

A02

FH/TH/20/0998

PROPOSAL: Erection of 2No dormers to side elevations together with increase in ridge height to facilitate conversion of loft

LOCATION: 3 Harrow Dene BROADSTAIRS Kent CT10 2UY

WARD: St Peters

AGENT: Mr Geoff De Buriatte

APPLICANT: Ms Beverley Warrener

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 B/2 and B/3 received 28 October 2020.

GROUND;

To secure the proper development of the area.

3 The windows window in the first floor east and western side elevations elevation of the dormers hereby approved shall be non-opening below 1.73m above the finished internal floor level, and 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 the first occupation of the development hereby permitted and permanently retained thereafter.

GROUND

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The application site is a single storey detached brick bungalow with hanging roof tiles and a small square bay window to the elevation fronting the highway, which has horizontally placed cladding above. To the east of the site is 1 Harrow Dene which has recently been increased in height and had dormer windows erected to the side elevations (Application reference

FH/TH/19/0608) similar to the plans proposed as part of this application. To the west 5 Harrow Dene is a two storey detached dwelling with a gable end fronting the road set forward of number 3. The remaining streetscape is formed of a mixture of two storey and single storey dwellings at varying intervals.

RELEVANT PLANNING HISTORY

FH/TH/20/0506 - Erection of 2No dormers to side elevations together with increase in ridge height and alterations to fenestration. Refused 14 July 2020 due to the impact of the proposed materials upon the character and appearance of the area and overlooking to the neighbouring property, 1 Harrow Dene.

PROPOSED DEVELOPMENT

The proposed development is the erection of 2No dormers to side elevations together with an increase in ridge height to facilitate conversion of loft.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

QD02 - General Design Principles

QD03 - Living Conditions

TP06 - Car Parking

Broadstairs Neighbourhood plan

BSP9 - Design in Broadstairs & St. Peter's

NOTIFICATIONS

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

Twelve letters of objection have been received raising the following concerns:

- Appearance of the proposed dormers
- Proposed dormers give the property a top heavy appearance
- Overdevelopment
- Overbearing impact
- Loss of privacy to the neighbouring properties
- Overlooking
- Perception of overlooking
- Sense of enclosure to the neighbouring properties
- Loss of light
- Noise and disturbance
- Close to adjoining properties

- Conflict with local plan
- Development too high
- Development at number 1 Harrow Dene has not been built in accordance with the approved plans
- Impact upon parking in the area
- Precedent for future development
- Right to light

CONSULTATIONS

None

COMMENTS

This application has been brought to committee by Cllr Garner for members to consider the impact of the proposed development upon the character and appearance of the area, overlooking to neighbouring properties and conflict with the local plan.

Principle

The site comprises an existing dwelling located within the urban confines of Broadstairs. The principle of extending or altering an existing dwelling is considered acceptable subject to all other material considerations.

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.

Policy QD02 of the Thanet Local Plan states that the primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects.

Policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan states that proposals that conserve and enhance the local character and sense of identity of the Plan area will be encouraged. Proposals which demonstrate that they reflect the design characteristics of the area and have taken account of the Design Guidelines will be supported.

The proposal is for the extension of the roof and the installation of 2 dormers to facilitate a loft conversion. The height of the roof would be increased by 0.9m and dormers would be erected in both roof slopes. The dormers would be approximately 11.5m long, 2.7m high externally, and contain 3 windows in the side elevations. Dormers are present within Harrow Dene and the surrounding streets, in particular Repton Close. These are typically single

dormers of a more modest nature in two storey dwellings. Windows would also be installed in the extended front and rear gables of the property.

The dormers proposed are set in by almost 1m from the front and rear elevations, set down from the ridge and up from the eaves by around 0.5m. The proposed plans indicate that the dormers would be constructed from a flat roof and vertical hanging plain tiles to match 1 Harrow Dene. It is not possible to condition an application to match another property that is outside of the applicants control. A condition would therefore be imposed to ensure that the tiles for the proposed dormers at 3 Harrow Dene match the existing roof of the property. Similarly the extended roof would be conditioned to match the existing roof of the property.

The extended roof and dormers would be visible from the public realm between numbers 1 and 5 Harrow Dene, however number 3 is set back from the front elevation of number 5 by approximately 5.5m limiting views from the west. Glimpses of the extended roof and dormers could also be obtained between the properties to west and south on Rugby Close, however this would be at a large separation distance. Given the location of the property, the setback of the dormers from the front elevation and the conditions ensuring that the proposed materials would match the existing roof, the proposed development is not considered to be significantly harmful to the character and appearance of the area to warrant refusal of the application. The proposed development is therefore considered to comply with policy QD02 of the Thanet Local Plan, policy BSP9 of the Broadstairs and St Peter's Neighbourhood plan and the National Planning Policy Framework.

Living Conditions

Currently there is a separation distance of 0.9m to the western side boundary, 2.6m to the eastern side boundary and 12.6m to the rear boundary of the site. The western neighbour, 5 Harrow Dene has an attached garage on the boundary with number 3 giving an overall separation distance of 4.5m to the main side elevation of this neighbouring property and there would be a total separation distance of 25m to the rear elevation of the rear neighbour, 9 Rugby Close.

All of the proposed extensions and alterations are located within the existing footprint of the property and therefore do not alter the separation distances to the neighbouring dwellings.

The extension to the roof would increase the overall height of the property from 5.2m to 6.1m and the proposed dormers would measure 11.5m long, 2.7m high and 3.5m deep. Given the location of these extensions and alterations, the separation distance to the neighbouring properties and the modest increase in overall height of the property they are not considered to result in any significant loss of light or sense of enclosure to the neighbouring dwellings.

Windows are proposed in the front and rear gable ends serving bedrooms. The proposed front window would look towards the highway where there is a separation distance of 30m to the closest neighbouring properties, 1 Repton Close and 4 Harrow Dene. As outlined above there is a separation distance of approximately 25m to the rear elevation of the closest rear neighbour, 9 Rugby Close. Any overlooking to the other rear neighbours would be at an obscure angle. Given the location of these windows and the large separation distances the

proposed front and rear windows are not considered to result in any significant overlooking to warrant refusal of the application.

An amended plan has been submitted during the application process altering the rear window in the first floor western side elevation to high level only and adding a rooflight into the flat roof on the dormer. All of the other windows in the side elevations of the proposed dormers would be obscure glazed and fixed shut to a height of 1.73m above the internal floor level. This arrangement would be conditioned to ensure that the obscure glazing and fixed windows are installed prior to the first occupation of the extension and thereafter maintained. A minimum level of obscurity equivalent to Pilkington level 4 would be required through this condition. Subject to this condition and following the submission of the amended plan the proposed side windows are not considered to result in a significant level of overlooking or perception of overlooking and corresponding loss of privacy to warrant refusal of the application. The proposed rooflight would be set within the flat roof at a high level above the internal floor and is therefore not considered to result in any significant opportunity for overlooking. The proposed bedrooms would still be served by clear glazed windows in the front and rear elevations and are therefore considered to receive an acceptable degree of light and outlook.

Whilst the proposed development would increase the number of bedrooms in the property, the residential use is not considered to result in a significant increase in noise and disturbance to warrant refusal of the application.

Due to the location of the proposed development, the separation distances to the neighbouring properties and the conditions outlined above, the proposed development is not considered to result in a significant degree of harm to the living amenity of the neighbouring property occupiers to warrant refusal of the application. The proposed development would therefore comply with policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The property benefits from off street parking for a number of vehicles and on street parking in the surrounding area is unrestricted. No changes are proposed to the existing parking arrangement and whilst the proposed development increases the number of bedrooms in the property given the location of the site and the existing off street parking the proposed development is not considered to result in a significant increase in on street parking or harm to highway safety to warrant refusal of the application.

Other Matters

Right to light to a separate civil matter and does not form a material consideration in the determination of this application.

Each application is considered on its own merits and in accordance with the relevant local and national policies and therefore approved plans on other sites do not set a precedent for future development.

Concern has been raised about the works at 1 Harrow Dene not being completed in accordance with the approved plans. The works at 1 Harrow Dene are subject to a separate Planning Enforcement investigation. There is no evidence to indicate that if the application at 3 Harrow Dene is approved that the works would not be completed in accordance with the proposed plans. If the Council receives a complaint that a development is not being completed in accordance with the approved plans or without the benefit of planning permission it would be investigated by the Planning Enforcement Team in line with the current protocol arrangements.

Conclusion

This application is considered to address the reasons for refusal set out within the previous application (Reference FH/TH/20/0506) and on balance is not considered to result in significant harm to the character and appearance of the area or the neighbouring living amenity to warrant refusal. Therefore the proposed development is considered to accord with Thanet Local Plan, Broadstairs Neighbourhood Plan and the advice and guidance of the National Planning Policy Framework and it is recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Duncan Fitt

TITLE:

FH/TH/20/0998

Project

3 Harrow Dene BROADSTAIRS Kent CT10 2UY

