

A02

FH/TH/19/0803

PROPOSAL: Erection of a single storey rear extension following part demolition of existing conservatory and extension, together with alterations to roof to facilitate loft conversion and insertion of velux windows to front, rear and both side elevations

LOCATION:

9 Edmanson Avenue MARGATE Kent CT9 5EW

WARD: Westbrook

AGENT: Mr Matthew Gerlack

APPLICANT: Mr & Mrs S & T Ward

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 19/394/JG/PL01 Rev A received 24 July 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

The site comprises a detached bungalow located towards the southern end of Edmanson Avenue. This section of Edmanson Avenue is characterised by detached bungalows and semi-detached two storey dwellings predominantly constructed from brick and tiles. The

existing bungalow is constructed from brick and tile with a pitched roof and an attached garage and carport on the southern side. At the rear there is an existing single storey extension and conservatory.

RELEVANT PLANNING HISTORY

There is no planning history for the site.

PROPOSED DEVELOPMENT

The proposed development is the erection of a single storey rear extension following part demolition of existing conservatory and extension, together with alterations to roof to facilitate a loft conversion and the insertion of rooflights to the front, rear and side elevations.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 saved Policies

D1 - Design

NOTIFICATIONS

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

CONSULTATIONS

None received.

COMMENTS

The application is brought before the planning committee as the applicant is a member of staff.

Principle

The application site is located within a residential area of Margate. 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 rear extension would have a flat roof and replace the existing rear conservatory and part of the existing rear extension. This extension would follow the main side elevations of the dwelling and finish level with the rear elevation of the existing rear extension. Due to the rear location of this extension it is not considered to be a prominent or visible feature in the street scene.

The existing chimneys at the front and rear of the property would be removed and one rooflight would be installed in the front and northern side elevation, two rooflights and a sunpipe would be installed in the southern side elevation, and one rooflight and a sunpipe would be installed in the rear elevation. The removal of the chimneys and the installation of the proposed rooflights and sunpipes are considered to make limited alterations to the shape and design of the roof and are not considered to result in prominent or visible features within the street scene.

It is therefore considered that the proposed development would have no 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 single storey rear extension would measure 11m wide, 6.9m deep and 3.2m to the eaves and 4.1m in total height. There would be a separation distance of 1.5m to the southern boundary and 3m to the side elevation of the southern neighbour 7 Edmanson Avenue. On the northern side there would be a separation distance of 1m to the northern boundary. The northern neighbour, number 11 Edmanson Avenue, has an attached garage on the boundary with number 9 giving an overall separation distance 4m to the main side elevation of this neighbouring property. Number 7 Edmanson Avenue has a single storey rear extension close to the boundary with number 9. The proposed extension would project 2m beyond the rear elevation of this neighbouring extension. On the northern side of the property the northern wall of the existing extension would remain and the proposed extension would not extend beyond the existing rear elevation of this current extension. The flat roof of proposed rear extension would be 0.4m above the height of the existing flat roof, and a large lantern light would be located in the centre of the flat roof. There would be a separation distance of 25m from the rear of the proposed extension to the rear boundary of the site.

The proposed sunpipes and rooflights make no significant alteration to the scale of the roof.

Given the design and location of the extension, the existing extensions on the site and the neighbouring extensions it is considered that the proposed development would not cause any significant loss of light or sense of enclosure to the neighbouring properties.

One window and bi-folding doors are proposed in the rear elevation, two floor length windows are proposed in the southern side elevation and one lantern light is proposed in the flat roof of the rear extension. The windows in the rear elevation would offer similar views to the existing rear windows and doors and given their ground floor location they are not considered to result in any additional overlooking to the neighbouring properties. The two floor length windows proposed in the southern side elevation would face towards the boundary with number 7 Edmanson Avenue. The window closest to the existing garage would face towards the blank side elevation of the neighbouring extension. The window closest to the rear elevation of the extension would face across the neighbouring garden. There is an existing fence along the boundary between these two properties and whilst this window would face towards the neighbouring garden any views would not be significantly different to those that can currently be obtained from the existing garden and once the

extension is complete a similar window could be installed in the same location under permitted development.

One bedroom would be located in the converted loft. One rooflight would be located in the front elevation facing towards Edmanson Avenue where there is a separation distance of 25m to the front elevation of the properties on the eastern side of the road. One rooflight would be located in the northern side elevation in addition to the existing rooflight. The existing rooflight is situated at a high level above the internal floor and the proposed rooflight is situated towards the front of the property facing towards the side roofslope of number 11 Edmanson Avenue. Two rooflights are proposed in the southern roofslope. These windows would serve the stairwell which is not considered to be a habitable room. One rooflight is proposed in the rear roofslope where there is a separation distance of 30m to the rear boundary of the site. Given the location of the proposed windows and doors and the permitted development fallback position the proposed development is not considered to result in any significant opportunity for overlooking to the detriment of the occupiers of the neighbouring properties.

The proposed sunpipes are situated at high level above the internal floor and are therefore not considered to offer any significant opportunity for overlooking.

In light of the above it is considered that the proposed development would not result in any significant overlooking, loss of light or sense of enclosure to the neighbouring properties, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The proposed development makes no changes to the existing parking arrangements at the property. The site is located in a sustainable location and on street parking in Edmanson Avenue is unrestricted. It is therefore considered that the proposed development would not result in any significant increase in demand for 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/19/0803

Project

9 Edmanson Avenue MARGATE Kent CT9 5EW

