

A03

FH/TH/18/1662

PROPOSAL: Erection of two storey side extension together with erection of single storey front extension following demolition of existing rear extension and garage

LOCATION: 12 Weatherly Drive BROADSTAIRS Kent CT10 2EE

WARD: Viking

AGENT: Mr Luke Strange

APPLICANT: Mr Gilpin

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 283/05 Rev A and 283/06 Rev A received 17 January 2019.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the erection of 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

4 The first floor window in the rear elevation of the extension hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

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.

SITE, LOCATION AND DESCRIPTION

12 Weatherly Drive is a two storey detached dwelling with a pitched roof and gable end facing the road. The property is set at an angle to Weatherly Drive and located close to the junction with Nicholls Avenue. There is an existing driveway located to the southern side of the property and the rear elevation is clearly visible from the public highway as Weatherly Drive continues around the rear of the property. Properties within the immediate vicinity are 20th century in age and vary from large detached dwellings, to bungalows and flats. Many properties, including the application property, share some Georgian design features including windows with glazing bars and flush gabled porches with pillars.

RELEVANT PLANNING HISTORY

There is no planning history for the site.

PROPOSED DEVELOPMENT

The proposed development is the erection of a two storey side extension and single storey front extension following demolition of existing rear extension and garage. An amended plan has been submitted during the application process removing the render to the front elevation and altering the design of the porch from a pitched roof to a flat roof.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Saved Policies 2006

D1 - Design

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site.

During the initial consultation five letters of objection were received raising the following concerns:

- Loss of parking
- Proposed materials
- Front porch is out of keeping with the neighbouring properties
- Change in style of windows
- Impact upon the character and appearance of the area
- Impact upon neighbour amenity
- Scale and bulk of the extension
- Impact upon highway safety

Parking on the pavement

Broadstairs and St Peter's Town Council - Updated comments received 06 February 2019. No comment.

Initial comments received 10 January 2019. The Planning Committee of the Town Council has considered this application and resolved by a majority to recommend refusal with the following concerns: Proposed development is out of built line, overlooking, poor elevation design, loss of light, out of keeping with street scene and overdevelopment.

No further letters were received following the submission of the amended plan.

CONSULTATIONS

None received

COMMENTS

This application is brought before members by Cllr-Mave Saunders to consider the impact of the proposed development upon the character and appearance of the area and the neighbouring living conditions.

Principle

The application is located within a residential area of Broadstairs. The principle of extending an existing residential dwelling is considered acceptable, subject to the detail of the scheme.

Character and Appearance

Number 12 is a unique property within the street scene as it is set at an angle to the road where as all other property are set along a straight building line. The proposed side extension would project from the southern side elevation of the property towards the boundary with 9 Nicholls Drive. The two storey side extension would have a double pitched roof with a central valley and gable ends facing south. The two ridges of the proposed extension are set down from the main ridgeline of the property.

The amended front extension would extend forward of the proposed extension and the southern part of the front elevation with a flat roof. A door and a garage door would be located in the ground floor front elevation and a window would be located in the first floor front elevation. One window is proposed in ground floor and first floor rear elevations.

Following the submission of the amended plan, the proposed render has been removed from the front elevation and the extensions would be constructed from materials to match the existing property.

The proposed side extension would reduce the open space to the boundary on the southern side of the site, however there is a variety of separation distances between properties within the immediate area and due to the location and orientation of number 9 Nicholls Avenue, a

separation distance of 12m would remain at first floor level. The side extension does not project beyond the existing front and rear side elevations of the property and therefore it is considered that the proposed side extension would have no significant impact upon the character and appearance of the area.

The amended flat roof front porch extension would project forward of the main front elevation by 1.6m and leave a separation distance of 4.2m to the boundary with the highway. A number of other properties have flat roof front porch extensions or canopies, including the adjacent neighbours, 14 Weatherly Drive and 9 Nicholls Avenue. Therefore it is considered that the proposed front extension would have no significant impact upon the character and appearance of the area.

Concern has been raised regarding the change of windows proposed as part of this application. As the application property is a single dwelling the windows can be changed without the benefit of planning permission provided they are similar in appearance to the existing windows. The existing and proposed windows are both constructed from UPVC and would be located within the same openings. Given the permitted development fallback position it is considered that the proposed windows would have no significant impact upon the character and appearance of the area.

Whilst there is a degree of uniformity between the dwellings surrounding the application site, it is considered that following the amended plan and given the location and design of the proposed alterations, it is considered that there would be no significant impact upon the character and appearance of the area in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed side extension would measure 3.4m wide, 8.5m deep, 5.3m to the eaves and 6.5m in total height. This extension does not project beyond the existing main front or rear elevations of the property. The proposed front extension would project forward of the proposed side extension and the southern part of the existing front elevation. This extension has been amended from a pitched roof to a flat roof design during the application process. The front extension would measure 6.3m wide, 1.6m deep and 2.9m in height.

The proposed extensions are staggered along the southern boundary and at the closest point there is a separation distance of 8.4m to the rear elevation of the southern neighbour, 9 Nicholls Drive. There is a separation distance of 8.2m to the northern boundary and the side elevation of 14 Weatherly Drive from the closest point of the extensions. The front and rear boundaries of the site are shared with the highway and therefore there are no direct neighbours to these boundaries. At the front there is a separation distance of 19.2m to the front elevation closest neighbour, number 51 Weatherly Drive and at there rear there is a separation distance of 29m to the front elevation of closest neighbour, 95 Weatherly Drive. Given these large separation distances it is considered that the proposed development would not result in any significant loss of light or sense of enclosure to the neighbouring properties.

A door and a garage door are proposed in the ground floor front elevation and one window is proposed in the ground floor rear elevation. Due to the ground floor location of these windows, they are not considered to result in any significant overlooking. One window serving a bedrooms is proposed in the first floor front elevation and one window serving a bathroom is proposed in the first floor rear elevation. At the front of the property there is a separation distance of 21m from the proposed front window to the closest neighbouring property, number 49 Weatherly Drive. Any views from this window are not considered to be significantly different to the existing windows in the first floor front elevation. The window within the first floor rear elevation would serve a bathroom which is not considered to be a habitable room. Whilst some views may be obtained from this window towards the rear elevations of the properties on Nicholls Avenue this would be at an obscure angle and is not considered to be significantly different to the existing first floor rear windows.

In light of the above it is considered that the proposed development would not result in any significant harm to neighbouring living amenity by way of loss of light, sense of enclosure or overlooking, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The proposed development would remove the existing garage and reduce the size of the available off street parking at the property to one car. Garages are often under used for parking of vehicles and parking in Weatherly Drive and the surrounding roads is unrestricted. It is considered that there is sufficient capacity within the surrounding roads to accommodate any additional on street parking as a result of the development. Therefore it is considered that the proposed development would not result in any significant harm to highway safety or significant increase in demand for on street parking to warrant refusal of the application.

Other Matters

Policy D3 is not a saved policy of the Thanet Local Plan and therefore cannot be considered in the determination of this application.

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:

FH/TH/18/1662

Project

12 Weatherly Drive BROADSTAIRS Kent CT10 2EE

