

**A06**

**FH/TH/18/0351**

**PROPOSAL:** Alterations to roof including hip to gables and increase in ridge height to allow loft conversion

**LOCATION:** 4 Northcliffe Gardens BROADSTAIRS Kent CT10 3AL

**WARD:** Beacon Road

**AGENT:** Mr Tony Michael

**APPLICANT:** Mr R Masoura And Miss A Crawford

**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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 011 received 12th March 2018 and dated 05 received 16th April 2018, 07G received 10th May 2018, 08G received 10th May 2018, 010G received 10th May 2018.

**GROUND:**

To secure the proper development of the area.

3 No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the extension(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**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 application site is located on the eastern side of Northcliffe Gardens, Broadstairs, which is a cul-de-sac. The application site relates to an irregular shaped parcel of land with a large detached dwelling located in the northern most part of the site. The property is two storey in height with a hipped roof over; there is a single garage with false pitched roof over to the northern side of the dwelling. Internally the dwelling comprises a central hallway with lounge and open plan dining room and kitchen and also a utility room off the garage at ground floor. At first floor there are four bedrooms; one with an en-suite and a family bathroom. The dwelling has an area of hardstanding to the front together with landscaped front garden.

Properties within Northcliffe Gardens are similar in design although not identical. The cul-de-sac is open plan and verdant in nature with a number of mature trees covered by a Tree Preservation Order.

The application site immediately adjoins, but is not located within an Area of High Townscape Value (AHTV).

## RELEVANT PLANNING HISTORY

No relevant planning history

## PROPOSED DEVELOPMENT

Planning consent is sought for alterations to the main roof over the existing dwelling, changing the configuration from hips to gable ends (ridge running parallel to the road and an increase in the overall height of the roof to facilitate the use of the roof space into habitable accommodation. The proposal will create two bedrooms within the roof space and an additional bathroom. The increase in height will be from 8.1m to 9.2m; a difference of 1.1m. The application also proposes roof lights within the front and rear slope and a pitched dormer window in the rear roof slope and window within the gable end in the southern elevation.

In addition the proposal will also involve a new flat roof canopy porch to the front of the dwellinghouse.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan Saved Policies (2006)**

D1 - Design Principles

D7 – Area of High Townscape Value

## NOTIFICATIONS

Neighbouring occupiers were notified of the application and 19 representations received. It is noted, that some objectors have written in more than once. The concerns raised can be summarised as follows:

- \* Number 37 Callis Court Road is at a lower level (approximately 1m) compared to the application site
- \* Loss of privacy and overlooking
- \* Overshadowing/loss of light
- \* Inadequate parking and access
- \* Change in character resulting in 'cramming'
- \* New roof out of scale and keeping with neighbouring 2 storey houses
- \* Design of resulting building not in keeping with cul-de-sac
- \* Dormer window is overbearing in scale and height
- \* Need for additional on-site parking
- \* Proposal would set a precedent
- \* Not all the trees annotated on the plan are in-situ
- \* Out of keeping within the Conservation Area
- \* Amended plans do not address concerns about the scheme

## CONSULTATIONS

**Broadstairs Town Council;** Recommend refusal with the following concerns; overbearing, loss of amenities, overlooking, and loss of privacy particularly for 3 Northcliffe Gardens.

## COMMENTS

The application has been called in to the Planning Committee at the request of Cllr. Matterface to allow Members to consider the impact on neighbouring properties.

### **Principle**

The application is located within a residential area of Broadstairs; Northcliffe Gardens off Callis Court Road. The principle of extending an existing residential dwelling is therefore considered acceptable, subject to the detail of the scheme.

### **Character and Appearance**

Within the cul-de-sac there are a number of trees that are covered by a Tree Preservation Order (B/TPO/1(1973)A1). Trees covered by this TPO will not be affected. The cul-de-sac is open plan in nature and dwellings are two storey in scale and of similar design, with some replication (number 12 being of the same design as the application site), having both hipped and gable roofs, set within their own plots and flat roof double garages creating a degree of separation between two storey elements.

The proposal would introduce a gable roof over the original dwellinghouse with the ridge running parallel to the road, which is similar to other dwellings within the street. Dwellings at this end of the cul-de-sac are staggered in terms of their position relative to the road and,

with the degree of separation between two storey elements, the increase in the ridge height will not be apparent within the street scene.

Roof lights are proposed to the front and rear roof slope; these are normally permitted development and therefore could be inserted at any time, without the need for planning consent. Their size is however, considered to be appropriate to the roof.

A rear pitched roof dormer window is proposed in a fairly central position in the roof slope. The ridge of the rear dormer is set down approximately 0.6m and 0.5m from the ridge and eaves level. The dormer window would be seen between numbers 2 and 3 Northcliffe Gardens where the existing single storey elements to both these properties are. It is, therefore, considered that the proposed dormer would not be a dominant feature within the roof.

At present the front entrance is located flush within the front elevation, the proposal would see the porch project out with a canopy over. Due to the open nature of the canopy it would in my view not be visually apparent.

Whilst acknowledging that the development would result in an overall increase in the form and scale of dwelling. I am however, satisfied in view of the size of the site and degree of separation between properties would not appear excessive or detract from the appearance of the street scene to the adjoining AHTV.

## **Living Conditions**

As the site is located within a wholly residential area it is flanked by residential properties.

To the north of the application site are numbers 2 and 3 Northcliffe Gardens. The gardens of these two properties share the northern boundary of number 4. The scheme, as initially submitted, included a window in the gable end facing number 3. Following concerns about potential overlooking, this window has now been removed from the application. No new additional windows are now proposed within this elevation. With regard to the increase in the roof height, of the two storey element, this is set in from the boundary by approximately 4.5m. Whilst the increase in height of the roof will cast a greater shadow into the garden of number 3, this will be at the bottom end of the garden. It is not considered to result in material harm to the residential amenities of the occupiers of No.3.

With regard to number 2, the proposed rear dormer window would face onto the rear garden of number 2. It is important to note that the dormer window serves a stairwell, to achieve sufficient head height, this is a non-habitable room and therefore the impact is considered to be minimal. Roof lights are also proposed, but as stated earlier these could be inserted now, without the need for planning permission. Despite this the agent has provided a section through that shows the proposed cill level of the roof light as 1.7m. Given the angle it is considered that you would also be looking out rather than down into neighbouring gardens. Therefore I am satisfied that these relationships are acceptable.

With regard to the property to the south of number 4 number 5, a gable end window is proposed to serve the converted loft space. This elevation currently has two first floor

windows which serve an en-suite and bedroom. It is recognised that the proposed window is larger than either of the two windows below, however, due to the siting of the dwellings at this point in the cul-de-sac it would face into the front garden of number 5 Northcliffe gardens and not their private amenity space to the rear, this together with the distance of separation, some 13m to the shared boundary and approximately 30m to the built form and tree screen to the boundary means that there would be no significant impact.

There is a significant distance of separation between the application site and those dwellings in Callis Court Road (approximately 31m) I am therefore of the view that the proposal will not harm occupiers in Callis Court Road.

Taking into account the above I am satisfied that the proposal will not create harm to neighbouring occupiers.

### **Transportation**

The proposed extension would create a fifth bedroom and as such would require 2 independently accessible spaces. The dwelling currently has a large hardstanding which is capable of accommodating in excess of this amount. I am therefore satisfied that there are no outstanding highway issues.

### **Other matters**

Members are advised that the application site is not within a Conservation Area. In addition a number of third parties have raised concerns about the proposal setting a precedent, members are advised that each application is treated on its own merits.

### **Conclusion**

The proposed alterations and extensions to the property would be of a scale and design appropriate to both the dwelling and wider area. I am satisfied that the proposal would not harm residential amenity. There are no outstanding highway issues. On this basis the application is recommended for approval.

### **Case Officer**

Gill Richardson

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Project 4 Northcliffe Gardens BROADSTAIRS Kent CT10 3AL

