

A01

F/TH/18/0212

PROPOSAL: Erection of two storey 2-bed dwelling

LOCATION: 17 Victoria Avenue Westgate On Sea Kent CT8 8BL

WARD: Westgate-on-Sea

AGENT: Mr John Lowden

APPLICANT: Mr Andrew Hyde

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 444 Rev B received 28 March 2018.

GROUND:

To secure the proper development of the area.

3 The dwelling hereby approved shall be constructed from Redland duoplain tiles and Redland port royal brick as confirmed in the application form received 12 February 2018.

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 dwelling hereby approved visibility splays of 2metres by 2 metres behind the highway on both sides of the dwelling access with no obstructions over 0.6m above highway level shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

5 The first floor windows in the west-facing rear elevation of the dwelling hereby approved shall be provided and maintained with obscure glass and non-opening below 1.73m above the internal finished floor level.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

SITE, LOCATION AND DESCRIPTION

The application site is the rear garden of 17 Victoria Avenue, fronting Quex Road and close to the junction with Street Court Road. The site is located within the urban confines of Westgate in a wholly residential area. The rear boundary of the site fronting Quex Road is currently comprised of a high level brick wall, vehicular access gate and detached garage. Quex Road has a varying character with terraced properties, detached houses and bungalows and modern semi-detached houses immediately surrounding the site.

RELEVANT PLANNING HISTORY

There is no planning history for 17 Victoria Avenue.

Land rear of 15 Victoria Avenue Westgate

F/TH/17/0852 - Erection of a 2-Storey detached dwelling - Granted 14 August 2017

PROPOSED DEVELOPMENT

The proposed development is the erection of a two storey, two bed detached dwelling in the rear garden of 17 Victoria Avenue, fronting Quex Road. The ground floor would have a hall, WC, lounge, kitchen/diner and utility room with two bedrooms each served by an ensuite on the first floor. The property would be served by 2 car parking spaces, cycle storage and an area of private amenity space.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles
H1 - Residential Development Sites
H4 - Windfall Sites
SR5 - Play Space
TR16 - Car parking provision

NOTIFICATIONS

Three letters of objection have been received raising the following concerns:

- o Development does not follow the building line
- o Out of keeping with the existing properties in Quex Road
- o Scale of the property
- o Overbearing impact
- o Loss of light
- o No public footpath
- o Overlooking
- o Loss of privacy
- o Limited width of Quex Road
- o Noise and disturbance from building works
- o Loss of green space
- o Increased traffic
- o Lack of parking
- o Loss of trees

Westgate-on-Sea Town Council - The Town Council would like to raise an objection and confirm not supported by the Council due to over-development of the site, not in line with current building line and potential to cause congestion on Quex Road.

CONSULTATIONS

Southern Water - 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 is brought before members by Cllr Bertie Braidwood to consider the impact of the development upon the character and appearance of the area and neighbouring living conditions.

Principle

This proposal 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 the consideration of other material considerations, such as the impact on the character and appearance of an area, the living conditions of neighbours and impacts on the highway network, being considered acceptable.

Character and Appearance

The proposed dwelling has a hipped roof design with a projection on the northern side and a barn hipped roof with a dormer on the southern side. At the rear the roof has a catslide design with a central flat roof dormer and two rooflights to the sides. The dwelling will be constructed from Redland duoplain tiles and Redland port royal bricks.

Planning permission has recently been granted for the erection of a two storey dwelling on the land to the rear of 15 Victoria Avenue under reference F/TH/17/0852, which is located directly to the north of the site. This approved dwelling is larger but of a similar design and uses the same materials as the proposed dwelling.

The proposed dwelling is set along the same building line as the dwelling approved in 2017, and whilst this is 2m forward of the existing properties on the western side of Quex Road, numbers 20 and 22, there is a large separation distance between these properties and there is no consistent building line within this section of Quex Road. The proposed dwelling is set back from Quex Road by 4m and 8.5m from Streete Court Road. The proposed dwelling is of a similar width to the approved and existing dwellings to the north on the western side of Quex Road and there is a separation distance of 3.5m to the side elevation of the approved dwelling to the north.

The applicant has proposed block paving to the southern part of the front garden to allow for off street parking and grass and low shrubs to the northern side of the front garden. Front gardens within the immediate area are characterised by low or no boundary treatment and therefore the proposed front garden and boundary treatment is considered acceptable.

Given the large variation in properties within the immediate area and the separation distances to the neighbouring properties and boundaries it is considered that the proposed dwelling would not be out of keeping with the character and appearance of the area. It is, therefore, considered that the proposal is compatible with the aims and objectives of policy D1 of the Thanet Local Plan and the guidance in the National Planning Policy Framework.

Living Conditions

From the proposed dwelling there is a separation distance of 3.5m to the approved dwelling at the north and 2.5m to 19 Victoria Avenue which is located to the south west of the site. There is no dwelling immediately to the south of the site as this area comprises the garden for 19 Victoria Avenue. Whilst the proposed dwelling is located within close proximity to the boundary with number 19 Victoria Avenue, it is located directly to the north of this property limiting any loss of light. French doors are located in the eastern elevation of number 19

facing across the garden, however there are secondary windows in the southern elevation of this property and therefore it is considered that any sense of enclosure will not be significantly harmful to warrant refusal of the application.

There are no windows in either of the side elevations of the proposed dwelling and there is no window in the southern side elevation of the approved dwelling.

The rear elevation of the proposed dwelling is set in line with the approved dwelling to the north and there is a separation distance of 4.3m to the rear boundary. There is an overall distance of 8.3m to the rear elevation of 17 Victoria Avenue which is a detached bungalow with a flat roof rear dormer. Two windows are proposed in the dormer in the rear elevation of the new dwelling serving two ensuites. These windows will be obscure glazed and fixed shut to a height of 1.73m above the internal floor level to avoid any overlooking of the neighbouring properties. Two rooflights are proposed in the rear elevation serving store rooms which are not considered to be habitable rooms. Bi-folding doors and one single door are proposed in the rear elevation looking towards the rear boundary where the applicant proposes to erect a two metre boundary fence.

Four windows and one door are proposed in the ground floor front elevation and four windows are proposed in the first floor front elevation. The four windows in the first floor front elevation will serve the two bedrooms for the property. At the closest point there is a separation distance of 21m from the front elevation of the proposed dwelling to the front elevation of the closest dwelling across Quex Road, number 55 Quex Road. Given the large separation distance between the front elevations and that the open front gardens along Quex Road are not considered to be a private amenity space, any overlooking from the windows in the front elevation of the proposed dwelling is not considered significantly harmful to warrant refusal of the application.

In terms of future occupiers, the dwelling provides adequate natural light and ventilation, with well laid out rooms and the outlook and light levels for future occupiers is acceptable. The dwelling has an amenity space to the rear which is of adequate size for refuse, cycle storage, clothes drying and doorstep play space, whilst this will reduce the amenity space for 17 Victoria Avenue the resultant garden will be of a similar size to the neighbouring plots to the north. It is therefore considered that the proposed development complies with Policy D1 and SR5 of the Thanet Local Plan.

Transportation

Concern has been raised regarding parking for the proposed development and the impact upon highway safety. The proposed block plan shows off street parking for at least two vehicles and block paving to abut the existing public footpath. Currently there is only a short stretch of public footpath along the western side of Quex Road across the front boundaries of 20 and 22 Quex Road, however on the eastern side of the road the footpath extends the full length of Quex Road from Canterbury Road to the junction with Belmont Road. There is an existing dropped kerb and vehicular access for 17 Victoria Avenue on to Quex Road and the proposed driveway and access is sited in a similar location. Quex Road is a one way street with traffic travelling from the northern to the southern end of the road. The open

design of the front garden will allow for visibility along Quex Road and pedestrian visibility splays will be secured by condition.

Overall it is considered that due to the location of the dwelling, the existing vehicular access to Quex Road and the provision of off street parking there will be no significant change in highway safety.

Other Matters

Concern has been raised regarding access to the site, and the time taken to complete the development. Access to the site is a civil matter and not a material planning consideration. Concerns relating to the construction of the proposed dwelling, encompassing noise, and disturbance, as a result of the building works are not considered to be material considerations in the determination of this planning application as construction is temporary in nature.

Conclusion

In conclusion it is considered that the proposed development would not have a significant impact on its surroundings or residential amenity and accords with Thanet Local Plan Saved Policies and the National Planning Policy Framework. It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Duncan Fitt

TITLE: F/TH/18/0212

Project 17 Victoria Avenue Westgate On Sea Kent CT8 8BL

