

A01

F/TH/20/0988

PROPOSAL: Erection of 2No. two storey dwellings together with alterations to existing dwelling, including new roof structure to provide

LOCATION: additional floor space.

13 Linden Avenue BROADSTAIRS Kent CT10 1HR

WARD: Bradstowe

AGENT: Mr Andrew Evans

APPLICANT: Mr S Rigden

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 20.1557.PL03 Rev D and 20.1557.PL15 Rev C, received 30 July 2020,, 20.1557.M01 Rev A and 20.1557.M02 Rev A, received 12 October 2020 and 20.1557.PL010 Rev L, 20.1557.PL011 Rev F, 20.1557.PL012 Rev H,, 20.1557.PL013 Rev L, 20.1557.PL014 Rev G,, and dated 20.1557.PL08 Rev F and 20.1557.PL09 Rev F, received 28 October 2020.

GROUND;

To secure the proper development of the area.

3 The new dwellings hereby permitted shall be constructed using the materials specified on approved plans numbered, 20.1557.M01 Rev A and 20.1557.M02 Rev A,12 October 2020. in accordance with the received **** unless otherwise agreed in writing by the Local Planning Authority.

GROUND

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

4 The external materials and external finishes to be used in the extension and alterations to the existing dwelling 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 QD02 of the Thanet Local Plan

5 No further alterations to the roofs, or extensions to the existing dwelling or approved dwellings hereby permitted, whether approved by the provisions of Schedule 2, Part 1, Classes A, B or C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties and the amenity of the future occupiers of the site in accordance with policies QD03 and QD04 of the Thanet Local Plan.

6 Prior to the first occupation of the new dwellings, the area shown for the parking and manoeuvring of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

GROUND;

Development without adequate provision for the parking or turning of vehicles is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy TP06 of the Thanet Local Plan.

7 The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

GROUND

In the interests of highway safety, in accordance with the advice contained within the NPPF.

8 Prior to the first occupation of the new dwellings hereby approved secure cycle parking facilities shall be provided in the rear garden and thereafter maintained.

GROUND;

In the interests of promoting increased cycling in accordance with policy TP03 of the Thanet Local Plan

9 The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes.

GROUND

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.

10 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110litre /person/day, in accordance with Policy QD04 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

A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Thanet District Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that Next Generation Access Broadband is a fundamental part of the project. Access to superfast broadband should be thought of as an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest connection point to high speed broadband.

SITE, LOCATION AND DESCRIPTION

The site forms part of the side and rear garden of 13 Linden Avenue and has boundaries with both Linden Avenue and Crow Hill. No. 13 Linden Avenue is a single storey dwelling with a pitched roof located on the northern side of the plot. A high boundary wall and fence extends along the Linden Road boundary and a wall and fence run along the boundary of the site with Crow Hill. The site is on a similar level to Linden Avenue and above the level of Crow Hill. The northern and southern neighbouring properties on Crown Hill are also set on different levels due to the slope of the hill. Within the area surrounding the site on both Linden Avenue and Crow Hill there are a variety of different properties including detached and semi-detached bungalows, and detached, semi-detached and terraced two storey houses, all with diverse materials and designs.

RELEVANT PLANNING HISTORY

F/TH/20/0042 - Erection of 2No. two storey dwellings together with alterations to existing dwelling, including new roof structure to provide additional floor space. Granted 21 May 2020

PROPOSED DEVELOPMENT

The proposed development is the erection of 2No. two storey dwellings together with alterations to existing dwelling, including a new roof structure to provide additional floor space.

This application is a resubmission of application F/TH/20/0042 with alterations to the design of the dwellings and the extension to the existing property.

The existing dwellings is a single storey pitched roof bungalow with a single storey side and rear projection. The property is located towards the northern boundary of the site and is accessed from Linden Avenue. The existing single storey rear extension would be demolished and the roof would be raised to provide first floor accommodation within the footprint of the existing dwelling. A private amenity space would remain to the rear and the existing off street parking would be maintained.

One new dwelling is proposed to be constructed to the south of the existing dwelling fronting Linden Avenue. The first floor accommodation would be located in the roof and off street parking is proposed to the front. The second new dwelling would be located towards the western corner of the site and would front Crow Hill. The first floor accommodation would again be located in the roof and off street parking would be provided to the south east of this property. Amenity spaces would be provided to the side and rear of each new dwelling.

Amended plans have been submitted during the application process altering the design and internal layout of plot 2 and altering the location of the proposed rooflights within all three properties.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies

SP01 Spatial Strategy Housing
SP14 - General Housing Policy
SP22 - Type and Size of Dwellings
SP28 - Protection of International and European Designated Sites
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
SP30 - Biodiversity and Geodiversity Assets
SP35 - Quality Development
SP37 - Climate Change
SP43 - Safe and Sustainable Travel
CC02 - Surface Water Management
H01 - Housing Development
HE01 - Archaeology
QD01 - Sustainable Design
QD02 - General design Principles
QD03 - Living Conditions
QD04 - Technical Standards
QD05 - Accessible and Adaptable Accommodation
SE04 - Groundwater Protection
SE08 - Light Pollution
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

Broadstairs Neighbourhood Plan Policies

BSP9 - Design in Broadstairs & St. Peter's

BSP12 - Full Fibre Broadband Connections

NOTIFICATIONS

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

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

- Close to adjoining properties
- General dislike of proposal
- Inadequate access
- Increase in traffic
- Loss of parking
- Inadequate parking provision
- Highway safety
- More open space needed on development
- Noise and disturbance
- Out of keeping with character of area
- Over development
- Overbearing Impact
- Scale of development
- Cramped development
- Loss of privacy
- Overlooking
- Affect local ecology
- Conflict with local plan
- Development too high
- Information missing from plans
- Loss of light
- Light pollution
- Residential Amenity
- Noise and disturbance during construction
- No objection to the alterations to the existing bungalow

Broadstairs and St Peter's Town Council - The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend refusal with the following concerns: Cramming and overdevelopment.

The Broadstairs Society - Linden Avenue has more than enough dwellings and the proposal would be an overdevelopment of a plot of land that, whilst appearing to be large on the plan, is not that big when inspecting the area and would affect the quiet enjoyment of the

existing dwellings by overlooking them. The Society has no objection to alterations to the existing dwelling and to the new roof structure.

CONSULTATIONS

Southern Water - The applicant has not stated details of means of disposal of foul drainage from the site. Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer.

COMMENTS

This application has been brought to committee by Cllr Jill Bayford for members to consider the impact of the design and scale of the proposed development upon the character and appearance of the area.

Principle

Policy SP01 of the Thanet Local Plan states that the primary focus for new housing development in Thanet is the urban area. Thanet Local Policy H01 states that permission for new housing development will be granted on non-allocated sites within the confines of the urban area and villages as shown on the policies map, subject to meeting other relevant Local Plan policies. The site is within existing built up confines of Broadstairs and comprises residential garden land. Therefore the principle of residential development is acceptable subject to other material considerations such as the impact on the character and appearance of the area, neighbouring and proposed living conditions and transportation.

Character and Appearance

Paragraph 127 of the National Planning Policy Framework states that development should be sympathetic to local character and the surrounding built environment and establish and maintain a strong sense of place. Policy QD02 of the Thanet Local Plan provides general design principles for new development and 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 Broadstairs Neighbourhood plan states that development proposals that conserve and enhance the local character and sense of identity of the Plan area will be encouraged. Proposals should take account of the Design Guidelines. Proposals which demonstrate that they reflect the design characteristics of the area and have taken account of the Design Guidelines will be supported.

The single storey projection at the rear of the existing property would be demolished and the roof of the remaining dwelling would be extended and altered to provide first floor accommodation. The new roof would have a similar form to the existing dwelling with a gable end fronting Linden Avenue and a pitched roof section with a gable end projecting to the north. At the rear the roof would be altered from gabled to hipped and two pitched roof dormers would be erected, one in the front elevation of the northern side projection and one in the northern side elevation. Two rooflights would be installed in the southern side

elevation, two in the northern side elevation and two in the rear elevation of the northern side projection.

Plot 2 is a three bedroom detached dwelling and would be located to the south of number 13 Linden Avenue with the access and front elevation facing this road. This would be a two storey dwelling with the first floor rooms located in the roof. The property would have a barn hipped roof design with a front dormer and gabled front projection. One rooflight is proposed in the front elevation and two in the rear elevation. This property is set at an angle to the neighbouring properties reflecting its location on the bend in the road. When compared to the previously approved plan this dwelling is set in the same location but has been extended to the rear with a single storey projection. Due to the location of this alteration it would have limited visibility from the public realm.

Plot 3 would have a pitched roof design with two pitched roof dormers located in the front elevation and a two storey pitched roof projection extending from the south eastern side. This property would front Crow Hill and a new pedestrian and vehicular access would be created in the existing boundary wall. This property would be set forward of number 30 Crow Hill by 2.5m, however in this section of Crow Hill there is variation to the building line with the properties to the south east following a curved arrangement. When compared to the previously approved dwelling the single storey side projection has been increased in scale to allow for an ensuite to be included at first floor level. This alteration is considered to result in limited visual change from the public realm.

There is variation to the design, scale and arrangement of the properties in both Linden Avenue and Crow Hill in the area surrounding the site. Whilst the proposed dwellings are larger than those approved in the previous application, the dwellings are considered to sit comfortably within the site with an acceptable level of separation between the properties that is considered to be in keeping with the pattern of development in the area.

The proposed dwellings would be constructed from brick and slate tiles and the alterations to the existing dwelling would be completed using bricks to match the existing house and slate tiles. Details of the materials have been submitted with this application are considered to be in keeping with the character and appearance of the area.

The applicant's agent has provided a landscaping plan detailing the proposed boundary treatment and areas of hedging to be removed. Sections of the existing hedging would be retained however it is not possible to protect hedges through the planning system and therefore the existing hedges could be removed at any time. The retention of most of the hedging as indicated within the landscaping plan would reduce the visual change to the character and appearance of the area.

The proposed development is therefore not considered to have a significantly harmful impact upon the character and appearance of the area to warrant refusal of the application. The amended plan would therefore comply with policy QD02 of the Thanet Local Plan, Policy BSP9 of the Broadstairs Neighbourhood Plan and the National Planning Policy Framework.

Living Conditions

The single storey extension at the rear of the existing dwelling would be demolished and the roof would be extended to provide first floor accommodation. Two dormers are proposed, one in the front elevation of the northern side projection and one in the northern side roof slope. Six rooflights are also proposed in the extended roof. The height of the eaves would be increased from 2.8m to 3m and the overall height of the dwelling would be increased from 4.6 to 6.2m. The footprint of the main dwelling would be maintained. The existing separation distances to the neighbouring dwellings would be maintained with the closest property, 15A Linden Avenue set 1.6m to the north. There are no windows located in the first floor southern elevation of this neighbouring property and the ground floor southern elevation is currently located within close proximity to the existing boundary fence. There would be a separation distance of 2.8m to plot 2 which is located to the south and 3.2m to plot 3 which is located to the south west from the closest point of the extended dwelling. The proposed dormers would have pitched roofs and are set within the proposed roof, up from the eaves and down from the ridgeline. The proposed rooflights are not considered to add any significant bulk or mass to the roof. Given the scale of the proposed extension and the location of the property the proposed extension and alterations are not considered to result in any significant loss of light or outlook to the existing or proposed neighbouring dwellings.

The proposed dormer in the northern side roof slope would serve a bedroom and look across the front and side elevation of 15A Linden Avenue. There would be a separation distance of 4.8m to the northern boundary and a total of 8.6m to the front projection of 15A Linden Avenue from this window. Due to the location this window is not considered to result in any significant opportunity for overlooking. The dormer proposed in the front roof slope of the northern side projection would face towards Linden Avenue with a separation distance of 23m to the closest property on the eastern side of the road. One new window is also proposed in the extended front gable serving a bedroom. This window would look towards Linden Avenue with a separation distance of 14m to the boundary with the closest property on the eastern side of Linden Avenue. Given the location of the windows and the separation distances to the neighbouring properties they are not considered to result in any significant opportunity for overlooking. The proposed ground floor doors and windows are in similar locations to the existing openings and due to their ground floor location are not considered to result in any significant opportunity for overlooking.

Six rooflights are proposed in the side and rear elevations of the extended roof. These windows would have a minimum cill height of 1.7m above the internal floor which is considered to prevent any significant opportunity for overlooking to the existing and proposed neighbouring dwellings.

Plot 2 would be a three bedroom dwelling with a barn hipped roof with a front gable and dormer and is angled to follow the bend in Linden Avenue. There would be a separation distance of 1m at the closest point to the southern boundary of the site and 3m to the main side elevation of the closest southern neighbour, 28 Crow Hill. There is a change in levels between these properties and there are a number of windows in the northern side elevation of this neighbouring property, however these windows appear to be obscure glazed or to serve non-habitable rooms. The habitable room windows in the rear elevation are set towards the southern side of this elevation increasing the separation distance to the proposed dwelling. This dwelling would angle away from 13 Linden Avenue and there would be a separation distance of 7.0m to the closest point of plot 3. Given the location and scale of

this dwelling and the arrangement of the closest neighbouring dwelling this property is not considered to result in any significant loss of light or sense of enclosure to the existing or proposed neighbouring dwellings to warrant refusal of the application.

One dormer, a window and a rooflight are proposed in the front elevation. These windows would face towards Linden Avenue where there is a separation distance of 19m to the closest neighbouring dwelling. Two rooflights are proposed in the rear roof slope serving a bedroom and ensuite. These rooflights are situated with a cill height of 1.7m above the internal floor and therefore offer limited opportunity for overlooking. The ground floor windows are not considered to result in any significant opportunity for overlooking due to their location and the existing and proposed boundary treatment around the site.

Plot 3 would be a pitched roof dwelling with two front dormers and a two storey side projection. This property would front Crow Hill where there would be a separation distance of 2m to the northern neighbour 30 Crow Hill and 12m to the southern neighbour 28 Crown Hill. There would also be a separation distance of 21m to the closest property on the south western side of the road 37 Crow Hill. As outlined above there would be a separation distance of 3.2m from the rear elevation of this dwelling to the rear of 13 Linden Avenue at the closest point. There are two windows in the side elevation of 30 Crow Hill, however this neighbouring property is set on a higher ground level than the site and these windows appear to be secondary windows that are already in close proximity to the existing boundary treatment. Given this existing relationship and the separation distance to the other neighbouring properties the proposed dwelling on plot 3 is not considered to result in any significant loss of light or sense of enclosure to warrant refusal of the application.

The four rooflights proposed in the rear elevation of plot 3 would serve two bedrooms, however are set at 1.7m above the internal floor and would therefore offer limited opportunity for overlooking. Whilst the dwelling would be on a higher ground level compared to the properties on the south western side of the road given the separation distance and that the windows in the front elevation of plot 3 would face the front elevations of these neighbouring properties that are clearly visible from the public realm, they are not considered to result in any significant opportunity for overlooking. The ground floor rear windows are not considered to result in any overlooking due to the proposed boundary treatment around the site.

The proposed dwellings and extensions are considered to be of an adequate size with all habitable rooms receiving light, outlook and ventilation. Each property would benefit from a private amenity space that would be considered suitable for doorstep playspace and provide space for clothes drying.

Two additional residential dwellings and the extension to the existing dwelling is not considered to result in a significant increase in noise and disturbance to the existing neighbouring residential properties to warrant refusal of the application.

In light of the above the amended plan is not considered to result in any significant harm to the living amenity of the neighbouring residential property occupiers and would provide an acceptable standard of accommodation for the future occupiers, in line with policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Highway Safety

The existing parking arrangement would be maintained on the northern side of 13 Linden Avenue and two parking spaces would be provided for each new dwelling. Cycle storage for each new dwelling could be accommodated within the garden and would be conditioned to ensure that it is provided and maintained. Parking along Crow Hill and Linden Avenue is unrestricted.

Whilst there may be seasonal variations in demand for parking in the area the provision of two additional three bedroom dwellings with off street parking is not considered to result in a significant increase in demand or harm to highway safety to warrant refusal of the application.

Financial Contributions

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to contribute to the district wide mitigation strategy. This mitigation has meant that the Council accords with the Habitat Regulations.

There are no changes in the number of bedrooms proposed in this application and the previously approved application, and the contribution of £848 towards the Strategic Access Management and Monitoring (SAMM) plan to offset the potential impact on protected birds at European designated sites from increased visitors from the district to these areas for the previous application has been paid. It is therefore considered that sufficient mitigation for the impacts of the development on this land for 2 new dwellings upon the Thanet Coast and Sandwich Bay Special Protection Area (SPA) is in place and no further contribution has been requested as part of this application.

Other Matters

Should the application be approved an informative would be required to advise the applicant that all new residential development within the Plan area should include the necessary infrastructure to allow full fibre connections upon the completion of the development in order to comply with policy BSP12 of the Broadstairs Neighbourhood Plan.

Noise and disturbance during construction including through vibration is considered to be temporary in nature and would be covered by other legislation.

As the site is currently in use as a residential garden the development is not considered to have a significantly harmful impact upon local ecology to warrant refusal of the application.

The existing boundaries of the site with the neighbouring dwellings would be maintained. Any damage to neighbouring properties as a result of the proposed development is a civil matter and does not form a material consideration in the determination of this application.

The applicant's agent has confirmed that the proposed development would meet the water and energy efficiency standards set out within policies QD01 and QD04 of the Thanet Local Plan. These standards would be conditioned.

Permitted development rights would be removed for any further alterations to the roof or extensions of the properties to prevent a reduction in the size of the amenity areas of the properties or harm to the living conditions of the future occupiers of the site and the neighbouring property occupiers.

Conclusion

The proposal is for 2 dwellings with the urban confines of Broadstairs, with alterations to the existing dwelling on the site. It is considered that there would be no significant adverse effect from the proposed development on the character or appearance of the area, living conditions, highways and other planning matters, and the required mitigation towards the Special Protection Area for the land has been previously secured. Therefore the development is recommended for approval.

Case Officer

Duncan Fitt

TITLE:

F/TH/20/0988

Project

13 Linden Avenue BROADSTAIRS Kent CT10 1HR

