

R06

FH/TH/19/0121

PROPOSAL: Erection of a two storey front and side extension

LOCATION: 1 Colemans Stairs Road BIRCHINGTON Kent CT7 9HJ

WARD: Birchington North

AGENT: Mr Ian Horswell

APPLICANT: Mr & Mrs Accleton

RECOMMENDATION: Refuse Permission

For the following reasons:

- 1 The proposed development, by virtue of the scale, height, form, design and location the two storey front and side extension is considered to result in a discordant, dominant and visually intrusive form of development within the street scene, which would poorly relate to the form and design of the existing property, and would extend significantly forward of two storey development in the locality, thereby diminishing the spacious character and pattern of development within this part of Coleman's Stairs Road, in a highly prominent, corner plot location. The proposed development is therefore considered to result in severe harm to the character and appearance of the area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

1 Coleman Stairs Road is a two storey detached Chalet located on a corner plot, fronting Coleman Stairs Road to the east, and abutting Cross Road to the south. The property is designed with a gabled form, with first floor accommodation within the roof, served by dormer windows and a rear gable feature. There is a single storey detached garage which extends forward of the front elevation of the property, sited at the northern side boundary.

The application site is located to the end of a row of plots of a similar depth to the west, which follow an established front building line and front Cross Road to the south. Properties to the north of the application site, which front Coleman Stairs Road are set back from Coleman Stairs Road with generous front garden areas. The application property is set back from the front building line of Cross Road, and is set forward of the front building line of properties within this part of Colemans Stairs Road.

Properties in the vicinity of the application site comprise single and two storey semi-detached or detached dwellings of varied forms and designs.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

The application proposes the erection of a two storey front and side extension, following demolition of the existing detached garage and rear extension. The proposed extension will extend a width of approximately 4.5m, set in line with the existing rear elevation and will extend forward of the two storey body of the front elevation of the existing property by approximately 5m. The extension will form a front and rear gable feature which matches the ridgeline and extends into the roof form of the existing property, incorporating a garage door to the ground floor front elevation and a dormer window to the south side elevation.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No letters of representation have been received from the general public.

Birchington Parish Council - Members are happy to support but to be mindful of trees on adjacent property.

CONSULTATIONS

None received.

COMMENTS

This application has been called to Planning Committee by Councillor Coleman-Cooke to allow members to consider the impact upon the character and appearance of the area.

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 area and the residential amenity of neighbouring property occupiers.

Character and Appearance

The National Planning Policy Framework states that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place; are sympathetic to local character and history; and are visually attractive as a result of good architecture and appropriate landscaping. Policy D1 of the Thanet Local Plan outlines that the design of all new proposals must respect or enhance the

character or appearance of the area particularly in scale, massing, rhythm and use of materials.

The application property is a detached two storey Chalet, which comprises a largely balanced and symmetrical form and design, with a gabled pitched roof with its eaves located at single storey level. The property is located in a relatively unique position and plot in relation to the surrounding built development, set back from the building line of Cross Road but built forward of the building line in Coleman's Stairs Road, so that the property sits closer towards the road than other neighbouring properties.

The eaves of the proposed gabled two storey front and side extension will exceed the height of the eaves of the existing property by approximately 1.5m, resulting in the eaves located part way up the roof. This will appear as a disproportionate and discordant feature, which together with the width and depth of the extension, which would extend significantly forward of the front elevation, is considered to dominate the existing property and fail to relate to its proportions and balanced form and design.

Properties fronting Coleman's Stairs Road in the vicinity of the application site are set back from Coleman's Stairs Road with generous front gardens, which creates a spacious character and pattern of development to their frontage. It is acknowledged the existing garage is sited forward of the front elevation of the existing property, however the garage is a modest single storey form of development, which is subservient and ancillary to the application property, and retains separation and a sense of space at first floor level.

The proposed front extension would extend forward nearly the full depth of the front garden at two storey level, by approximately 5m; with a height of approximately 4m to the eaves and 6.5m to the ridge. The proposed extension would therefore comprise considerable additional built form which would significantly protrude forward of the existing property and the two storey building line of development which fronts Coleman's Stairs Road, with the gabled form and raised eaves of the extension further accentuating its built form.

This extension is therefore considered to create a dominant, visually intrusive and oppressive form of development within the street scene, which would retain a minimal separation of just 0.9m to the front boundary. This would significantly contrast with the generous set back of neighbouring development of at least 9m to properties within this part of Coleman Stairs Road, and would therefore fail to relate to the spacious character and pattern of development of properties within the vicinity. This will be all the more harmful given the highly prominent corner plot location of the property to the entrance of Coleman's Stairs Road, and the lack of a footway to the street.

In addition, the dominant and visually intrusive form and scale of the proposed extension would be all the more pronounced from southerly views from Coleman Stairs Road by virtue of its singular built form and lack of articulation to the north side elevation, and its proximity to the northern side boundary, which will retain just approximately 0.9m. Whilst it is appreciated that there are some trees and shrubs sited at the northern boundary, the extension will be visible above and through this vegetation and it is not appropriate to rely on soft landscaping to fully screen development. In addition, the proposed extension may necessitate the removal of this vegetation.

Amendments were requested to omit the two storey front extension, and to find an appropriate form, scale and design for a two storey side extension, however no amendments were forthcoming.

The proposed development, by virtue of the scale, height, form, design and location of the two storey front extension is considered to result in a discordant, dominant and visually intrusive form of development within the street scene, which would poorly relate to the form and design of the existing property, and would extend significantly forward of two storey development in the locality, thereby diminishing the spacious character and pattern of development to frontages within this part of Coleman's Stairs Road, in a highly prominent, corner plot location. The proposed development is therefore considered to result in severe harm to the character and appearance of the area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework.

Living Conditions

The proposed extension would extend two storey built development in closer proximity to the adjacent neighbour to the north. The rear elevation of the extension would extend in line with the front elevation of the adjacent neighbour which contains a front elevation window which appears to serve a primary habitable room, and would extend forward of this window by approximately 12.5m. The extension would retain approximately 3m separation distance to this neighbour. Whilst it is acknowledged that the proposed extension would result in some impacts to the residential amenity of this neighbour, given the separation distance and the form and height of the extension, which extends 4m to the eaves, with a roof which hips away from the adjacent neighbour, it is not considered, on balance, that the proposed extension would result in significant harm to the living conditions of this neighbour to warrant refusal on these grounds.

The proposed extension would retain considerable separation distance to all other adjacent neighbours which will prevent harm to residential amenity by way of loss of light/outlook and sense of enclosure.

In terms of overlooking, the proposed extension would include a first floor rear elevation window to serve a bedroom. This window would be an addition to an existing first floor rear elevation window which serves a bedroom, located to the centre of the existing rear elevation. The proposed window would face the rear element of the adjacent neighbour to the west's rear garden. Views to the adjacent neighbour to the north would be oblique, and will be restricted by virtue of the position and two storey built form of the adjacent neighbour to the north. Given the existing situation and relationship between the existing property and the adjacent neighbours, and the position of the proposed window, the proposed window is not considered to result in direct overlooking, or materially increase the existing level of overlooking.

The proposed first floor front elevation window, first floor south side elevation window, rooflights to the north side elevation and ground floor north side elevation door would face front gardens of the adjacent neighbour to the north and east and/or the road, which are not considered to be private amenity spaces, and would therefore not result in harmful

overlooking. The proposed ground floor rear elevation windows, by virtue of their ground floor location and provision of boundary treatment, are also not considered to result in harmful overlooking.

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

Conclusion

The proposed extension is considered to result in a discordant, dominant and visually intrusive form of development which would fail to relate, and be harmful to, the design and form of the existing property and the surrounding built environment. As such, the proposed development would conflict with Policy D1 of the Thanet Local Plan that requires new development to respect or enhance the character and appearance of the area. The proposal would also be contrary to the aims of paragraphs 127 and 130 of the National Planning Policy Framework which seeks to secure high quality design and requires development to be sympathetic to local character. It is therefore recommended that Members refuse the application.

Case Officer

Jenny Suttle

TITLE:

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Project

1 Colemans Stairs Road BIRCHINGTON Kent CT7 9HJ

