

R05

FH/TH/19/0956

PROPOSAL: Erection of single storey flat roof front extension

LOCATION: 20 Freda Close BROADSTAIRS Kent CT10 2ED

WARD: Viking

AGENT: Mr Matthew Gerlack

APPLICANT: Mr & Mrs Whitehead

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The proposed extension, by virtue of its location and design would result in a highly prominent and incongruous feature that would be architecturally unrelated to the design of the existing dwelling, and significantly out of keeping with the established pattern and local distinctiveness of residential development in the area, resulting in significant harm to the character and appearance of the area, contrary to Thanet Local Plan Policy D1 and paragraphs 127 and 130 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

20 Freda Close is a detached bungalow with a hipped roof located on the corner of Freda Close and Weatherly Drive. The property is situated forward of the neighbouring properties to the south west by 5.5m and has a 2.2m high hedge extending around the boundary of the site with Freda Close. There is a pedestrian access on Freda Close and a pedestrian and vehicular access on Weatherly Drive.

RELEVANT PLANNING HISTORY

FH/TH/19/0561 - Erection of single storey flat roof front extension. Withdrawn 20 June 2019.

PROPOSED DEVELOPMENT

The proposed development is the erection of a single storey flat roof extension to the south eastern elevation of the property fronting Freda Close.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 saved Policies

D1 - Design
TR12 - Cycling

TR16 - Car Parking

NOTIFICATIONS

Letters were sent to the neighbouring property occupiers and a site notice was posted close to the site. One representation has been received raising no objection to the application.

Broadstairs and St Peter's Town Council - The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend approval.

CONSULTATIONS

None received.

COMMENTS

This application is brought before members at the request of Cllr David Saunders to allow Members to consider the impact of the development upon the character and appearance of the area.

Principle

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

Character and Appearance

The location of 20 Freda Close, significantly forward of the neighbouring properties to the south west and on the corner of Weatherly Drive result in a property that is in a highly prominent in views in both directions along Freda Close and from Weatherly Drive.

The proposed single storey front extension would have a flat roof design that would extend above the existing eaves and intersect the existing pitched roof. The flat roof square design of the proposed extension is considered to be of poor design quality and the intersection of the flat roof with the existing pitched roof would create an awkward relationship that further highlights the limited design quality of the proposal.

The proposed extension would project 3m beyond the existing south east elevation which is already situated 5.5m forward of the neighbouring property. This would create a poor quality development in a highly prominent location. The existing hedge limits some views of the front of the property however the presence of this hedge cannot be guaranteed and the intersection of the flat roof with the pitched roof would still be visible over the existing hedge.

It is acknowledged that there are some examples of flat roofs within Freda Close, however these are limited modest porch extensions that are set below the height of the eaves and behind existing pitched roof front extensions and garages set between the properties. These

are therefore not considered comparable to this proposal and should be given limited weight in the determination of this application.

Paragraph 130 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. It is therefore considered that the proposed development would result in a highly prominent and incongruous feature that is architecturally unrelated to the host dwelling and significantly harmful to the character and appearance of the area, contrary to policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed extension would measure 3m deep, 4.5m wide, 2.9m to the eaves and 3.1m in total height. There is a separation distance of 1.5m to the side boundary with 19 Freda Close and 6m to the closest point of this neighbouring property from the proposed extension. Due to the corner plot location of the site and the location of the proposed extension there is a separation distance of 15m to the boundary of the next closest neighbouring property from the proposed extension.

French doors are proposed in the side elevation facing towards the junction with Weatherly Drive and a rooflight is proposed at high level within the proposed flat roof. The proposed doors would face into the existing front garden and due to the high level location of the rooflight it would offer limited opportunity for overlooking.

Given the location of the extension it is not considered to result in any significant loss of light, sense of enclosure or overlooking to the neighbouring property occupiers, 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 and does not increase the number of bedrooms on the site. 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

The proposed extension by virtue of its design and location, is considered to result in a highly prominent and incongruous feature that is architecturally unrelated to the host dwelling and is significantly harmful to the character and appearance of the area, contrary to policy D1 of the Thanet Local Plan and the National Planning Policy Framework. It is therefore recommended that members refuse this application.

Case Officer

Duncan Fitt

TITLE: FH/TH/19/0956

Project 20 Freda Close BROADSTAIRS Kent CT10 2ED

