

R05

F/TH/21/0138

PROPOSAL: Retrospective application for variation of conditions 2 and 3 of planning consent FH/TH/19/1570 'Erection of single storey front extension with balcony to flat roof of extension' to allow change to external materials

LOCATION: 51 London Road RAMSGATE Kent CT11 0DD

WARD: Cliffsend And Pegwell

AGENT: No agent

APPLICANT: Mrs S Brown

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The development, by virtue of the colour and finish of the cladding to the extension and front facade, exacerbated by the dwelling's prominent corner position and location in the road results in a visually intrusive, incongruous and discordant form of development, which is architecturally unrelated to the application property, is detrimental to the character and appearance of the area, and contrary to Policy QD02 of the Thanet Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework.

SITE, LOCATION and DESCRIPTION

The application site is a detached two storey house within the urban confines of Ramsgate. The application property is on the corner of London Road and St Augustines Park. The street scene in London Road is characterised by two storey pitched roof detached properties and in St Augustines Park there is a mix of detached, semi-detached and terrace two-storey pitched roof properties. Generally the style of properties is traditional, with brick, render and cladding facing materials and clay roof tiles.

PROPOSED DEVELOPMENT

This application follows the previous approval for the erection of a single storey front extension with balcony to flat roof of extension. The approved extension was proposed to be constructed in smooth white render with grey upvc windows and doors. This application seeks to vary conditions 2 and 3 to allow for the alteration of the wall finish to composite cladding (white, grey and blue colours to form a striped effect) with a grey UPVC window and grey aluminium doors

RELEVANT PLANNING HISTORY

FH/TH/19/1570 Erection of single storey front extension with balcony to flat roof of extension. Granted 07/01/20

FH/TH/19/1159 Erection of single storey front extension with balcony above Granted 06/11/2019

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

QD02 - General Design Principles

QD03 - Living Conditions

REPRESENTATIONS

Letters were sent to the neighbouring occupiers and a site notice was displayed in the vicinity of the site. Seventeen letters of representation have been received.

The sixteen letters of support state :

- The proposal gives so much pleasure especially with the conditions we currently live in.
- In keeping with the area and it represents the coastal town we live in
- We should be encouraged to show creativity
- Positive reflection of our lovely town and it's connection to the seaside
- It is not in a Conservation Area or a listed building
- The colours are not garish or bright, but muted blues and greys - very similar to number 55
- Landmark in the street

The one letter of objection raises the following concern:

- Out of keeping with character of area

Ramsgate Town Council - No comment

Ramsgate Heritage Design Forum - Object on the grounds that the colours and design are discordant and visually obtrusive.

CONSULTATIONS

None received.

COMMENTS

Section 73 of the 1990 Town and Country Planning Act provides that applications may be made for planning permission without complying with conditions applied to a previous permission. Planning authorities may decide whether to grant permission, subject to differing

conditions, remove the conditions altogether or refuse to alter conditions. Thus it is possible to apply for conditions to be struck out, or for their modification (as in this case) or relaxation.

Section 73 makes it clear that in considering an application to remove/modify/relax a condition or conditions a local planning authority may only consider the question of the condition/s. However, just like the determination of any other application due regard must be paid to the development plan and other material considerations.

Ministerial advice, on the question of the planning considerations to be applied when dealing with an application for the 'removal' or 'modification' of existing conditions is found in the Planning Practice Guidance 2014. At paragraph 5 'Discharging and modifying conditions once planning permission is granted' it is stated that the LPA must only consider the disputed condition/s subject of the application and that it is not a complete re-consideration of the application.

Thus the key issue is the consideration of this application is whether there are sound and clear-cut reasons for condition 2 and 3 of planning permission FH/TH/19/1750 to be retained in its current format.

Character and Appearance

51 London Road is a two storey detached dwelling, set under a pitched roof, with full gables to the front and rear. The surrounding area is characterised by mostly two storey detached and semi-detached dwellings of varied traditional designs. The design, scale and location of the extension and balcony remains unchanged from the previous consent.

Number 51 London Road is on the corner of London Road and St Augustines Park. The dwelling is clearly seen on the approach when travelling west to east along London Road given its corner location, the fact that it is sited slightly forward of no. 53 London Road and on a slight bend in the road.

The proposed external wall finish of wall finish to composite cladding (white, grey and blue colours to form a striped effect, will have a difference to the texture and finish of the existing property's brick finish. Although it is accepted that the original proposed render and this was different to that of the existing dwelling, other dwellings within St Augustines Park have render incorporated into their design visible from the public realm. The proposed materials will however be strikingly different, being clad and appearing more pronounced by the stripped coloured nature of its composition. It is considered these contrasting colours would fail to suitably integrate and relate to the material finish of the dwelling. The stripped cladding is also added at first floor level with a 'beach hut' style silhouette, given its first floor level this draws the attention to the dwelling further. This would require planning permission as it is not of similar appearance to the dwellinghouse. Whilst sections of cladding are prevalent in brick properties in St Augustines Park, the introduction of the cladding of the design proposed (striped colours) is not found in the area. The alterations to the materials with the striped coloured design on the principal elevation will be highly visible from the surrounding public realm and as such, will have an impact upon the character and appearance of the area. This impact is considered to be harmful and at odds with the design and use of materials of the area

The proposed development is therefore considered to be at odds with the host property, and will result in a significantly harmful effect upon the street scene. The proposal shall therefore accord with Policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The extension and balcony comprises the same scale, design and location as the previous consent, which is a material planning consideration. The change sought through this variation of condition does not affect neighbour amenity.

The proposed development is therefore considered to be acceptable in terms of residential amenity, in accordance with Policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Highway Safety

The changes to the materials does not affect highway safety and the proposal still remains acceptable in these terms.

Conclusion

The dwelling has a notable presence in the street scene due to its prominent corner position, its forward position in the plot, compared to adjacent dwellings and position on the bend in the road. The front facade of the dwelling forms an extensive and visually dominant element of the dwelling. The introduction of a substantial and extensive coloured cladding to the principal elevation would appear incongruous, distract from and not complement the character and appearance of the area and local vernacular. In light of the above, it is recommended that planning permission is refused

Case Officer

Gill Richardson

TITLE:

F/TH/21/0138

Project

51 London Road RAMSGATE Kent CT11 0DD

