

A03

FH/TH/19/0879

PROPOSAL: Part retrospective application for the erection of a gable roof extension and side extension with flat roof dormer to rear
LOCATION: following demolition of existing garage

19 Nottingham Road BIRCHINGTON Kent CT7 0EH

WARD: Birchington South

AGENT: Mr Simon Moat

APPLICANT: Mr Harrison

RECOMMENDATION: Approve

Subject to the following conditions:

1 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 19-002/004 Rev C and 19-002/005 Rev B and dated 17 September 2019.

GROUND;

To secure the proper development of the area.

2 The external materials and external finishes of the side extension hereby approved shall be off-white coloured render and the cladding to the dormer extension shall be grey Cedral weatherboarding, as confirmed by the Agent in correspondence received 19 September 2019.

GROUND:

In the interests of visual amenity 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

The area is predominantly characterised by single storey dwellings and chalet bungalows with groups of properties sharing similar design characteristics. Nos 17 and 19 form a pair of semi-detached bungalows that are symmetrical in appearance. The application site is

located at the eastern end of Nottingham Road and is the last property in the street before the open agricultural fields beyond.

PROPOSED DEVELOPMENT

The application seeks planning permission for the erection of a gabled roof extension over the existing side extension (which was constructed under permitted development following the demolition of the garage) with a flat roof dormer to the rear. Development has commenced on site with the enlarged roof extended above the single storey flat roofed side extension. A flat roofed dormer within the rear roof slope has been erected and has been substantially completed. The enlargement of the roof and dormer extension would include two windows, providing two additional bedrooms, with three rooflights within the front roofslope, providing light to an en-suite, dressing room and additional light for Bedroom 2. The external surfaces of the dormer are to be clad with grey Cedral weatherboarding and the end gable and extension is to be finished with off-white render.

During the application amended plans were requested due to inaccuracies within the plans when compared to the development as built. Neighbours have been re-notified of the correct plans.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

D1 - Design Principles

NOTIFICATIONS

Neighbours have been notified and a site notice posted and six representations have been received raising the following concerns:

- * The plans do not match what has been built - the dormer is very large and level with the roof ridge and appears to be flush against the adjoining property's roof. It also appears to meet the lower edge of the roof.
- * Overlooking
- * Out of keeping with surrounding bungalows
- * Works have already started
- * Direct overlooking into rooms and gardens opposite and sideways and takes away existing privacy.
- * Gardens are small and currently private and not overlooked
- * It will devalue homes
- * Out of keeping with the character of surrounding properties
- * Poor quality design
- * Loss of outlook
- * Loss of property value
- * Loss of privacy
- * Is an eye-sore
- * It would set a precedent for others

Following re-consultation on amended drawings showing re-positioning of windows and addition of weatherboard cladding one representation has been received raising the following concern:

* The amended plans do not address the loss of privacy due to windows overlooking into several private gardens.

Birchington Parish Council: No objection.

COMMENTS

This application is reported to Planning Committee at the request of Councillor George Kup to allow Members to assess the impact of the development on neighbouring privacy.

Character and Appearance

The area is predominantly characterised by single storey dwellings and chalet bungalows with groups of properties sharing similar design characteristics. The application site is one of a pair of semi-detached bungalows that are symmetrical in appearance. A single storey flat roof extension has been built to the side of the property under permitted development. The forward projection of the side extension would result in the widening of the front elevation, which will be finished in off-white render. The proposal is then to extend the roof over this side extension creating a gable end rather than a hipped roof (with roof tiles to match the main dwelling), and the insertion of 3no. Velux windows within the front roof slope.

Thanet Local Plan policy D1 seeks to support development that respects or enhances the character or appearance of the surrounding area, particularly in scale, massing and rhythm. This policy is further supported by paragraph 127 of the NPPF which states that decisions should ensure that development will function well and add to the overall quality of the area, and paragraph 130 which 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.

The pair of dwellings are highly visible within the street and the front elevation is symmetrical in appearance with its adjoining neighbour including the front projection detailing and the use of matching bricks. The result of bringing the extension forward with a flat roof element, together with the widening of the roof and the application of render, would to some degree unbalance the symmetry of the pair of properties. However, as the application site is located at the far end of the road the addition of a side extension, together with the enlarged roof, would not in itself unduly disrupt the pattern and rhythm of the street when viewed from Nottingham Road.

To the rear of the property it is proposed to erect a flat roofed dormer extension which would extend from the ridge of the property and would occupy almost the entire width of the

existing rear roof slope and across to the extended roof. Two windows would be added, serving two bedrooms.

The rear elevation of the property is not immediately visible from Nottingham Road, but being retrospective, views of the rear dormer and roof extension were possible through gaps between existing development in King Edward Road, and the enlarged roof and dormer are also clearly visible from neighbouring gardens.

The dormer is very large and dominates the rear roofslope of the bungalow. The Council would normally expect dormer extensions to be set down from the ridge and up from the eaves and sit comfortably within the roofslope in order to respect the main dwelling. At the time of my visit, other than the chalet bungalow properties opposite, there were no other visible dormer extensions within the street.

The original proposal included two large windows, with the proposed dormer to be finished with off-white render. The amended proposal shows two smaller windows, with the external surfaces finished with grey Cedral weatherboarding. The dormer is large and, in its unfinished state, the eye is drawn to its dominant appearance, however, with a grey weatherboarded finish the dormer is likely to appear less pronounced when viewed from the public realm, as the dormer would blend into the roof of the building, resulting in less visual harm.

Thanet Local Plan policy D1 and paragraphs 127 and 130 supports development that respects or enhances the character or appearance of the surrounding area and adds to the overall quality of the area. In this instance the development would have limited visual impact on the streetscene when viewed from Nottingham Road, and glimpses of the development from the rear (between the existing dwellings in King Edward Road), would be fleeting and from a distance of over 42 metres. On balance, the development is not considered to significantly detract from the visual amenities of the locality, or be severely detrimental to the character or appearance of the surrounding area. The proposal therefore accords with the aims of Thanet Local Plan Policy D1 and the NPPF.

Living Conditions

The ground floor side extension and gable end roof enlargement would extend towards the open fields to the east and would therefore have little impact upon neighbouring residential occupiers. The rooflights within the front roofslope would face the public highway where there is existing mutual overlooking.

The rear dormer would introduce two additional windows that would face neighbouring gardens within Nottingham Road and King Edward Road to the rear where currently there are no windows at first floor level.

Thanet Local Plan D1 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.

The rear gardens of properties in Nottingham Road are fairly small. The adjoining property has a particularly small garden with a depth of less than 8 metres. The dormer as built extends to the boundary of No.17 and when standing in the adjoining neighbouring rear garden the dormer is clearly visible. However, the dormer would not result in a significant loss of outlook or unacceptable loss of light to occupiers of the immediately adjacent property or other nearby residential occupiers.

The two windows within the dormer extension have been reduced in size from that originally proposed and any views from the windows into the private amenity space of the adjoining neighbouring garden would be at an acute angle and it is therefore unlikely that the positioning of the windows would result in unacceptable overlooking or a significant loss of privacy to this neighbour.

The bungalows within Nottingham Road and King Edwards Road are not currently overlooked from upper floors of neighbouring dwellings. Concern has been raised that there would be overlooking and loss of privacy for neighbours living to the rear of the site in properties fronting King Edward Road. There is a gap of approximately 21 metres between the rear elevation of the application site and the rear elevation of the nearest dwelling in King Edward Road. There is no definitive distance in planning setting out when there is sufficient separation between development to overcome overlooking or loss of privacy as each situation has to be considered on its own merits, taking into account land levels and landscaping (although landscaping, such as trees, cannot be relied upon to provide natural screening into the future). However, a separation distance of at least 21 metres is generally considered to be sufficient distance between upper floor windows and habitable room windows and the rear garden of this site is approximately 7.8 metres.

The two windows within the dormer are modest in size (1.1 metres high by 1.4 metres wide) and would serve bedrooms rather than main habitable rooms and, therefore in addition to the 21m separation distance it is not considered that the proposed dormer windows would result in intrusive views into the private amenity space of the neighbouring gardens.

It is therefore considered that the alterations to the roof and dormer extension would not result in significant adverse impacts to the living conditions of neighbouring property occupiers in terms of sense of enclosure, loss of outlook or loss of privacy and the proposal is therefore in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Highway Safety

The original garage would no longer be available for potential parking and the side extension would reduce the depth of the front garden to less than 5 metres. The resulting development could therefore result in the potential loss of off-street parking for this dwelling. As Nottingham Road is a fairly quiet non-classified road and the property is located at the end of the road, vehicles could reasonably park sideways within the front garden without causing harm to the free flow of traffic within the road. There is on street parking available in the vicinity and therefore the proposal could not reasonably be refused on the grounds of highway safety in this instance.

Conclusion

The proposed development is considered to be acceptable in terms of the character and appearance of the area and the living conditions of surrounding neighbouring residential occupiers. The proposed development therefore accords with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework. It is therefore recommended that Members approve the application, subject to safeguarding conditions.

Case Officer

Rosemary Bullivant

TITLE:

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Project

19 Nottingham Road BIRCHINGTON Kent CT7 0EH

