

A02

FH/TH/19/0358

PROPOSAL: Erection of a single storey side extension and first floor rear extension following demolition of existing garage together with extension of vehicular access and hardstanding.

LOCATION: 52A Ingoldsby Road BIRCHINGTON Kent CT7 9PJ

WARD: Birchington North

AGENT: Mr I Bampton

APPLICANT: Mrs M Linton

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 named proposed elevations, proposed elevations and sections, proposed ground floor plan and proposed first floor plan, received 26 March 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

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

52A Ingoldsby Road is a detached bungalow with a pitched roof located on the corner of Ingoldsby Road and Old Farm Road. There is a hedge approximately 2m in height surrounding the boundary adjacent to Old Farm Road and part of the front boundary. The property has a flat roof rear extension on the eastern side adjacent to an existing driveway and a semi-detached garage located towards the rear of the site.

Properties on the northern side of Ingoldsby Road are similar in appearance to the application site, however on the southern side of the road and to the west there is variation in scale and design.

RELEVANT PLANNING HISTORY

F/TH/02/0617 - Erection of a single storey flat roof rear extension

PROPOSED DEVELOPMENT

The proposed development is the erection of a single storey side extension and first floor rear extension following the demolition of the existing garage. The existing garage is adjoined to the neighbouring garage and set at the rear of the site at the end of the existing driveway. The existing property has a two bedrooms at ground floor and two bedrooms on the first floor within the existing roof. The proposed side extension would measure 2.9m wide, 12.2m deep, 2.5m to the eaves and 5.3m in total height and provide additional living space at ground floor level as well as a new entrance to the property. The first floor rear extension would link into the proposed side extension and measure 4.9m wide, 9m deep, 4.4m to the eaves and 6m in total height, and would provide an additional bedroom and shower room at first floor level. A new parking area would be formed at the front of the property to provide off street parking for up to 3 vehicles.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 saved Policies

D1 - Design

TR12 - Cycling

TR16 - Car Parking Provision

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site. No responses have been received.

CONSULTATIONS

None received

COMMENTS

This application is brought before members at the request of Cllr-Coleman-Cooke to allow Members to consider the scale of the proposed development.

Principle

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

Character and Appearance

The proposed single storey side extension would be located on the eastern side of the property extending partway across the existing driveway following the demolition of the existing garage at the rear of the site. This extension would have a hipped roof to match the existing dwelling and follow the existing ridgeline and front elevation of the property. At the rear, the side extension would have a catslide roof that links into the proposed first floor rear extension and a separation distance of 5m would remain to the side elevation of 52B Ingoldsby Road. The extension would be set back from Old Farm Road by 11.5m and there would be a separation distance of 4m to the side elevation of 23 Old Farm Road.

The proposed first floor rear extension would extend over the existing flat roof rear extension on the eastern side of the property with a hipped roof that links into the proposed side extension. The ridge of the proposed first floor extension would project over the main ridge of the property by 0.6m following the pitch of the front roofslope. Two dormers are proposed in the western side elevation of the first floor rear extension and rooflights and high level windows are proposed in the eastern side. The proposed extensions would be constructed from materials to match the existing dwelling reducing their prominence and visibility within the street scene.

Views of the proposed extensions could be obtained from the Old Farm Road across the rear boundary of the property and across the driveway between number 52A and 52B. Whilst the proposed side extension reduces the visible space between number 52A and 52B it is considered modest in size and maintains a visible break between the dwellings. The proposed first floor rear extension is set back from Ingoldsby Road by 9.6m on the eastern side and 11.5m from Old Farm road on the western side.

Given the modest projection of the first floor rear extension over the main ridgeline, the separation distances outlined above and the use of matching materials, the proposed development is not considered to have a 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 2.9m wide, 12.2m deep, 2.5m to the eaves and 5.3m in total height. The proposed first floor rear extension would extend over the existing flat roof rear extension and link into the proposed side extension. This extension would measure 4.9m wide, 9m deep, 4.4m to the eaves and 6m in total height.

The proposed extension would increase the height of the development at the rear of the site however a separation distance of 4m would remain to the side elevation of 23 Old Farm Road. The proposed catslide roof at the rear of the extensions is considered to reduce the bulk and mass of the gable end and the windows within the southern side elevation of number 23 Old Farm Road appear to be secondary windows or to serve non-habitable rooms. On the eastern side the roof drops down to the height of the existing eaves and a separation distance of 5m would remain to the side elevation of number 52B Ingoldsby Road. On the western side of the site there is a separation distance of 19m to the closest property. At the front of the site there is a separation distance of 19m to the closest neighbouring property across Ingoldsby Road. It is therefore considered that due to the arrangement of the proposed extension and the neighbouring properties the proposed development would not result in any significant loss of light or sense of enclosure to the neighbouring residential properties.

Four windows are proposed in the eastern side elevation two serving the study/office in the ground floor and two serving the first floor bedroom. All of these windows are situated at high level above the internal floor and are therefore not considered to result in any significant opportunity for overlooking.

Two dormer windows are proposed in the first floor western side elevation and French doors are proposed in the ground floor side elevation. These windows would face towards the western boundary of the site where there is a separation distance of 11.5m to the boundary, 17m to the boundary with 43 Canute Road and 19m to this neighbouring property. This neighbouring property is set at an angle to the proposed first floor windows and there is a high level hedge around the application site and a high level of soft landscaping around this neighbouring property. Therefore whilst the separation distance is marginally below the guide 21m to avoid overlooking due to the arrangement of the sites the proposed first floor windows in the western side elevation of the proposed extension are not considered to result in any significant opportunity for overlooking to warrant refusal of this application.

No new windows are proposed in the new rear elevation or the front elevation of the building.

It is therefore considered that the proposed development would not result in any significant harm to the living amenity of the neighbouring property occupiers, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The existing garage would be removed and the side extension would extend over part of the existing driveway, however a new parking area would be formed at the front of the property providing off street parking for up to three cars. Garages are not now considered as contributing to the parking offer of a dwelling and, together with the fact that parking in the surrounding streets is unrestricted, no objection is raised to the loss of the existing garage.

It is therefore considered that the proposed development would not result in any significant increase in demand for on street parking or harm to highway safety.

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 advice and guidance of 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/19/0358

Project

52A Ingoldsby Road BIRCHINGTON Kent CT7 9PJ

