

R02

F/TH/20/1624

PROPOSAL: Variation of condition 2 of planning consent FH/TH/19/1400 'Erection of two storey front extension with balcony, two storey and single storey side extensions together with erection of single storey rear extension, alterations to materials and additional off-street parking space to allow enlargement of first floor front extension, changes to balcony, insertion of sun tube, demolition of existing chimney stack, together with alterations to fenestration and materials

LOCATION: 14 Seven Stones Drive BROADSTAIRS Kent CT10 1TW

WARD: Viking

AGENT: Mr Matthew Gerlack

APPLICANT: Mr S Rospo

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The proposed first floor front extension, by virtue of its width and relationship with the host property and No. 12 Seven Stones Drive, would appear dominant and visually incohesive, harmfully closing the gap between the application property and No. 12 Seven Stones Drive, and would represent a diminution of the originally approved scheme, contrary to the aims of paragraph 127 and 130 of the NPPF and policy QD02 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

Seven Stones Drive is a residential street off of the southern cliffs of Broadstairs. It winds northwards and sits adjacent to an area of High Townscape Value to the east. The southern part of the street is largely comprised of bungalows with varying roof forms including pitched, flat and skillion, with larger two storey dwellings further north, particularly to the north western side of the street. The road ends in a cul-de-sac where No.s 10, 12, 14 and 15 all have quite uniform appearances, being detached two storey properties with front facing gables and a recessed first floor element to the frontage. These properties have tile hanging on the front projection and horizontally placed cladding inside the recessed area. All have large flat roof garages built against the front of the dwelling and varying balconies formed between the recessed areas extending over the garages. No.s 11 and 16 retain some of the characteristics of the above properties but have more linear forms with side facing gables. No. 14 Seven Stones Drive is a large two storey detached dwelling within a sizeable corner plot to the north-west of Seven Stones Drive. It has a large pitched roof with a recessed first floor element to the frontage that is clad and hosts a balcony. The resultant first floor space

is finished in red hanging tile. At ground floor a large double flat roof garage sits along the boundary with No. 12 Seven Stones Drive and connects to the main dwelling.

Whilst there is variety within the street, there is also uniformity created by groups of similar dwellings and properties along the various parts, and this gives a sense of visual cohesion and integration across this streetscape. No. 14 appears to be read in the context of the group identified above.

RELEVANT PLANNING HISTORY

FH/TH/19/1400 - Erection of two storey front extension with balcony, two storey and single storey side extensions together with erection of single storey rear extension, alterations to materials and additional off-street parking space. Granted 24 January 2020.

F/TH/20/1018 - Variation of condition 2 of planning permission FH/TH/19/1400 for the erection of two storey front extension with balcony, two storey and single storey side extensions together with erection of single storey rear extension, alterations to materials and additional off-street parking space to allow changes to internal layout, fenestration, removal of chimney stacks and materials, together with widening of frontage and reduction in first floor front balcony. Refused 12 October 2020.

PROPOSED DEVELOPMENT

This application seeks planning permission for the variation of condition 2 of planning consent FH/TH/19/1400 'Erection of two storey front extension with balcony, two storey and single storey side extensions together with erection of single storey rear extension, alterations to materials and additional off-street parking space to allow enlargement of first floor front extension, changes to balcony, insertion of sun tube, demolition of existing chimney stack, together with alterations to fenestration and materials.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

SP12 - Broadstairs

SP35 - Quality Development

QD01 - Sustainable Development

QD02 - General Design Principles

QD03 - Living Conditions

TP06 - Car Parking

Draft Broadstairs and St Peter's Neighbourhood Plan

BSP9: Design in Broadstairs and St Peter's

NOTIFICATIONS

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

Two letters of objection have been received stating :

- Overlooking caused by removal of landscaping
- The applicant's personal requirements are not a planning consideration
- The works dont overcome the reason for refusing the changes previously

Broadstairs and St Peters Town Council: The variation of condition 2 of planning consent 19/1400 is recommended for approval with no condition applied.

The Broadstairs Society: No comment.

CONSULTATIONS

None

COMMENTS

This application is reported to Planning Committee at the request of Councillor David Saunders for the following reasons:

- Variation request does not increase the footprint from that approved on 24th January 2020
- The percentage increase to the first floor (above the garage) in relationship to the overall footprint is minimal
- It could be argued that the resulting symmetry to the roof line above the garage improves the overall front elevational appearance
- The adjacent neighbours have no objection to the proposed variation
- Broadstairs Town Council recommended approval (unanimous) with no concerns at their meeting on 4th January 2021

Planning permission was granted on this site for the erection of a two storey front extension with balcony, two storey and single storey side extensions together with the erection of a single storey rear extension, alterations to materials and additional off-street parking space for on 13 September 2019. This application seeks to make changes to that permission in relation to the internal layout, fenestration, the removal of the previously agreed chimney stacks, alterations to materials, the widening of the frontage and a reduction to the first floor front balcony.

Principle

The principle of extending the property has already been established on this site by the earlier application. Whilst the Council have adopted a new Local Plan since assessing the last application, nothing in it prevents the extension or alteration in-principle, to an existing residential dwelling in the urban area.

Section 73 of the Town and Country Planning Act 1990 (as amended) relates to the determination of applications to develop land without compliance with conditions previously attached. S73(2) states that:

(2) On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted.

The wording of the Act indicates that the Local Planning Authority can only consider the question of the condition(s) and nothing further. Condition 2 requires compliance with the approved drawings. Paragraph 130 of the National Planning Policy Framework (NPPF) sets out that Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion as a result of changes being made to the permitted scheme.

Previously permission was sought to undertake the same changes proposed as part of this application (F/TH/20/1018) and this was refused for the following reason:

The proposed first floor front extension, by virtue of its width and relationship with the host property and No. 12 Seven Stones Drive, would appear dominant and visually incohesive, harmfully closing the gap between the application property and No. 12 Seven Stones Drive, and would represent a diminution of the originally approved scheme, contrary to the aims of paragraph 127 and 130 of the NPPF and policy QD02 of the Thanet Local Plan. The proposed drawings indicate a number of changes. Internal alterations do not require planning permission. In terms of whether the changes have an impact on the living conditions of future occupiers, they would not be materially different, with all habitable rooms benefitting from light, outlook, and ventilation, in accordance with the aims of policies QD02 and QD03 of the Thanet Local Plan.

A number of openings would be changed or enlarged including the replacement of a double window with double doors to the front elevation and the enlargement of a window in the two storey side extension, the replacement of a door and window in the rear with a window, the insertion of a rooflight in the south facing roof slope towards the street, the enlargement of a window in the south facing flank at first floor and the enlargement of a window in this location at ground floor. A number of openings would also have brick arches above. Alterations to these openings would largely create a more modern appearing development and add some interest with brick arches. The changes to the front facade have the potential to have the most impact on the character and appearance of the area, however they would be on parts of the frontage that would, by virtue of the corner nature and angle of the property, have a lesser relationship with the street. None of the changes proposed are considered to cause harm to the character of the area and would accord with the aims of policy QD02. These changes are also not considered to be materially different in terms of their impact on neighbouring amenity to the previously approved scheme. The new rooflight in the side slope would appear small in nature and be high level so as to avoid any new harmful overlooking to neighbouring occupiers at No. 12 Seven Stones Drive, in accordance with policy QD03 and the aims of the NPPF.

A new high level window is proposed in the north facing flank at ground floor. This would be obscurely glazed. Given the angle of the property views of this are unlikely and would not be harmful even if they did occur. A high level obscure opening would not result in any new overlooking to neighbouring property occupiers and therefore there would be no conflict with policies QD02 and QD03 of the Thanet Local Plan.

The proposed amendments would also see the loss of the main chimney stack and a smaller stack on the southern elevation. Chimney stacks are not an important feature within this area and the proposed changes are not, therefore, considered to unacceptably diminish or harm the quality of the previously approved development. Three sun tubes would be added to the roofspace to create light in the hallways at first floor and one en-suite. These are not proposed to project beyond the plane of the roof and the small interruptions to the overall roof form are not considered harmful to the character and appearance of the area.

In terms of the changes to the materials now proposed to be utilised, these would be very modest, with some materials being slightly darker than previously approved. The changes would affect the roof tiles, windows, doors and some areas of cladding, with some cladding being removed from the previous scheme and a more simple finish at the ground floor rear. The previously approved materials were dark grey and black finishes. The proposed changes would see the use of charcoal and black frames, cladding and tiles instead and this would not materially alter the scheme or create any harm to the character and appearance of the area when compared with the approved plans.

It is proposed to increase the width of the front extension by around 0.7m. During the application stage for the initial approval, the applicant was asked to bring this in before Officer's would be happy to support the scheme because of the widening effect the development would have on the host building, creating a detrimental impact on the character and appearance of the area and the poor relationship with the host building that would be likely to result. In this case the proposed increase in width would be likely to cause the same harm, competing with the host building rather than remaining subservient to it. Coming across the ground floor garage and closer to the neighbouring property at No. 12 Seven Stones Drive would harmfully alter the pattern of development in the area over and above the approved changes, and would decrease the important visual breaks and physical gaps between properties. Given the slight forward position of the application property compared to No. 12, and gradient of the street here, the increased built form would be more noticeable and would be likely to harmfully and materially diminish the approved scheme as a result of the changes proposed, contrary to paragraphs 127 and 130 of the NPPF and the aims of policy QD02 of the Thanet Local Plan.

Other Matters

An objection has been received in relation to changes to landscaping that have resulted in a stated sense of overlooking to neighbouring occupiers. There are no protected trees or landscaping across the site and this was not conditioned in any way to address neighbour impact as part of the original consent. Therefore this is not a material consideration for this application.

Conclusion

Overall some of the proposed changes would be unlikely to result in any diminution of the original scheme, being similar or acceptable in relation to the overall design of the proposed scheme. However, the proposed increase in width of the front extension would be likely to result in a diminution of the overall quality of the scheme and would be harmful to the character and appearance of the area, contrary to policy QD02 of the Thanet Local Plan and paragraphs 127 and 130 of the NPPF. As this is an exact resubmission of application

F/TH/20/1018 the plans proposed are not considered to have overcome the reasons for refusing the last application and as a result the application should be refused.

Case Officer
Vicky Kendell

TITLE:

F/TH/20/1624

Project

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