

A05

FH/TH/18/0034

PROPOSAL: Erection of 2No. single storey ground floor rear extensions

LOCATION: Updown Mews 274 Ramsgate Road MARGATE Kent CT9 4DT

WARD: Salmestone

AGENT: Mr Tim Spencer

APPLICANT: Mrs F Shaddick

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 17103FS-PP-06, 17103FS-PP-07, 17103FS-PP-08, 17103FS-PP-09 and, 17103FS-PP-10 received 5 January 2018.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extensions hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND:

In the interests of visual amenity 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

SITE, LOCATION AND DESCRIPTION

The site lies outside of the urban confines within an area designated as countryside, a Landscape Character Area and Green Wedge, as contained within the Thanet Local Plan.

Updown Mews is a former coach house situated within a group of properties including Updown House, Updown Grange and Updown Farm House. Updown Mews is located towards the rear of this group of properties away from the main highway. A public footpath runs alongside the site between Ramsgate Road and St Peter's Road and the site is fairly well screened from the footpath by mature trees. Updown Mews is not immediately visible from the public highway due to it being sited a fair distance from the main highway, being enclosed by a substantial brick wall and established mature trees.

RELEVANT PLANNING HISTORY

FH/TH/16/1253 - Erection of single storey extension to rear and alterations to wood store to provide additional accommodation, together with alterations to fenestration to front and rear elevations. Granted. 16/12/16

PROPOSED DEVELOPMENT

This application relates to alterations to a dwelling house including the erection of a single storey pitched roofed extension projecting from the ridge of the existing woodstore, extending approximately 8.2 metres into the rear garden; being approximately 1.2 metres longer than the extension previously approved under application FH/TH/16/1253. A further 2.9 metre high, flat roofed, single storey extension is proposed to the rear, projecting approximately 3.4 metres from the rear elevation and extending approximately 11.3 metres across the rear of the property. The flat roof of the extension would include a 1.1 metre high balustrading and stairs leading from the flat roof into the rear garden. Alterations are also proposed to the fenestration within the front and rear elevations.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

D1 - Design Principles
CC1 - Development in the Countryside
CC2 - Landscape Character Area
CC5 - Green Wedge

The property lies outside the identified urban confines and is situated within the countryside (Policy CC1) the Central Chalk Plateau Landscape Character Area (Policy CC2) and the Green Wedge (Policy CC5).

The Adopted Local Plan 2006 notes open countryside in Thanet is particularly vulnerable to landscape damage from development, because of its limited extent, the openness and flatness of the rural landscape, and the proximity of the towns. Isolated rural development therefore has the potential to be much more conspicuous in rural Thanet than in other parts of the County. Development within the countryside will not be permitted unless there is a need for the development that overrides the need to protect the countryside (Policy CC1).

Planning Policy CC2 relates to the Landscape Character Areas and this site lies within the Central Chalk Plateau where the policy states particular care should be taken to avoid skyline intrusion and the loss or interruption of long views of the coast and the sea. Special justification will be required for development in these areas. The policy also recognises that there may be other development needs that require sympathetic consideration and these will be considered in the light of their landscape impact.

The Green Wedge policy (Policy CC5) states "New development that is permitted by virtue of this policy should make a positive contribution to the area in terms of siting, design, scale and use of materials."

The primary purpose of Green Wedges is to prevent coalescence between towns. The Policy goes on to say the Green Wedges serve as a barrier to the further outward growth and coalescence of Thanet's urban areas, so that the separate physical identities of the towns are retained. "The space, openness and separation is largely gained from roads and footpaths that run through or alongside the Wedges in undeveloped frontages."

The National Planning Policy Framework (NPPF) states that planning decisions should aim to ensure that developments will function well and add to overall quality of area; establish a strong sense of place; respond to local character and history; reflect the identity of local surroundings and materials and are visually attractive as a result of good architecture and appropriate landscaping.

NOTIFICATIONS

Neighbours have been notified and a site notice posted. No representations have been received.

CONSULTATIONS

The Council's Arboricultural Officer was not consulted on the current scheme as he commented on the previous 2016 scheme and his comments remain valid in this instance. He notes that the three trees close to the location of the proposed rear extension, within the public right of way, are self-seeded sycamores with multi stems and these would not be worthy of a tree preservation order.

COMMENTS

This application is brought before the Planning Committee as the proposal represents a departure from the Local Plan by virtue of the extension to the rear representing development within the Green Wedge (Policy CC5).

The main issues raised by this proposal are the effect of the proposals upon the character and appearance of the green wedge and whether there is a need for the development that overrides the need to protect the countryside landscaped character area and the green wedge.

Principle

The application site lies within an area designated as countryside as defined by the Thanet Local Plan. Policy CC1, states that within the countryside new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside.

The rear extension element of the proposal is considered to be a departure from the local plan as it does not comply with the aims of Policy CC5 as it results in the extension of an isolated group of houses within the green wedge, and other than the personal needs of the applicant, it is not essential for the proposed development to be located within the green wedge.

There is a fallback situation in that a single storey extension has previously been considered by Members to be acceptable in this location and therefore part of the proposed development has previously been considered to be acceptable in principle as a departure to Policy CC5 of the Thanet Local Plan.

Character and Appearance

Updown Mews is a former coach house situated within a group of properties including Updown House, Updown Grange and Updown Farm House. Updown Mews is located towards the rear of this group of properties away from the main highways. A public footpath runs alongside the site between Ramsgate Road and St Peter's Road and the site is fairly well screened from the footpath by mature trees. The larger farm buildings and the roof top of a dwelling are visible across the fields from the public highway, however Updown Mews is not immediately visible from the public highway due to it being sited a fair distance from the main highway, and enclosed by a substantial brick wall and established mature trees.

Updown Mews has distinctive arches along the southern elevation which have been infilled with blockwork and windows. There are a variety of window shapes, which have been finished with render and exposed brickwork. It is proposed to remove the infill and existing windows and replace with full length black crittall doors and windows. The changes to the appearance of the windows and doors within the front elevation are essentially the same as that previously approved in 2016 through planning application FH/TH/16/1253. The southern elevation of the woodstore, adjoining the main building, is to remain unchanged.

The alterations proposed to the rear of the property differ significantly from that previously approved, most notably with regards to the addition of a single storey flat roofed extension centrally located to the rear. The extension would project approximately 3.4 metres from the rear elevation and extend approximately 11.3 metres across the rear of the property. The flat roof of the extension would include balustrading to the front and sides and stairs giving access from first floor into the garden. The window arrangement within the rear elevation would be altered to provide full length patio style doors giving access onto the flat roofed extension. An existing blocked up window would be opened up and the window arrangement at first floor would be in alignment with the altered window openings at ground floor.

As with the previously approved scheme a single storey extension is proposed alongside the boundary wall. The pitched roofed extension would project from the existing woodstore approximately 8.2 metres into the rear garden. This is approximately 1.2 metres longer than previously approved in order to help support the substantial brick boundary wall. The woodstore is shown linked into the main dwelling through two opening made in the internal wall and together with the extension would provide further living accommodation.

With regards to the exterior finishes the front elevation would be concrete render to match existing. To the rear the concrete render would be stripped to expose the original brickwork and the extensions built in bricks to match those on the main building. The roofs are to be finished with slates to match the existing and all new windows and doors would be black crittall.

The site falls within an existing residential garden, and is enclosed by a substantial boundary wall. I therefore consider the proposal would not result in the loss of openness of the rural landscape or result in skyline intrusion and would not result in the loss or interruption of long views of the coast and the sea and therefore accords with Policies CC1 and CC2.

The proposed extensions are considered to be a departure from the local plan as they do not comply with the first three aims of Policy CC5, however due to the site's discrete location and the relatively small size and scale of the extensions, sited within the confines of the curtilage of the dwelling, enclosed by a substantial boundary wall it would not be easily visible from views within the green wedge and as such the proposal is not considered to be detrimental to the aims of the policy.

The extensions would provide additional built form within the green wedge but this development is attached to an existing building. The primary purpose of the green wedge is to prevent coalescence and in turn allow extensive and uninterrupted views across open countryside but it is not considered the purpose of the green wedge would be diminished in this instance, due to the size and scale of the extension. As such, whilst not essential development, I consider this would be an acceptable departure from the policy as it will not be detrimental to the aims of the policy, or detract from the character and appearance of the area.

At the time of my site visit the property had scaffolding around the building to enable repairs to the roof. The scaffolding was barely visible from longer views and gave a clear indication of how little the dwelling, or any additions to it, would be visible from longer views.

I consider the siting and design and proposed use of materials would be in keeping with the main dwelling and the development is unlikely to have an adverse impact on the character and appearance of the area and therefore accords with Thanet Local Plan policy D1 and the NPPF. On this basis the proposed development is considered to be an acceptable departure to Policy CC5 of the Thanet Local Plan.

Living Conditions

Updown Mews is situated within the cluster of buildings and these have a fair degree of separation between them. The only structure close to the site is the single storey garage to

the east which is not within the ownership of the applicant and does not appear to be in residential occupation.

The large windows on the front elevation replace existing windows and overlook the parking area where there is existing mutual overlooking. The extensions to the rear would be screened from wider views by the substantial brick wall surrounding the property. Given the scale of proposed development and distance of the site from neighbouring residential occupiers I consider the proposed development is unlikely to result in an unacceptable impact on the living conditions of neighbouring property occupiers, through overlooking or loss of privacy, and accords with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Highway Safety

Parking is provided within the site and will not be affected by the proposed works.

Trees

The public right of way track adjacent to the site is covered by a blanket Tree Preservation Order (M/TPO/3(1952)G71). There are three trees close to the location of the proposed rear extension, within the public right of way, and these are self-seeded sycamores with multi stems. The Council's Arboricultural Officer previously confirmed that these trees would not be worthy of a tree preservation order. It is also considered that no special conditions need be added with regards to hand digging of foundations for the extension.

Conclusion

The alterations to Updown Mews are not in themselves contrary to policy and accord with local plan policy. The extensions to the rear are contrary to the Green Wedge policy as it is development within the green wedge, however, they would not create built form within the open countryside that would interrupt views across it and therefore the purpose of the green wedge would not be diminished in this instance. The proposed development is considered to be an acceptable departure from Policy CC5, as the aims of the policy would not be significantly harmed and therefore it is recommended that Members approve the application.

Case Officer

Rosemary Bullivant

TITLE: FH/TH/18/0034

Project Updown Mews 274 Ramsgate Road MARGATE Kent CT9 4DT

