

A03

FH/TH/19/0191

PROPOSAL: Retrospective application for the erection of a single storey rear extension

LOCATION: 54 Fitzroy Avenue BROADSTAIRS Kent CT10 3LS

WARD: Kingsgate

AGENT: No agent

APPLICANT: Mr James Young

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered labelled 'PROPOSED DETAILED PLANS FOR A REAR FACE SINGLE, STOREY EXTENSION AT 54, FITZROY AVENUE, KINGSGATE, KENT', received 12/03/2019.

GROUND;

To secure the proper development of the area.

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

Fitzroy Avenue is a long linear street in Kingsgate characterised by residential development and in close proximity to Kingsgate Bay. It hosts a mixture of dwelling types and forms part of a wider residential area, with the north eastern part of the street backing onto open space.

Dwellings in this location are generally two storey in nature, with a mixture of facing brick, render and cladding. There are some sizeable properties sitting close to the highway with dwellings to the north showing more uniformity in character. The application site is part of a small group of two storey pitched roof semi-detached properties with white render (some of which has been removed at ground floor) and red roof tiles.

RELEVANT PLANNING HISTORY

An application for prior notification was submitted to the Council and validated in January this year (PN01/TH/18/1725). It was intended to seek a decision on the compliance of the extension proposed in this application with the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 in relation to the larger householder permitted development rights. During the determination of the application however, works began on site and the applicant was informed that planning permission would be required. The proposed dimensions of the extension submitted under that notification match the existing application, however it is a requirement under the legislation that the Local Authority gives consent to the works before they begin on site. As works had already begun, planning permission was required and the current application submitted.

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission for the erection of a single storey rear extension to number 54 Fitzroy Avenue, Broadstairs.

The proposed extension projects approx. 5m from the rear wall of the existing dwelling and sits along the length of it at around 9.1m. It is approximately 2.5m to the eaves and has a flat roof with an overhang, measuring approximately 2.9m in height overall. Three flat roof lanterns are proposed and the development would be finished in white render. The openings are comprised of dark aluminium frames.

The extension is the same size as that proposed in the larger householder extension.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

D1 - Design Principles
SR5 - Playspace

NOTIFICATIONS

Letters were sent to adjoining occupiers and a site notice posted close to the site. No letters of representation have been received.

Broadstairs Town Council: No comment.

CONSULTATIONS

None received.

COMMENTS

This application is reported to Planning Committee as the applicant is an employee of Thanet District Council.

Principle

The site lies within an established residential area within the defined settlement of Broadstairs. There is no in principle objection to the extension of a residential property in such a location.

It falls to be considered whether the proposal would have any impact on the character and appearance of the area or neighbouring residential amenity.

Character and Appearance

Paragraph 127 of the NPPF states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish a strong sense of place and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible. Saved policy D1 of the Local Plan outlines that the design of all new proposals must respect or enhance the character and appearance of the area particularly in scale, massing, rhythm and use of materials.

Although the extension is large, it is considered that the proposed finishes and low height would help the development to better assimilate with the host dwelling. There are limited public vantage points from which the development can be seen and overall it is considered that the proposed extension would not have an adverse effect on the character and appearance of the surrounding area.

The property would still be served by garden space to allow for bin/cycle storage, drying washing and other residential amenities.

The plans submitted also indicate further works to render / re-render the flank wall adjacent to No. 52 Fitzroy Avenue. This is not development that requires planning permission, but would provide an appropriate visual flow linking the extension proposed with the host dwelling.

The proposal is therefore considered to accord with the overall aims of saved policy D1 of the Thanet Local Plan and the aims of the NPPF.

Living Conditions

Paragraph 117 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

In considering the impact on the residential amenities of neighbouring occupiers at No. 52 Fitzroy Avenue, it is noted that there is an approximate 2.5m separation between the proposed extension and their extension. Again, the proposed extension would not extend as far as that extension and although there are two new openings facing No. 52, there are no openings in No. 52's flank wall in this location that would be affected. There is not

considered to be any harm to the living conditions of the occupiers of the neighbouring site in this location.

There would be a small separation between the proposed extension and an extension to the rear of No. 56 Fitzroy Avenue. The extension at No. 54 would not extend as far as the neighbouring extension and would have no openings in the side facing No. 56. Given this together with its single storey nature it is not considered to have any harmful impact on the living conditions of neighbouring occupiers in this location as a result.

To the rear of the site there are no residential properties or buildings affected by the proposal.

Given the location, siting, scale, fenestration arrangements of the development and relationship between No. 54 and the adjoining dwellings there is not considered to be any impact to any other neighbouring properties or occupiers.

Conclusion

The application is for the retrospective erection of a single storey rear extension at No. 54 Fitzroy Avenue. There are limited views into the site and the proposed extension would be finished to match the host dwelling. There is not considered to be any adverse impact on the character or appearance of the surrounding area or the residential amenities of the occupiers of the adjoining dwellings occupants. It is, therefore, considered that the development would accord with saved policies D1 and SR5 of the Thanet Local Plan and the paragraphs 117 and 127 of the NPPF. The application is recommended for approval.

Case Officer

Vicky Taylor

TITLE: FH/TH/19/0191

Project 54 Fitzroy Avenue BROADSTAIRS Kent CT10 3LS

Scale:

