

A01

FH/TH/19/1616

PROPOSAL: Erection of single storey rear extension and alterations to existing garage and change of use to habitable space

LOCATION: 21 Chestnut Drive BROADSTAIRS Kent CT10 2LN

WARD: St Peters

AGENT: Mr Matthew Gerlack

APPLICANT: Mr & Mrs Bowen

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 19/423/JG/PR01 Rev C received 05/02/2020.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the 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

Number 21 Chestnut Drive is a semi-detached two storey brick dwelling in the urban area. It is accessed from Rumfields Road to the north and from The Silvers to the west. It forms part of a block stretching along Chestnut Drive, Larch Close, Rumfields Road and Willow Avenue.

There is a degree of uniformity in the design of properties in this location, with two storey dwellings to the north set under pitched roofs with side facing gables, brickwork to the ground floor and a hanging tile feature spanning the length of the first floor. Most properties have a flat roof canopy over the entrance and some have extended to create porches. Additionally most properties have single storey flat roof garages to the side of the property, set back from the front building line.

The application site has a flat roof garage with a parapet that sits in line with the front facade of the host building. This projects back 5 metres from the front elevation, and at the time of the Officer site visit there were timber outbuildings located to its rear and it is noted that the garage is currently in use as a storage room. The property has been extended, with a single storey brick extension with roof lanterns to the rear of the main house.

RELEVANT PLANNING HISTORY

None.

PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of a single storey flat roof rear extension and alterations to existing garage and change of use to habitable space. The proposed change in the use of the existing space would be to facilitate additional living accommodation and would be fully and functionally connected and accessible from the main dwelling via a partition from the existing hallway.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

D1 - Design Principles
D2 - Landscaping
SR5 - Play Space
TR12 - Cycling
TR16 - Parking

NOTIFICATIONS

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

Broadstairs and St Peters Parish Council: No comment.

CONSULTATIONS

None received.

COMMENTS

This application is reported to Planning Committee as one of the applicants is 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 the alteration of residential properties or generally to the change of use of a garage to habitable accommodation in this location.

It falls to be considered whether the proposal would have any impact on the character and appearance of the area, neighbouring residential amenity and highways matters.

Character and Appearance

Paragraph 127 of the 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.

The works would see a slight increase in height of the existing garage structure when viewed from Chestnut Drive. The current parapet to the front of the garage gives an overall height of 2.6m, with the proposed works measuring around 2.8m. Development would not extend any further forward and would not be considered to have any overbearing impact in the streetscape.

The overall material finish would match the existing brickwork, and could be controlled by condition to ensure an integrated visual appearance.

The works would see the loss of the existing garage door and the insertion of a window which has been designed to match similar openings found across the front facade. The changes would also see the addition of three roof lanterns which are less common in this streetscene. Number 19 Chestnut Drive has a single storey side extension which is set back from the front building line by around 3m. This means that some views along the length and flank of the existing garage are possible and that the proposed roof lanterns may have some visibility from the Chestnut Drive. The lanterns are proposed at intervals along the roof, with the first being set back 3.7m along the roof. Their projection is relatively modest and as a result these are not considered to cause harm to the character and appearance of the area.

The works to extend the existing garage structure would occur to the side/rear of the site, bringing development in this location in line with the existing rear extension. Views here would not generally be possible, and overall the use of matching materials would help the development integrate where glimpsed views to the side may be gained.

The change in use from garage/storage area to a day room and shower room is not likely to have any visual impact on the streetscene.

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, 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 increase in height along the boundary with No. 19 Chestnut Drive is not considered to result in any material change or the creation of any new harm to the occupiers of the neighbouring dwelling. The difference in height is proposed at around 0.2m, with no openings evident along the side of the neighbouring extension that would be affected.

The extension to the rear of the garage would see 12.1m of additional built form along the common boundary with No. 19, at an increased height of up to 0.5m, as the current structure decreases in height as it slopes backwards. A single storey side extension has been erected along the neighbouring boundary in this location, with windows serving the room to the front and rear of the site. Although the neighbouring extension would be set between a long length of development on the boundary with the application site, and a rear extension at No. 19 itself, the proposed works are unlikely to result in overbearing or a sense of enclosure in this location because the neighbouring site appears to have some outbuildings and large domestic items stored in this location already. The proposed extension would be likely to result in some early morning shading, however this would be unlikely to be for any prolonged period and given the modest height of the extension overall and single storey nature, there is not considered to be any significant harm that would result. The neighbouring extension appears to be served by two windows, one to the front and one to the back, and therefore would receive ambient and sunlight throughout the day.

The rear extension to the garage would not project beyond the line of the existing rear extension, therefore having no new impact to the occupiers of No. 23 Chestnut Drive.

Development in this location would move closer to the rear boundary, but would see around 11m of separation between the application site and No.s 29 and 31 Rumfields Road. A new opening is proposed that would look onto the rear boundary fence, with neighbouring outbuildings evident behind this. As a result no new harm is considered to occur in this location.

The change in use of the garage/storage area to a dayroom and shower room is not considered to result in any material change or harm to the living conditions of neighbouring

occupiers. Any use that remains ancillary to the lawful use of the dwelling would not require planning permission and as a result would not be expected to cause any new harm.

Therefore the works are considered to comply with the aims of saved policy D1 of the Thanet Local Plan and the aims of the NPPF.

Highways

Garages are not generally considered to provide for parking within developments as they are often utilised for storage and other uses (as in this case) and not vehicular parking. In this instance, there are no proposed changes to the current parking arrangements across the site and therefore there would not be considered to be any adverse impact on highway safety or parking in the surrounding area.

Conclusion

The works proposed are considered to be out of keeping with the prevailing pattern of development, materials, and openness across the streetscape. They are considered harmful to the character and appearance of the area and the Conservation Area, contrary to the aims of saved policy D1 of the Thanet Local Plan and paragraphs 127 and 130 of the NPPF.

Case Officer

Vicky Kendell

TITLE:

FH/TH/19/1616

Project

21 Chestnut Drive BROADSTAIRS Kent CT10 2LN

