

**A01**

**F/TH/19/1061**

PROPOSAL: Alterations to roof to include increase in roof height, the installation of 3 no. rooflights to front and erection of dormer window to rear with balcony and privacy screens together with  
LOCATION: the erection of a front gable projection above existing garage

4 Guy Close BROADSTAIRS Kent CT10 3NF

WARD: Bradstowe

AGENT: Mr Hume

APPLICANT: Mr Christian

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 02, Rev C received 25/10/2019 and cladding details labelled, 'Cedral Click' received 20/09/2019.

**GROUND;**

To secure the proper development of the area.

3 The privacy screens provided to both flanks of the rear of the balcony hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first use of the development hereby permitted, and shall be permanently retained thereafter.

**GROUND:**

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties 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

Guy Close is a residential street within the defined settlement of Broadstairs. It is accessed from Laking Avenue and is arranged in a 'T' shape, with single storey detached bungalows arranged in a row to the north, with two smaller rows to the east and west.

To the north of Guy Close properties in this location back onto open fields with views across the Margate-Broadstairs green wedge, the north foreland coast and Joss Bay. Properties are set on a steep gradient to the rear with many appearing to have raised platforms and patio areas with stepped access to a lower level.

Number 4 Guy Close is a single storey detached brick bungalow with a small garage and entrance projection set under a catslide tiled roof. Surrounding development comprises single storey detached bungalows of similar designs, but with variety in terms of roof forms and heights.

### RELEVANT PLANNING HISTORY

None

### PROPOSED DEVELOPMENT

This application seeks planning permission for an increase in roof height, the installation of 3 no. rooflights to the front elevation and the erection of a dormer to the rear with balcony and privacy screens, together with the erection of a front gable projection above the existing garage.

The existing property has a kitchen, open plan lounge diner, shower room and WC, two bedrooms and a garage. The proposal would facilitate the conversion of the loft to additional habitable accommodation. With the proposed dwelling providing a sitting room/study, utility room, shower room, WC, three bedrooms (2 with en-suites) on the ground floor with an open plan lounge and kitchen/diner within the roof.

### 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. Five letters of representation have been received objecting to the proposal on the following grounds:

- Incorrect owner stated on the application form
- Copyright of images used
- Incorrect measurements on plans
- Out of keeping with the character of the area
- The roof is too high
- The proposed works to the ridge cannot be achieved without an additional increase in height
- Sets a precedent and will remove symmetry
- Overlooking
- Difference in scheme from approved dormer at No. 3 Guy Close

A petition has also been received with twelve signatories objecting to the application on the following grounds:

- The development will be out of keeping with the scale and design of adjoining bungalows.
- The increase in roof height and change of roof pitch will be prominent and obtrusive within the street scene.
- It will create a dangerous precedent, which if repeated elsewhere in the local area, will result in even greater visual non-conformity and harm.
- The precedent will also apply to the proposed rear dormer extension and balcony, which will result in unacceptable overlooking and loss of privacy to neighbouring rear terraces and gardens.

**Broadstairs and St Peters Town Council:** Objects to the proposal on the grounds that it is out of keeping, the development is too high, poor design, scale and mass, loss of privacy and measurements on the plans are incorrect.

**Broadstairs Society:** Objects to the proposal on the grounds that it would be out of keeping, would result in a loss of privacy and sets a precedent.

### CONSULTATIONS

None received.

### COMMENTS

This application is brought to Planning Committee at the request of Councillors Jill Bayford and David Parsons for Members to debate the impact of the proposal on the character and appearance of the area and the living conditions of adjoining occupiers.

### **Principle**

The site lies within an established residential area within the defined settlement of Broadstairs. In principle there is no objection to extending and altering a domestic property, subject to an assessment of the impact on the character and appearance of the area and the living conditions of neighbouring occupiers.

### **Character and Appearance**

Paragraph 127 of the National Planning Policy Framework (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 places that are safe, inclusive and accessible. 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.

As set above, this application proposes alterations to the front (pitched roof over garage and installation of rooflights) and rear elevations (dormer window with balcony) together with the increase in the height of the roof.

Concerns have been raised by local residents about the impact of the proposed development on the character and appearance of the area, particularly in relation to the increase in height and removing symmetry within the close.

A number of properties within the immediate row have pitched roof projections to the front, some with a left hand projection and some with a right hand projection. Given this, no objection is raised to the proposed creation of a pitched roof over the existing garage as it would respect detailing already present within the surrounding street scene. The roof lights proposed would appear as small subservient openings spaced across the front roof slope and are considered to be of an appropriate design and scale.

The proposal seeks an overall increase in the roof height of the host dwelling by 0.6m (from 4.6m to 5.2m). There is some variation in roof heights both along the northern row of dwellings in Guy Close (No.s 3-10) and across some of the properties to the eastern side of Guy Close. For example No. 5 appears lower than its adjacent bungalows, No.s 3, 8 and 10 appear to have higher ridge heights than some of the other dwellings and there is also variation in roof heights between No.s 12-15 Guy Close. On balance the proposed increase in height is not considered to materially alter the character given that the pitch of the roof remains unchanged pitching away from the public highway.

The proposed rear dormer would meet the new ridgeline but would not exceed it. It has been set in on either side and would appear as a subservient addition which would not be readily visible from the public highway. The associated balcony would have a mixture of clear (to the rear) and obscure glazed privacy screens to its sides with nos. 3 and 5 Guy Close. The privacy screens to the sides would measure 1.8m in height and the balustrading to the balcony 0.9m. The dormer and balcony would not be prominently visible from Guy Close, although some long views across the fields to the rear may be possible. Given this and the

sympathetic design of the proposed dormer and balcony, it is not considered that there would be any adverse impact from them on the character or appearance of the area.

Cladding is evident across a small number of properties in Guy Close and a larger number in the adjacent street, Laking Avenue. The cladding proposed would be installed with a light grey timber finish. This is not considered to cause harm to the character and appearance of the area. The changes to fenestration would not be widely visible from any public vantage points and are not considered to be harmful to the character and appearance of the area. There is also the fall back position that as a single dwelling, that many of these alterations could be carried out without the benefit of planning consent.

The works proposed are considered to comply with the aims of saved policy D1 of the Thanet Local Plan and paragraph 127 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, should not lead to unacceptable loss of amenity through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light, or sense of enclosure, and should incorporate measures to prevent crime and disorder.

Concerns have been raised by local residents about the impact of the proposed development on their living conditions in terms of overlooking and loss of privacy.

The proposed pitched roof over the existing garage is not considered to cause harm to the living conditions of neighbouring occupiers. It would not create built development that would extend out as to create any overbearing or overshadowing to the occupiers of No. 3 Guy Close and would be sited away from other neighbouring properties.

The addition of roof lights to the front roof slope is likely to benefit from a permitted development fallback based on the section provided. However, even if the development did not benefit from permitted development rights, there appears to be some 24m of separation between the front building line of the application site and the flank wall of No. 2 Guy Close. Two windows in the flank of No. 2 appear obscure glazed and the other appears to be a reasonable distance from the front roof slope of the application site.

The proposed alterations to fenestration include the loss of a door along the eastern boundary and the replacement of the existing window's glazing in this location with obscure glass. To the rear three existing openings would be replaced with three sets of sliding doors. To the west a replacement door is proposed. None of these alterations are considered to materially change the relationship of the property with neighbouring occupiers.

The dormer and associated balcony have been set in from the boundary either side. Gardens along the northern part of Guy Close appear shallow in nature and on a steep gradient. A number of dwellings have had patios extended from the rear of the host

dwellings with steps leading to softer landscaped areas below. The balcony proposed would be set in by around 2.2m either side and proposes the use of privacy screens. Given the set in, use of privacy screens, and changing land levels that have resulted in the most private rear spaces of adjacent neighbouring occupiers at No.s 3 and 5 being raised up (and at No. 3 being set behind the rear building line of No. 4), there is not considered to be any harmful overlooking created. It is acknowledged that there may be some potential for some views of the adjoining plots to be gained from the balcony, but it is considered that any views would be to the bottom of the gardens and not of the areas directly adjacent to the rear elevation of the neighbours given the proposed privacy screens. The screens although obscure would allow light to pass through and would be set some distance in from the adjoining dwellings to avoid any sense of enclosure.

The proposed changes to the existing roof to increase the ridge height are not considered to cause harm to neighbouring amenity. No works are proposed to extend the roof form out to any neighbouring boundary and the increase in height is of a modest scale.

Given the above, the proposal is considered to be acceptable in terms of its impact on the amenity of neighbouring occupiers in accordance with the aims of saved policy D1 of the Thanet Local Plan and paragraph 117 of the NPPF.

## **Highways**

There would be no impact on highway safety or parking in the surrounding area from this proposal.

## **Other Matters**

Local residents have raised concerns on the basis that the plans provided for the application were not correct. In reviewing the application and following the application site visit it was noted that a number of inconsistencies on the existing plans had been carried over to the proposed plans. The application was subsequently found to be invalid and the applicant asked to address the issues. Corrected amended plans have been received and the application has been considered on the basis of these amended plans. Local residents have also sought to comment and query measurements in relation to both the existing and proposed plans referencing dimensions and measurements at other properties which would not necessarily conform to the dimensions and measurements within the application property or site. Officers have assessed the proposal before them on the scheme submitted, not on any assumed building heights or internal levels.

Comments have also been received surrounding ownership and copyright issues of materials submitted. Amended ownership certificates have been provided and issues pertaining to copyright are not a planning consideration.

## **Conclusion**

This application seeks planning permission for an increase in roof height, the installation of 3 no. rooflights to the front elevation and the erection of a dormer to the rear with balcony and privacy screens, together with the erection of a front gable projection above the existing

garage. These works would facilitate the conversion of loft space to additional habitable accommodation.

There is some variety in design, roof heights, and materials across Guy Close and the adjacent Laking Avenue. The proposed changes are considered to be of an acceptable design and scale as to blend with the character and appearance of the area.

Although objections have been received in relation to the impact of the proposed roof lights, dormer and balcony, the works are either likely to benefit from a permitted development fallback or to have provided appropriate mitigation as to prevent overlooking to neighbouring properties and private rear amenity spaces.

The proposed development, therefore, accords with saved Policy D1 of the Thanet Local Plan and the guidance of the NPPF. It is therefore recommended that Members approve the application, subject to safeguarding conditions.

**Case Officer**

Vicky Kendell

TITLE:

F/TH/19/1061

Project

4 Guy Close BROADSTAIRS Kent CT10 3NF

