

**A03**

**FH/TH/17/1579**

PROPOSAL: Installation of cladding at first floor level all elevations

LOCATION: 27 Devon Gardens BIRCHINGTON Kent CT7 9SR

WARD: Birchington South

AGENT: Mr Matthew Gerlack

APPLICANT: Thanet District Council

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 17/287/MG/BR01 received 27 October 2017.

GROUND:

To secure the proper development of the area.

3 The first floor elevations of the property shall be finished in horizontal Cedral Weatherboarding cladding colour: Satin Country Cream, as annotated on the approved plan numbered 17/287/MG/BR01 received 27 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 is located within a wholly residential area of Birchington. Devon Gardens is characterised by a row of two storey 20th century semi-detached houses to the west of the road of a consistent form and design, and single storey detached bungalows and detached two storey dwellings of varied styles and designs.

27 Devon Gardens is a two storey semi-detached house, sited within the row of properties of the same form and design. The property is currently finished in brick facing to the ground floor and cream render to the first floor. There are a variety of light colours to the render to the first floor of this row of properties.

#### RELEVANT PLANNING HISTORY

F/TH/09/0217 - Erection of a single storey rear extension together with erection of dormer windows in roof to facilitate loft conversion - Granted

#### PROPOSED DEVELOPMENT

The application proposes the installation of horizontal Cedral weatherboarding cladding to all first floor elevations, coloured Satin Country Cream to replace the existing cream smooth render.

#### 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. One letter of objection has been received. The letter raises the following concerns:

- Concern that the installation of the cladding may result in disturbance and damage to the render to the adjoined property, resulting in water ingress etc.
- The two semi-detached properties will look unbalanced

**Birchington Parish Council** - No objections, approve on the proviso that the standard check on materials for fire and building regulations are done.

#### CONSULTATIONS

None received.

#### COMMENTS

The application is brought to Planning Committee, as a Thanet District Council employee is the applicant. The main issues identified in determining this application are its impact upon the character of the area and its impact upon neighbouring properties.

#### **Character and Appearance**

27 Devon Gardens is one of a row of semi-detached properties of a consistent form and design, finished in brick facing to the ground floor elevations, varied colours of light render to the first floor elevations and set under gabled pitched tiled roofs.

The proposed cladding's texture and design will slightly distinguish the property from the simple and consistent appearance and texture of light render to the first floor of this row of semi-detached properties. The proposed colour will be Satin Country Cream, which will appear in keeping with the light colours to render within this row of properties and there is a varied palette of materials in the wider street scene including various types and colours of brick, light render and tile hanging.

The proposed cladding, given its light colour and simple design, and in light of the varied styles, designs and materials within the area, is not considered to significantly contrast with the rendered first floor elevations to the detriment of the character and appearance of the area.

The proposal is therefore considered to comply with the objectives of Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Living Conditions**

The proposal seeks to install cladding to the first floor elevations of the property, which will only introduce very modest additional mass to the property and does not propose any additional openings. The minimal nature of the proposal will not result in any additional impacts to the living conditions of the adjacent neighbouring properties with regards to a loss of light, outlook, sense of enclosure or a loss of privacy. The proposal will therefore be acceptable in terms of residential amenity of surrounding neighbouring properties, in accordance with Policy D1 of the Thanet Local Plan.

### **Other Matters**

Issues regarding the fire resistance of the proposed cladding falls under the remit of Building Regulations and will be assessed by Building Control.

If the installation of cladding results in damage to the property this will be a civil matter and is not a material consideration in the determination of planning applications.

### **CONCLUSION**

The impact upon the character and appearance of the area and neighbouring property occupiers living conditions is considered to be acceptable. It is therefore recommended that members approve the application.

### **Case Officer**

Jenny Suttle

TITLE: FH/TH/17/1579

Project 27 Devon Gardens BIRCHINGTON Kent CT7 9SR

Scale:

