

R02

FH/TH/19/0195

PROPOSAL: Retrospective application for erection of single storey pitched roof porch to the front of the property

LOCATION: 1 St James Terrace BIRCHINGTON Kent CT7 9BE

WARD: Birchington South

AGENT: No agent

APPLICANT: Mr Stuart Carter

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The porch, by virtue of its height, scale, design, and poor relationship with the ground floor bay window, appears as an incongruous element which disrupts the uniform character and appearance of the frontage of properties in this part of St James Terrace contrary to the aims of saved policy D1 of the Thanet Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

St James Terrace is a small road of approximately 15 dwellings accessed off Canterbury Road which connects Margate and Birchington. The area is generally residential in nature and there are local schools in close proximity on Canterbury Road.

St James Terrace is characterised by fairly uniform two storey terraced dwellings to the west, and larger detached and semi-detached single storey dwellings to the east. The application site is an end of terrace property in the terrace, which has a uniform front building line and distance from the highway. Dwellings in this terrace are either comprised of facing brick or a smooth render and typically host two recessed windows at first floor, a ground floor bay window and an entrance door to the side of the bay. The position of fenestration is mirrored in adjoining properties in the terrace.

RELEVANT PLANNING HISTORY

FH/TH/14/0216 - Erection of single storey rear extension. Granted 23rd April 2014

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission for the erection of a single storey pitched roof porch to the front of the property.

The development projects approximately 1.9m from the front building line and forward of the existing bay. It measures approximately 2.2m to the eaves and around 3.1m to the ridge. The development is comprised of brick to the lower part and has been rendered from just below half way up. It has a slate tile pitched roof with black painted barge boards, and joins onto a roof canopy extending over the front bay, also comprised of slate. There is a roof light to the south facing roof slope and spot lights added either side of the entrance door.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

D1 - Design Principles

NOTIFICATIONS

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

Birchington Parish Council: Raises an objection surrounding the size of the porch being out of scale and overbearing within the streetscene.

CONSULTATIONS

None received.

COMMENTS

This application is reported to Planning Committee at the request of Councillor Linda Wright for Members to assess the impact of the development on the character and appearance of the area.

Principle

The site lies within an established residential area within the defined settlement of Birchington. 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, neighbouring residential amenity, or highway safety and parking.

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 or maintain 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 place that are safe, inclusive and accessible. Paragraph 130 states that permission should be refused for developments which are of poor design, or fail to take opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides. 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.

The development relates to an end of terrace house in a row of 11 terraced houses. The terrace has a strong and uniform front building line, and it is also noted that, although dwellings to the east of St James Terrace have a different character, they also maintain a fairly uniform front building line. The general scale and architecture, as well as the use of materials, similar details and other formal architectural features result in a cohesive appearance which has not been eroded. It is considered, therefore, that there is an attractive uniformity to the front elevation of the properties within the terrace which contributes to the character and appearance of the area.

The proposal is to retain a new front porch and roof canopy which has been built on the property. As set out above, the porch projects forward of the front building line by around 1.9m in total and steps forward of the ground floor bay window by around 1.1m. It is 3.1m in height and finished with a pitched roof.

The dwellings in the terrace have paired and mirrored front entrance door locations and bay windows and it is considered that this relationship in the terrace is disrupted and unbalanced by the porch and roof canopy.

Bay windows usually appear as prominent features on a building most and are read as distinctive features that add architectural interest to buildings and the wider area. In this instance the bay windows and the space between them and the doors to the dwellings are a key feature of the terrace. The porch has altered this spacing between the two on the application property and appears to compete and joining with the bay by the erection of the roof canopy over the otherwise flat roof element of the bay.

Being the first property in the row, the application site introduces the terrace and sets the tone for the character and appearance of this part of the street. The separation between the site and the rear of Nos. 70 and 72 Canterbury Road create a visual gap which gives long views of the front and side of the site from the entrance of St James Terrace, making development in this location highly prominent. In this instance the new porch materially affects the external appearance of the property and the terrace as a whole, being visually disruptive to the uniformity of the terrace which is a fundamental component of the character of the area and is of a poor design, contrary to the 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. Saved policy D1 of the Thanet

Local Plan outlines that new development should be compatible with neighbouring buildings and spaces, and should not lead to unacceptable loss of amenity through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light, or sense of enclosure.

Given the location and siting of the porch away from the windows of adjoining properties, there is not considered to be any impact to any other neighbouring properties or occupiers. The works have been carried out to the south facing side of the dwelling. Given that the site forms the first dwelling within the terrace, and is separated from the rear of Nos. 70 and 72 Canterbury Road by a pathway, it is not considered to have an adverse effect on the residential amenities of the occupiers of these dwellings.

Fall-back Position

The fall back position of erecting a porch under permitted development must also be considered. Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) relates to the erection or construction of a porch outside any external door of a dwellinghouse. To benefit from permitted development a porch must have an external ground floor area of 3sqm and be no more than 3m in height. The porch as erected has an external floor area in excess of 3 sq.m and is more than 3m in height. Given the size of the development, the porch is considered to be in excess of the size limits set out under Class D.

The roof canopy over the front bay window is also considered to exceed the limits set out in Class A of the same, which requires that development does not extend beyond the principle elevation. In this instance the canopy projects over the front elevation and the existing bay window and as a result there is no fall-back position for the developments.

Highways

The works have not changed any parking arrangements across the site and there is no impact on highway safety or parking from this development.

CONCLUSION

By virtue of its height, forward projection, the use of materials and poor relationship with the ground floor bay window, the porch has an incoherent design strategy and forms an incongruous and unsympathetic addition that fails to meet the requirements of good design set out in both saved policy D1 of the Thanet Local Plan and paragraphs 127 and 130 of the NPPF. It is visually prominent from the public realm and appears as a disproportionate addition to the host property to the detriment of the character of the area, strongly disrupting the uniformity of this housing group, which is a fundamental component of the character of the area and causes harm to the character and appearance of the streetscape. The development is therefore considered to be contrary to policy. It is therefore recommended that Members refuse the application.

Case Officer

Vicky Kendell

TITLE: FH/TH/19/0195

Project 1 St James Terrace BIRCHINGTON Kent CT7 9BE

