, which will result in bland appearance to this large two storey side extension, out of keeping with the existing detailed and staggered design of the principle elevation.

Whilst the form and siting of the extension, which will retain the depth, eaves and ridge of the existing two storey pitched roof side element is supported, and it is acknowledged that there is sufficient separation distance to the adjacent property to the south west to accommodate a two storey side extension, the proposed width of the extension is considered to be excessive and out of keeping with the surrounding pattern of development and the character and appearance of the area.

Amended plans were sought to reduce the width of the extension to appear proportionate with the existing property and maintain the primacy of the principle front projection, thereby preserving the consistency and cohesion associated with this row of arts and craft houses. However amended plans were not forthcoming.

Therefore the proposed extension by virtue of its considerable width and lack of articulation is considered to result in a discordant and unduly prominent form of development, which will unbalance and appear out of proportion with the existing property, and result in an development which fails to relate to the consistent uniform scale and form of this row of properties, to which it forms a part. The proposed extension will therefore fail to sufficiently have regard to, or respond to the character and identity of the area, contrary to Policy D1 of the Thanet Local Plan and paragraph 17 of the National Planning Policy Framework.

### **Living Conditions**

The proposed part two storey part single storey side/rear extension will retain approx. 3m separation distance to the adjacent neighbour to the south west at two storey level and 4m separation distance at single storey level. The two storey element of the extension will extend approximately in line with the two storey rear elevation of the adjacent neighbour. The adjacent neighbouring property has 1no. ground floor window which appears to serve a kitchen and 2no. first floor windows which appear to serve a bathroom. Given these windows do not appear to be the only window serving a primary habitable room, there is considered to be sufficient separation distance to prevent significant harm to the living conditions of this neighbour by virtue of a loss of light/outlook and sense of enclosure.

The single storey extension to the rear of the two storey side extension will extend beyond the main rear elevation of the existing property. Given the single storey height of the extension and 4m separation distance, this element is not considered to result in harm to the residential amenity of the adjacent neighbour.

The proposal incorporates 1no. pair of double doors to the ground floor which will be in roughly the same location as an existing door and window to the garage and 1no. high level window to the rear element of the extension. Given the provision of existing openings, together with the ground floor location of these openings, and the relatively high boundary treatment, these openings are not considered to result in harmful overlooking to the adjacent neighbour. There is proposed to be 1no. small window to the first floor side elevation, which provided it is obscure glazed and fixed shut, (which can be secured by condition), will not result in adverse impacts of overlooking.

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

Overall the proposed two storey side element of the extension, by virtue of its considerable width, scale and design is considered to result in a discordant and unduly prominent form of development, which will unbalance, and appear out of proportion with the existing property, and will appear significantly out of keeping with the consistent uniform scale, form and design of this row of properties, to which it forms a part. The proposal is therefore considered to fail 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: FH/TH/17/1442

Project 20 Millmead Avenue MARGATE Kent CT9 3LP

Scale:

