

R12

FH/TH/20/1474

PROPOSAL: Erection of two storey front and side extension following demolition of existing single storey side extension, together with

LOCATION: erection of a replacement porch with a canopy/flat roof over and alterations to materials and fenestration

23 Windermere Avenue RAMSGATE Kent CT11 0PL

WARD: Nethercourt

AGENT: Mr David Dorman

APPLICANT: Mr & Mrs T Payne

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The proposed two storey front and side extension, together with alterations to the material palette of the host building, would by virtue the extension's width, forward projection, scale, location, and material finish, result in a dominant development, at odds with the overall pattern and rhythm of development in the area, significantly harmful to the established character and appearance of the area and contrary to the aims of policy QD02 of the Thanet Local Plan and paragraph 127 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

Windermere Avenue is a long residential street at the top of the Nethercourt Estate in Ramsgate. To the north of the street properties are typically arranged in semi-detached pairs, two storeys in height, with some bungalows or chalet bungalows interspersed. The southern part of the street is broken into blocks and punctuated by roads running southwards towards Canterbury Road East. Each of these blocks fronting Windermere Avenue have different characters and scales of properties, from two storey to the east and west, with clustered blocks of chalet bungalows in between.

The application site is a semi-detached chalet bungalow located on the corner of Windermere Avenue and Thirlmere Avenue. The block to which the application site belongs consists of four pairs of chalet bungalows, with the first and last pair set back from the main building line of the middle two. Number 23 is a brick building with a flat roof side addition set back from the entrance, with a uPVC porch and front and rear dormers clad in tile hanging. To the front and sides of the property there exists a low boundary wall and grassed areas. Parts of its side and rear are visible from Windermere Avenue and Thirlmere Avenue.

RELEVANT PLANNING HISTORY

None.

PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of two storey side extension following demolition of the existing single storey side, together with the erection of a single storey front extension to enlarge the entrance porch, and alterations to materials and fenestration.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies 2020

SP35 - Quality Development
QD01 - Sustainable Development
QD02 - General Design Principles
QD03 - Living Conditions
QD04 - Technical Standards
TP06 - Car Parking

NOTIFICATIONS

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

Ramsgate Town Council: No comment.

CONSULTATIONS

None.

COMMENTS

This application is reported to Planning Committee at the request of Councillor Ovenden in order for Members to consider the benefits of the proposal.

Principle

The proposal relates to an existing residential dwelling and there is no in principle objection to its extension or alteration.

The main considerations are the impact on the character and appearance of the surrounding area, the living conditions of neighbouring occupiers and highway safety.

Character and Appearance

Paragraph 127 of the National Planning Policy Framework (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 outlines that the primary aim of new development is to promote or reinforce local character and provide high quality and inclusive design that is sustainable in all other respects. Proposals should therefore relate to surrounding development, form and layout, be well designed, pay particular attention to context and identity of location, scale, massing, rhythm, density, layout and materials, and be compatible with neighbouring buildings and spaces.

The proposed two storey front and side extension would replace the existing single storey element to the eastern flank and would sit forward of the front building. It would project forward by 1.4m and sit in line with the rear of the property. It would have a side projection of around 5.3m and have a front facing gable addressing Windermere Avenue. Modern openings would be fitted into the gable and the top would be finished in black cladding, with render to the ground floor. Originally this material finish was proposed around the entire extension, however amended plans were received proposing brickwork to the side and rear elevations.

This development would create a partial two storey element, significantly raising the eaves on the eastern flank and introducing a two storey development to the southern side of the street where the predominant character along this block and part is pairs of chalet bungalows with matching front and rear dormers.

Whilst it is acknowledged that there is some variety within the street more broadly, the blocks on the southern side of Windermere Avenue have properties of similar scales and finishes, with a strong pattern of side facing gables, lower eaves heights, and layouts. The pattern of built form here is very similar and the proposed extension would therefore be a significant departure from the established pattern and scale of development here. It would neither relate to the other chalet bungalows in this part, nor the full two storey dwellings to the north or on the edges of the southern side of the street. As a result the development would fail to assimilate with the host building, and be out of keeping with the pattern and rhythm of development within the area.

During discussions with the applicant's agent, a number of other properties were highlighted as having a similar character and appearance. In the view of Officers, none of those shown in the images provided (which are not labelled with address points) have any affinity with the existing chalet bungalow and the proposed redevelopment of it. They are all two storey dwellings (save for one bungalow) that share similar characteristics, form the images available, to neighbouring developments. Officer's attention was drawn specifically to approved works at No. 37 Windermere Avenue (application reference FH/TH/19/0255) which again is not considered to be comparable, given that the approved works saw the retention of the existing eaves height, the dormer in the front roof slope, and appropriate setbacks. The proposed works here would bring a full two storey addition forward of a chalet bungalow, significantly changing the roof form in this location, unbalancing the pair to which

the application property relates, and failing in every respect to be subservient to the host property or to marry with it. It would effectively double the width of the existing dwelling, being just over the full width of the host building, and would therefore become a dominant feature. This, along with the corner position of the property will allow for the full appreciation of the works and significant amount of new built form proposed, in a fairly uniform part of the street, and this is considered to be harmful to the character and appearance of the area.

The proposed front extension to the existing porch would project 0.4m further forward than the existing and be finished in black cladding. It would sit in line with the proposed building line of the two storey front and side extension, and would be likely to sit roughly in line with the neighbouring porch, which is a large gable projection from the Given the existing arrangement, both with the small uPVC porch that currently exists, and the projection and variation caused by the neighbouring porch, these works are not considered to be significantly harmful.

Other changes to the front would include the application of render to the ground floor, along with changes to some existing openings. Most of the properties within the street are finished in facing brick, with a few of the two storey properties opposite having some render panels to parts of the front facade. The proposed changes to the front would further exacerbate the large and dominant appearing two storey addition, and is therefore not considered to marry well.

A number of windows would be upgraded with dark frames and different forms of opening. These works of themselves are not considered likely to result in any harm to the character and appearance of the area, given the more balanced proportions of the frames proposed when compared with the existing.

Overall, the proposed two storey addition, along with a change in materials, is considered to result in a dominating form of development, at odds with the overall pattern and rhythm of development in the area, significantly harmful to the established character and appearance of the area. Whilst other works may be acceptable in isolation, overall the development proposed is considered cumulatively to be of poor design and contrary to the aims of policy QD02 of the Thanet Local Plan and the guidance of the NPPF.

Living Conditions

Paragraph 117 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 127 states that decisions should ensure development creates, inclusive and accessible and which promote health and well-being, with a high standard of amenity for future users. Policy QD02 of the Thanet Local Plan outlines that new development should be compatible with neighbouring buildings and spaces, and should be inclusive in its design for all users. It should improve people's quality of life by creating safe and accessible environments and promote public safety and security. Policy QD03 outlines that new development must not lead to unacceptable living conditions through overlooking, noise, vibrations, light pollution, overshadowing, loss of natural light or a sense of enclosure. New development should be of

an appropriate size and layout to facilitate comfortable living conditions in accordance with policy QD04.

The proposed two storey front and side extension would project around 5.3m from the flank wall and sit 1.4m forward of the main building line. It would be more than 21m from neighbouring properties to the north, east and south (including No.s 21, 62, and 64 Windermere Avenue, and No. 48 Thirlmere Avenue) and is not expected to result in any harm as a result. To the west with No. 25 Windermere Avenue, the two storey element would be set in from the boundary with No. 25 by around 5.5m and behind the proposed entrance porch. The modest projection and space between properties is likely to prevent any harmful overbearing, loss of light or sense of enclosure in this location.

The proposed front extension to enlarge the existing porch would see additional built form project around 0.4m further. This would sit in line roughly with the neighbouring porch, where there are no obvious openings that would be affected.

The changes to fenestration would largely utilise existing openings. The rear dormer would see the loss of two windows near to the cheeks/party wall with No. 25, and their replacement with one centrally located window. This is not considered to materially alter the relationship with neighbouring property occupiers and the works are considered to be acceptable.

The proposed alterations to materials, given the type of change, would be unlikely to result in any harm to neighbouring amenity.

In terms of neighbouring amenity therefore, the works are considered to comply with the aims of policies QD02 and QD03 of the Thanet Local Plan and the guidance of the NPPF.

Highways

Policy QD02 outlines that new development proposals should incorporate a high degree of permeability for pedestrians and cyclists and provide safe and satisfactory access for pedestrians, public transport and other vehicles. Policy TP06 outlines that proposals for development will be expected to make satisfactory provision for the parking of vehicles. Suitable levels of provision are considered in relation to individual proposals, taking into account the type of development proposed, the location, accessibility, availability of opportunities for public transport, likely accumulation of parking and design considerations.

There are no proposed changes to parking arrangements across the site and therefore there would not be considered to be any adverse impact on highway safety or parking in the surrounding area. There would remain space to the front of the site for off-street parking.

Conclusion

Overall the works proposed are considered to have a harmful impact on the character and appearance of the area when viewed cumulatively. The proposed front and side extension, together with changes to materials, would create a dominant form of development that fails to respect the established pattern and rhythm of development within this location, and which

would therefore be contrary to the aims of policy QD02 of the Thanet Local Plan and paragraphs 127 and 130 of the NPPF. Therefore the application is recommended for refusal.

Case Officer

Vicky Kendell

TITLE:

FH/TH/20/1474

Project

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