

A01

FH/TH/20/1539

PROPOSAL: Erection of a single storey rear extension with balcony at first floor with glazed balustrade together with alterations to raised

LOCATION: patio and steps and addition of access door to area beneath

179 Percy Avenue BROADSTAIRS Kent CT10 3LF

WARD: Kingsgate

AGENT: Mr Luke Strange

APPLICANT: Mr & Mrs Gregory

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 395/02 Rev B and 395/06 Rev B received 21 January 2021 and 395/05 Rev C received 08 February 2021.

GROUND;

To secure the proper development of the area.

3 Prior to the first use of the roof terrace/balcony area hereby permitted, privacy screens of a minimum height of 1.8m shall be installed along the side elevations, as shown on the approved plan numbered 395/02 Rev B and 395/06 Rev B received 21 January 2021 and 395/05 Rev C received 08 February 2021, and thereafter maintained.

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.

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

179 Percy Avenue is a two storey semi-detached dwelling located towards the northern end of the road. The property has a large gabled front projection with a balcony and a dormer set behind this gable. The property has bay windows to the ground and first floor front elevation and an off street parking area for one vehicle to the front.

A row of similar properties extend to the north and on the eastern side of the road properties are of a different design, however include similar large front gables. Immediately to the south of the site is a row of modern semi detached dwellings.

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 with a balcony at first floor with glazed balustrade together with alterations to the existing raised patio and steps so that they project beyond the rear of the proposed extension. An access door is also proposed below the raised patio to a storage area beneath.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

QD02 - General Design Principles

QD03 - Living Conditions

SP35 - Quality Development

TP06 - Car Parking

Draft 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.

One letter of objection has been received raising the following concerns:

- Close to adjoining properties
- Development too high
- Loss of light

- Loss of privacy
- Overlooking

Broadstairs and St Peter's Town Council - No comment

CONSULTATIONS

None received.

COMMENTS

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

Principle

The site comprises an existing dwelling located within the urban confines. The principle of extending an existing dwelling outside the urban confines 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 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 proposed single storey rear extension would have a flat roof with a balcony over and would include and extend the existing flat canopy roof. A new ground floor terrace would be formed at the rear of the proposed extension. These extensions and alterations would not extend beyond the main side elevations of the dwelling and, therefore, due to the rear location they are not considered to be a prominent or visible feature in the street scene. As such, they would not have an adverse impact on the character or appearance of the area.

Living Conditions

The proposed single storey rear extension would measure 3.5m deep, 3m high and 6m wide. It would be set off the boundary with the adjoining neighbour, 181 Percy Avenue, by 0.2m. This neighbouring property has a similar rear elevation to the application property with bay windows to the ground and first floor and a flat roof canopy extending over the ground floor bay window.

The existing flat roof rear canopy across the rear of number 179 and 181 has a depth of 1.5m and therefore the proposed extension would only project 2m beyond this existing structure. The closest neighbouring window in 181 Percy Avenue appears to be a habitable room window. This window has an angled bay window design and is set in from the shared boundary by approximately 0.6m. Given this existing structure, the location and design of the closest neighbouring window and the depth of the proposed extension is not considered to result in any significant loss of light or sense of enclosure to number 181 Percy Avenue.

The extension would follow the existing south western side elevation of the main property giving a separation distance of 1.5m to the boundary and 2.7m to the side elevation of the south western neighbour, 177A Percy Avenue. This neighbouring property has a single storey rear extension located close to the boundary with number 179 and extending to a similar depth as the proposed extension. This neighbouring property has a window in the northern side elevation of the rear extension, however this appears to be a secondary window. Given the separation distance and the existing neighbouring extension the proposed extension is not considered to result in any significant loss of light or sense of enclosure to 177A Percy Avenue.

French doors set within an angled bay window and a window are currently located within the ground floor rear elevation of the property and an existing terrace with a depth of 3.4m extends from the rear elevation of the property. Bi-folding doors and a window are proposed in the rear elevation of the extension and a new terrace at the same level as the existing terrace would be formed at the rear of the extension. The proposed terrace would extend 2m beyond the rear elevation of the proposed extension. Given the location of the proposed windows and doors, the existing terrace and the existing views that can be obtained from the garden to the neighbouring properties the proposed rear extension is not considered to result in any significant increase in overlooking.

There is a separation distance of 24m to the rear boundary of the site and therefore the proposed extension is not considered to result in any significant loss of light, sense of enclosure or overlooking to the rear neighbours.

A balcony is proposed at first floor level over part of the proposed rear extension. As previously noted a flat roof canopy currently extends across the rear elevation of the property between the ground and first floors. At first floor level a bay window is located above the ground floor bay window and the first floor bay currently has a door providing access to the flat roof. The proposed balcony would occupy the same area as the existing flat roof canopy. An amended plan has been submitted during the application process adding 1.8m high privacy screens to each side of the proposed balcony. Following the submission of this amended plan and given the existing arrangement and separation distances to the neighbouring properties the proposed balcony is not considered to result in

any significant loss of light, sense of enclosure or overlooking to the neighbouring property occupiers.

An access door is proposed to a storage area below the proposed terrace. An additional plan has been provided showing this area which would not form a habitable room and is therefore not considered to result in any significant harm to the living amenity of the neighbouring property occupiers.

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 Percy Avenue 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 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/20/1539

Project

179 Percy Avenue BROADSTAIRS Kent CT10 3LF

