

**A02**

**FH/TH/19/1385**

PROPOSAL: Erection of a single storey rear extension following demolition of existing conservatory

LOCATION: 160 Beacon Road BROADSTAIRS Kent CT10 3EJ

WARD: Beacon Road

AGENT: No agent

APPLICANT: Mrs Pamela Hughes

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 BR 190807 ISS-1 received 14/10/2019.

**GROUND:**

To secure the proper development of the area.

3 The external materials and external finishes to be used in the rear extension hereby approved shall be of the same colour, finish and texture as those on the existing property.

**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**

Beacon Road is a busy through road connecting Broadstairs and parts of Margate. It is a long road made up of residential properties, a school, shops and businesses.

The application site sits on the northern part of the street at the intersection between Beacon Road and Balliol Road. It lies adjacent to the western boundary of the Reading Street Conservation Area, but does not sit within it. It also sits in proximity to nearby listed buildings to the east.

Number 160 Beacon Road is a single storey detached brick dwelling with a pitched roof finished with interlocking concrete tiles. To the front it has a bay window supported by a half hexagonal brick wall. To the southern flank a canopy structure has been erected between the side wall of the host dwelling and the neighbouring boundary. Behind this a pitched roof garage sits to the rear and is visible from the street. A single storey uPVC lean to conservatory sits across the southern part of the rear and finishes at the front of the existing garage.

#### RELEVANT PLANNING HISTORY

PN01/TH/18/0635 - Erection of single storey rear extension to extend 5m in depth, 2.4m to eaves and overall height of 3m. This was a notification of an intention to erect an extension under the Town and Country Planning (General Permitted Development) (England) Order 2015. The Council's prior approval was not required at that time. Determined 4th June 2019

#### PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of a single storey rear extension following the demolition of an existing conservatory. The development would measure 4.5m in length, 4.4m in width and stand at 2.3m to the eaves.

#### DEVELOPMENT PLAN POLICIES

##### **Thanet Local Plan 2006**

D1 - Design Principles  
SR5 - Play Space  
TR12 - Cycling  
TR16 - Car Parking Provision

#### NOTIFICATIONS

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

**Broadstairs and St Peters Town Council:** No comment.

#### CONSULTATIONS

None received.

## COMMENTS

This application is brought to Planning Committee as the applicant is related to an employee of the Council.

### **Principle**

The site lies within an established residential area within the defined settlement of Broadstairs. There is no in principle objection to extending a domestic property. The main considerations are 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.

Views into the rear of the site are possible from the north of Beacon Road travelling South, and from Balliol Road. The site sits on a corner between the two roads and adjacent to No. 17 Balliol Road, which fronts Beacon Road and is set back around 13m. This creates a large gap between built development across the two sites, giving views into the application site.

The proposed extension would be set in from the north boundary by 7m. It would extend 0.5m more than the existing conservatory and would have a pitched roof with the ridge set down and the line of the eaves following those of the host dwelling. The development would be more visible than the existing conservatory, by virtue of its height, however given its subservient nature and the set back from the boundary the works are considered to be acceptable. Views from the south are limited. It is considered however that to ensure a consistent visual appearance that a condition be imposed on the application to require the use of matching materials and subject to such a condition, the works are considered to comply with the aims of saved policy D1 of the Thanet Local Plan and 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. Given the nature of the development, there is not considered to be any harm to the amenity or living conditions of neighbouring occupiers, other than visual harm.

To the northern boundary with No. 17 Balliol Road development would be set in by 7m therefore avoiding any overbearing or overshadowing in this location. New openings are proposed that would look into an existing high level boundary treatment and there is not considered to be any harm to the living conditions of neighbouring occupiers.

To the rear development would extend 0.5m further than the existing conservatory. It would be 1.9m wider than the existing built form and proposes a large opening. Given its location and the existing development on the site, the extension as proposed is not considered to materially alter the relationship with neighbouring occupiers to the rear.

To the southern boundary with No. 158 Beacon Road, development would not move any closer to the neighbouring boundary than the existing conservatory. The pitched roof would hip away from the neighbouring garden and the new windows proposed would be high level. No. 158 is a two storey dwelling set some distance forward of the application site. The proposed extension would sit towards the rear of the neighbouring garden and is therefore not considered to result in any harm.

Therefore 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 the NPPF.

## **Trees**

The area for the proposed extension would be in close proximity to a small fir tree. No works are proposed to remove this tree, which has some visibility from Beacon Road. The tree is not protected and the works are not considered to materially affect it.

## **Conclusion**

Subject to a condition securing the use of matching materials, the proposed extension is considered to have been sensitively designed to marry with the host dwelling and avoid any impact on the character and appearance of the area. It has been set in from the most prominent boundary and designed to appear subservient. It is not considered to result in any new harm to the living conditions of neighbouring occupiers and it is therefore recommended that Members approve the application.

## **Case Officer**

Vicky Kendell

TITLE: FH/TH/19/1385

Project 160 Beacon Road BROADSTAIRS Kent CT10 3EJ

Scale:

