

A05

FH/TH/18/1624

PROPOSAL: Erection of a first and second floor extension to existing bungalow with a two storey rear extension, a single storey rear extension, dormer windows to front and rear, balcony to front at first floor level and a two storey front extension with pitched roof together with alterations to external materials and fenestration

LOCATION: 15 West Cliff Road BROADSTAIRS Kent CT10 1PU

WARD: Viking

AGENT: Mr Jaimie Watler

APPLICANT: Mr Oliver Watson

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 116_015.PL1.2, 116_016.PL1.2, 116_017.PL1.2, 116_018.PL1.2, 116_020.PL1.2, 116_021.PL1.2, 116_022.PL1.2 and 116_023.PL1.3 received 18 January 2019.

GROUND;

To secure the proper development of the area.

3 The external faces of the development hereby approved shall be finished in:

Walls - Yellow stock brick and off white render

Windows - Black aluminum windows

Roof - Slate roof tiles

Dormer cheeks and face - Slate tile hanging

As illustrated and annotated on the approved plans numbered 116_020.PL1.2, 116_021.PL1.2, 116_022.PL1.2 and 116_023.PL1.3 received 18 January 2019.

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.

4 Prior to the construction of the external surfaces of the development hereby approved a sample of the yellow stock brick to be used shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved sample.

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.

5 All new window and door openings shall be set within a reveal of not less than 100mm as confirmed in the email correspondence received from the agent dated 29 January 2019.

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

15 West Cliff Road is a single storey detached bungalow set under a steeply hipped roof. The application property is sited in a row of predominantly large detached and semi-detached Victorian or early 20th century dwellings, of varied, traditional designs incorporating gable features and bay window projections. There is an access road to the rear which provides access to the rear garage.

The application site is located within the Broadstairs Conservation Area.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

The application is for alterations and extensions to an existing bungalow to create a 2-storey dwelling with rooms within the roof. The proposal includes the erection of a first and second floor extension including a front balcony together with a two storey rear extension, a single storey rear extension, the erection of dormer windows to front and rear, a two storey front extension together with alterations to external materials and fenestration. The property will be finished in yellow stock bricks and off white render to the elevations, aluminium windows and a slate roof.

Amended plans were received during the course of the application which reduced the depth of the rear extension at first floor level by 0.5m.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles

D2 - Landscaping

TR16 - Car Parking Provision

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. Five letters of objection and one neutral representation have been received.

The letters of objection raise the following concerns:

The proposed development would result in a loss of privacy from the front facing windows and balcony at first floor level to properties opposite.

The proposed development is excessive.

The existing bungalow is part of the variety of traditional buildings and these contrasts should be maintained.

Consider it disingenuous to refer to this application as an extension as it involves the demolition of most of the bungalow.

The proposed provision of accommodation is excessive.

The enlarged property could further exacerbate the already congested parking spaces on West Cliff Road.

Building work will cause considerable inconvenience to existing residents.

The depth of the rear extension, particularly at two storey level will result in an overbearing impact and loss of outlook.

Given the height of existing boundary treatment, the proposed extension would have the effect of blocking us in, causing shading and loss of sunlight.

The proposed development is too large for the site.

The neutral representation states:

The Conservation Officer should ensure that building materials are compatible and complementary to its surroundings.

CONSULTATIONS

TDC Conservation Officer - No objection in principle. Some reservations on the height of the roof ridge in relation to adjacent properties and the building line of the proposed development not consistent with the existing building line which would have an effect on the character of the streetscape.

COMMENTS

This application is brought to Planning Committee, as it has been called in by Councillor Saunders due to concerns the proposed development will result in overdevelopment, loss of outlook and overlooking.

The main consideration with regard to this application is the consideration of the impact of the proposed development on the character and appearance of the Conservation Area, the residential amenity of neighbouring property occupiers, and highway safety.

Character and Appearance

The development is located within a Conservation Area, and therefore the Local Planning Authority must have regard to Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 which requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of the area.

The application property lies between two existing two storey dwellings, and is the only single storey bungalow to the north of West Cliff Road, set within a row of large Victorian and early 20th century two storey dwellings of varied designs. The proposed extension and increase in height to a two storey property with accommodation within the pitched roof will therefore not appear out of character with the street scene.

The gradient of the road falls from west to east, with the ridgeline of properties dropping with the ground level. Whilst the proposed development will extend approximately 0.6m above 13 West Cliff Road to the west, this neighbouring property is a modern property which does not accord with the prevailing height and levels of adjacent Victorian and early 20th century development. The height of the proposed development accords with the staggered heights of the wider street scene, and as such, given the disproportionate low height of the adjacent property, and the relatively minimal height the proposed development will extend above its ridgeline, the proposed height of the application property is not considered to be out of character or harmful to the street scene.

The proposed development is a comparable scale to the surrounding built development to the north of West Cliff Road and the separation distance to each neighbour will accord with the established siting and separation between properties in this location. The proposed development will follow the established front building line, and the two storey front gabled projection will extend in line with the bay window projections of adjacent development to the east.

The design of the proposed development exhibits a high quality design, which reflects the traditional design and form of surrounding properties. The proposal incorporates established design features within the street scene, such as the two storey front gable projection, the front balcony and a modest dormer set comfortably within the roofslope. The proposed fenestration has a vertical emphasis and will be set within 100mm reveals and will therefore positively integrate with the design, proportions and treatment of fenestration of surrounding development.

The proposed material finish, including brickwork, render, black aluminium windows and slate roof tiles will utilise appropriate materials for a Conservation Area, and will introduce a contemporary and cohesive appearance to the property, whilst complementing the surrounding traditional palette of materials.

The proposed development is therefore considered to positively respond to, and integrate well with the form, scale, design and pattern of development of the surrounding area. The proposed development will therefore be acceptable in terms of the special character and appearance of the Conservation Area, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed development will increase the built form of the property to a two storey property with accommodation within the roof. The adjacent neighbour to the west, No. 13 West Cliff Road, contains from 3no. side elevation windows that would face the proposed development; however these windows appear to be secondary windows, or serve hallways/bathrooms, and therefore are unlikely to constitute sole windows which serve primary habitable rooms. As such, the proposed additional built form associated with the proposed development is not considered to result in significant harm to the light to and outlook from these windows. There are no side elevation windows to the main body of the adjacent neighbour to the east, No. 15 West Cliff Road.

The proposed development will extend beyond the rear elevation of No. 13 by approximately 3.5m at single storey level, with an approximately 1.8m separation distance. This neighbour is located on a higher ground level and the single storey element will extend approximately 0.5m above the existing boundary treatment to the eaves, with a lean to roof which extends approximately 0.5m above the top of the nearest adjacent neighbours window at the highest point. Given the change in ground levels between the two properties and the form of the roof, the single storey element will extend a modest height above the existing boundary treatment, which together with the separation distance to this neighbour and the moderate depth, is not considered to result in significant harm to the light or outlook of the adjacent neighbour to the west.

The two storey element of the proposed development will extend a modest depth of 1.5m beyond the rear elevation of No. 13 which given the separation distance to this neighbour is again not considered to result in significant harm to light or outlook.

No. 15 has a single storey rear extension, which extends beyond the rear elevation of the proposed development, and does not contain any side elevation windows. The proposed single storey element of the proposed development will therefore not result in harm to this neighbour. At two storey level, the proposed development will extend approximately 2m beyond the first floor rear elevation of this neighbouring property, and a distance of approximately 3.5m is achieved between the proposed extension and the nearest neighbouring first floor rear elevation window. Given the modest depth proposed beyond the adjacent neighbours rear elevation and the separation distance to the nearest rear elevation window, the proposed development is not considered to result in significant harm to the light to and outlook to this adjacent neighbour.

Objections have been raised regarding a loss of outlook from adjacent neighbours opposite the application site deriving from the additional built form. The proposed development will retain a minimum approximately 21m separation distance to these adjacent neighbours opposite to the south, which will prevent harm to their residential amenity.

The proposed development will introduce first and second floor windows to the rear elevation. Views from these windows to adjacent neighbours to the side will be oblique views which are not considered to be significantly harmful. To the rear these windows will face a block of adjacent garages, with a distance of approximately 32m achieved to the nearest residential property to the rear. This distance exceeds the 21m guidance distance which has historically been used to assess impacts of overlooking. The proposed development is therefore not considered to result in harmful impacts of overlooking to properties at the rear.

In terms of overlooking to the front, the proposed additional windows and balcony to the front elevation of the proposed development will face the street and the front gardens and front elevations of properties opposite, none of which constitute private amenity space. These window openings and balcony will therefore not result in harmful overlooking.

The proposed development incorporates a central window to the ground floor to both side elevations. The window to the east will face a blank side elevation and views from the window to the west will be limited by virtue of its ground floor location and the provision of side boundary treatment. These windows will therefore not result in harmful overlooking. All other first and second floor side elevation windows will be obscure glazed and will serve non-habitable rooms and spaces including bathrooms and landings. Given the use of the rooms these windows serve, the provision of obscure glazing and their position and relationship with the adjacent neighbours, these windows are not considered to result in harmful overlooking to neighbouring occupiers.

The proposed development is therefore considered to be acceptable in terms of the living conditions of adjacent neighbouring properties, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Highways

The proposed enlarged dwelling may generate a small increase in the demand for parking associated with this site. There is an existing garage to the rear, accessed via the rear access.

Non-restricted on street parking is available in West Cliff Road and surrounding roads and the site is located in close proximity to Broadstairs Town Centre which provides a range of amenities and good public transport links, including multi bus stops in close proximity on Ramsgate Road and Broadstairs Train Station within reasonable walking distance. The site is therefore considered to be sustainably located, and given the proposed 4 bedroom extended property is unlikely to result in a significant increase in the demand for parking above the existing use, together with the nearby parking availability, it is not considered that the proposal will result in significant material harm to the local highway network or highway safety, in accordance with Policy TR16 of the Thanet Local Plan and the NPPF.

Conclusion

The proposed development is considered to positively respond to, and integrate well with the surrounding built development and will therefore be compatible with the special character and appearance of the Conservation Area. The development is not considered to result in harm to residential amenity, nor highway amenity and highway safety. It is therefore recommended to Members that this application be approved, subject to safeguarding conditions.

Case Officer

Jenny Suttle

TITLE:

FH/TH/18/1624

Project

15 West Cliff Road BROADSTAIRS Kent CT10 1PU

