

A03

FH/TH/20/1341

PROPOSAL: Erection of a single storey rear extension
LOCATION: 2 Alkham Close MARGATE Kent CT9 3JP
WARD: Cliftonville East
AGENT: No agent
APPLICANT: Mr Luke Glover
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 elevations, sections and floor plans received 19 October, 2020.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the erection of 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 QD02 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

The site comprises a two storey end of terrace dwelling located on the northern side of Alkham Close. Part of the dwelling extends over a public footpath at first floor level and the garden wraps around the rear and eastern side of the property. Due to the location of the property and the underpass, both the front and rear elevations are visible from the public realm. A high level boundary wall with a trellis above extends around the part of the rear garden adjacent to the public footpath.

RELEVANT PLANNING HISTORY

There is no planning history for the site.

PROPOSED DEVELOPMENT

The proposed development is the erection of a single storey rear extension. The extension would be located on the north eastern corner of the property, replacing part of the boundary wall and following the line of existing angled boundary adjacent to the public footpath. The extension would have a flat roof and would be constructed from brickwork to match the existing property and boundary wall. One window is proposed in the eastern side elevation facing the public footpath and two doors are proposed in the western side elevation facing into the existing garden.

DEVELOPMENT PLAN POLICIES

QD02 - General Design Principles
QD03 - Living Conditions
TP06 - Car Parking

NOTIFICATIONS

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

CONSULTATIONS

None received.

COMMENTS

The application is brought before the planning committee as the applicant is a member of staff.

Principle

The application site is located within a residential area of Margate. The principle of extending an existing residential dwelling is considered acceptable, subject to the detail of the scheme.

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.

The proposed extension would be visible from the public realm due to its location on the boundary of the site and the location of the public footpath, however given the existing high level boundary wall in the location of the extension and the use of matching materials it is not considered to be a highly prominent or incongruous addition. The extension would also be viewed in the context of the rear elevations of the properties fronting Alkham Close. It is therefore considered that the proposed development would have no significant impact upon the character and appearance of the area and would comply with policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed extension would have a flat roof, a maximum depth of 4.1m, a maximum width of 3.2m and a maximum height of 2.8m.

Whilst the neighbouring property, number 3 Alkham Close is joined to the application property this is at first floor level only and due to the location of the public footpath there is a separation distance of 3.2m to the closet ground floor section of this neighbouring property. There would be a separation distance of 7.4m to the rear neighbour and 16.8m to the boundary with the eastern neighbour. Given the location of the extension and the arrangement of the neighbouring properties the proposed extension is not considered to result in any significant loss of light or sense of enclosure to the neighbouring dwellings.

The two doors would look into the existing garden of the application site and the proposed side window would face onto the public footpath. Due to the location and single storey design of the extension it is not considered to result in any significant opportunity for overlooking.

Given the location of the extension, its single storey design and arrangement of the neighbouring properties it is considered that the proposed development would not result in any significant harm to the living amenity of the neighbouring property occupiers, in line with policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The proposed development makes no changes to the existing parking arrangements at the property. The site is located in a sustainable location and on street parking in Alkham Close is unrestricted. It is therefore considered that the proposed development would not result in any significant increase in demand for parking or harm to highway safety.

Conclusion

In conclusion it is considered that the proposed development would not have a significant impact on its surroundings or residential amenity and accords with Thanet Local Plan Saved Policies and the advice and guidance of the National Planning Policy Framework. It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Duncan Fitt

TITLE:

FH/TH/20/1341

Project

2 Alkham Close MARGATE Kent CT9 3JP

