

A01

FH/TH/20/0441

PROPOSAL: Erection of single storey side and rear extensions, enlargement to existing roof, insertion of 2no. dormers to front roof slope and
LOCATION: 1no. dormer to rear roof slope, together with erection of chimney stack, enlargement of front bay window, and alterations to fenestration

65 Downs Road RAMSGATE Kent CT11 0LU

WARD: Cliffsend And Pegwell

AGENT: Mrs Janet Tilley

APPLICANT: Mr G Hall

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 20/243/PL03 Rev A, and 20/243/PL04 Rev A received 11/06/2020.

GROUND;

To secure the proper development of the area.

3 The walls of the front face of the side extension hereby approved, and the area to the flank denoted on plan 20/243/PL04 Rev A as being rendered, shall be finished to match the existing property and shall thereafter be maintained.

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

Downs Road is a residential street in Ramsgate, with road levels rising to the east, close to a local primary school and a public house (the Chiltern Tavern). There are a mixture of bungalows and two storey dwellings along Downs Road, some forming small terraces, some being semi-detached, and others detached. Plot sizes also vary, from long rectangular plots to smaller square ones. There is no fixed building line in Downs Road with some properties set in close proximity to the highway, and others set back with longer front gardens. The mixed architectural style and material palette within the road is also noted.

Number 65 Downs Road is a detached bungalow to the western part of the street. It sits slightly forward of the neighbouring properties to the west, a semi-detached pair (No.s 67-69 Downs Road) and appears to be built up against the shared boundary in this area. To the east it sits roughly in line with the neighbouring property (No. 63 Downs Road), another but larger detached bungalow. In this instance, there is some separation from the boundary between these properties and a sense of open space created by the siting of No. 63 closer to the eastern boundary of its plot.

The application property is finished in a cream render and has a square front bay with white painted timber windows. It is set under a pitched roof with two end-facing gables with the roof finished in red tile. To the rear exists a single storey flat roof extension approximately half the width of the host building, and located to the eastern part of the dwelling. The rear extension has a brick finish, whilst the original dwelling non extended part of the dwelling is cream rendered.

RELEVANT PLANNING HISTORY

None.

PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of a single storey side and rear extension, the enlargement of the existing roof, the insertion of 2no. dormers to the front roof slope and 1no. dormer to the rear roof slope, together with the erection of a chimney stack, the enlargement of the front bay window, and alterations to fenestration.

A number of alterations to the front of the property would see an increased ridge height of approximately 0.7 m, to accommodate the addition of two hipped roof dormers in the front roof slope. These would serve a bedroom in the roof space together with a flat roof dormer to the rear.

An 'L-shaped' extension is proposed to the side and rear of the property to the eastern boundary and would be for the provision of a conservatory, that would wrap around the existing kitchen area. The current entrance would be relocated to the eastern flank, and the current window serving 'Bedroom 2' would be filled in with the enlargement of the front bay. This would extend the overall height, side and rear of the property to provide additional space within it.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Saved Policies 2006

D1 - Design Principles

SR5 - Play Space

TR12 - Cycling

TR16 - Parking

Draft Local Plan

QD02 – Design Principles

QD03 – Living Conditions

TP06 – Car Parking

TP03 - Cycling

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice posted close to the site.

No representations have been received.

COMMENTS

This application is reported to Planning Committee at the request of Councillor Albon, in order for Members to consider the size and nature of the proposed works.

Principle

The proposal relates to an existing residential dwelling and there is no in principle objection to its extension or alteration.

The main considerations are the impact on the character and appearance of the surrounding area, the living conditions of neighbouring occupiers and highway safety.

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.

To the front of the site, it is proposed to enlarge the existing roof and raise the height of the eaves and increase the ridge height by approximately 0.7m. The existing ridge height appears lower than those of Nos. 63 and 67 Downs Road and any alterations to the roof would be seen against the context of these properties. The proposed increase is not considered by Officers to be out of keeping with the existing varied roofscapes in the area and would sit comfortably within the range that already exists within this part of Downs Road. Whilst the alterations would result in a larger roof, it is not considered to be visually harmful or out of keeping with other roofs in the surrounding area. The roof would be finished in black composite slate roof tiles. Black slate can be seen elsewhere in the street and is, therefore, considered acceptable.

Two single pitched roof dormers are proposed to the front roof slope. They would have casement openings and would be of a modest scale. There are a number of pitched roof projections, frontages and gabled frontages facing the street in this part of Downs Road as well as further to the east. As such, it is considered that the proposed dormers would be in keeping with the overall pattern of development in the area and, given their size and location within the roof, they would not dominate the front roof slope.

The existing chimney stack would be removed and a new one provided on the western boundary. It would be seen against the roof slope and chimney slopes are a common feature with Downs Road.

The enlargement of the front bay window would double the width of the existing, and create a central and balanced frontage. Although the bay would be larger than others within the street, the application property has its own unique character, and the enlargement of the bay is not considered to be harmful to, or out of keeping with, the character and appearance of the area.

An L-shaped single storey side and rear extension is proposed, that would extend the existing rear extension by approximately 2.5m more to the east and sit in close proximity to the boundary with No. 63 Downs Road. It would have a side return and sit just forward of the original rear building line. The extension would have a pitched roof finish, with half of the roof form being visible from the street. The extensions would be set back some 7.6m and appear from Downs Road as though it were one small mono-pitch side extension, the full amount of new built form unlikely to be perceived in full from the public realm. However, given the space between the area for development and No. 63 Downs Road, where this new built form would exist, it is considered important that it integrates with the host building and, as such, it was considered appropriate to ensure that the side areas visible from the road be finished in render, not brick as originally proposed. Amended plans have been received showing the proposed use of render to the areas visible from Downs Road and these are considered acceptable. The eaves height would match that of the host building and a single door would be placed fronting the street. The side extension would have a rendered frontage facing Downs Road, to match the host building, and the resultant built form would be finished in brickwork to match the rear.

To the rear roof slope, a flat roof dormer is proposed. It would be set down and set in and away from the apex of the rear extension. It would be finished in grey cladding. It is

considered unlikely that this dormer would be readily visible from Chilton Lane and would be read as part of the roof. Given the limited public views of the dormer, no objection is raised to the use of cladding to it.

The existing window to the second bedroom along the eastern flank is proposed to be filled in, with the room being served by the extended bay to the front. The area would be made good and finished in render to match the host building. A new entrance door would also be provided in this location, being repositioned from the existing front facade. This alteration is not uncommon on a domestic property in the urban area and where there such variety and inconsistency in house type in Downs Road, this is not considered to be harmful. A number of openings will be re-provided or changed from timber to uPVC as part of the application. These works could be undertaken without the need for planning permission and whilst it would be a shame to lose the inherent detail and quality of traditional timber windows, it is considered that this change is not objectionable in light of the permitted development fallback that exists.

Concern has been raised about potential overdevelopment in this location. Although the wrap around extension would reduce some of the available space to the rear and the roof enlargements would create cumulatively more development, the host building overall is considered to be capable of accommodating the proposed new built form without harm to the character and appearance of the area, with only a small amount of the new development publicly visible.

Given the above, the proposed works are considered to be acceptable and have no adverse impact on the character or appearance of the host dwelling or the surrounding area. Overall the works are therefore considered to comply with the aims of saved policy D1 of the Thanet Local Plan and QD02 of the Draft Local Plan and the guidance 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, 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 proposed alterations to the roof would be modest, and unlikely to be perceived by neighbouring occupiers either side, given the lack of openings in the side roof slopes of No.s 63 and 67 Downs Road, and the fact that development would not move any closer to either neighbouring property. The two new dormers would be unlikely to result in any new harm given their intended position and the lack of openings to neighbouring properties in proximity to these. The dormers would sit more than 21m from the front of No. 16 Down Road, to the front (south) of the application property, and would therefore be unlikely to result in any new overlooking.

The new chimney stack proposed would not materially alter the existing arrangement with neighbouring occupiers. The pot would be upright and exceed the ridge height of the existing

property, therefore ensuring no new smoke or emissions at a height that would be likely to interfere with the amenities of neighbouring occupiers when compared with the existing arrangement.

The enlarged front bay would be set in from the side boundary with No. 63 Downs Road by around 2.6m and set behind an existing high boundary treatment. No. 63 has a large driveway extending along this side and the dwelling itself is set even further in from this area, with around 5m between the flank wall and the shared boundary. The works are not considered to result in any harm in terms of additional built form given the modest scale, nor any harmful overlooking given the separation retained between sites and existing boundary treatment arrangement. Again to the front with No. 16 Downs Road, the window would be more than 21m away and is not considered likely to materially alter the relationship with the neighboring property occupiers.

The proposed extension would be a wrap around, extending from the side of the property by around 1.5m, up to 2.5m beyond the existing rear extension, with a total length to the eastern boundary of around 7.9m. To the east (No. 63) a large garage/outbuilding appears to sit in the location for the proposed extension. The main dwelling at the neighbouring site is set in from this boundary by some 5m and given that the development would be single storey and pitch away from the boundary, it is not considered to result in any new overbearing, sense of enclosure, loss of light or loss of outlook. No new openings are proposed in the side elevation of the extension and no new overlooking would result. A single door is proposed that would look back along the side of the neighbouring property, however given the arrangement of the extension and the presence of boundary treatments between sites, plus the separation between them, this is not considered to result in any new harm.

To the west, development would not move any closer to the neighbouring property (no. 67), with a gap of approximately 3m retained between it and the boundary. Given the single storey nature and pitched roof finish, the works are not considered to result in any new harm in this location.

To the rear development would extend approximately 2.5m beyond the existing extension. The gardens of properties in the adjacent street along Chilton Lane, appear to have long rear gardens with properties set some distance from the rear boundary of No. 65 Downs Road. A number of outbuildings are visible along the rear of properties in Chilton Lane and the works are therefore not considered to result in new harm in this location.

A dormer is proposed in the rear roof slope. This would be set in on both sides and have two windows. There did not appear to be any openings in the roof spaces of either neighbouring properties at No.s 63 or 67 Downs Road at the time of the Officer site visit. The works are therefore unlikely to result in any new harm in terms of creating any sense of overbearing or overshadowing. In terms of the potential for overlooking, there would remain a good degree of separation between the application site and No. 63 as to prevent views across private rear amenity spaces to the east. To the west with No. 67, the application site sits forward of the neighbouring property. Given the arrangement of these dwellings and the presence of rear extensions across the adjacent site, the works are unlikely to result in any overlooking to private rear amenity areas. To the rear, properties in Chilton Lane are north-west facing and

at an angle to the application site. They have long gardens and as a result there is no considered to be any new harm in terms of the additional built form, or any new harmful overlooking in this location.

The works would result in a very small rear curtilage for the applicants and open space. The Council do not have any saved policies on garden space and it is noted that the application site is located in close proximity to both parks, the beach and coastal trails. As a result Officers raise no objection in relation to the loss of the garden space.

The blocking up of the existing window to bedroom 2 would not result in any material change.

The relocation of the entrance door to the eastern flank is not considered to result in any new harm. There is already a door in this location and around 7m of separation with No. 63 Downs Road. As a result the relocation is not considered to cause any new harm in terms of additional comings and goings or any kind of use that could not be undertaken without the need for planning permission.

Overall the works are considered to comply with the aims of saved policy D1 of the Thanet Local Plan 2006 and QD03 of the Draft Local Plan and the guidance of the NPPF.

Highways

Saved policy TR16 of the Thanet Local Plan sets out development proposals should make satisfactory provision for the parking of vehicles.

There are no proposed changes to 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 to the front of the building would not be out of keeping with the overall mixed and varied pattern of development in this location. Some of the proposed elements have taken architectural cues from the existing host building and other nearby properties. The works to the rear are unlikely to be seen from the surrounding streets or within Downs Road itself, and are therefore considered to be acceptable.

No new harm is identified to the living conditions of neighbouring occupiers as to warrant refusal of this application and it is therefore recommended that planning permission be granted.

Case Officer

Vicky Kendell

TITLE:

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Project

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