

A07

FH/TH/21/0214

PROPOSAL: Erection of a two storey front, side, and rear extension, together with roof extension, increase in ridge height and alterations to roof form, erection of dormer to front roof slope and insertion of

LOCATION: 1No. rooflight, insertion of 3No. rooflights to rear, and 2No. rooflights to side elevation, together with alterations to fenestration and materials

13 Berkeley Road BIRCHINGTON Kent CT7 9JR

WARD: Birchington North

AGENT: Mr Tony Michael

APPLICANT: Francesca Day

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 04A, 05A, 06, 08, 09 received 17/02/2021 and 07, received 18/02/2021.

GROUND;

To secure the proper development of the area.

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

Berkeley Road is a short winding residential street in Birchington, accessed off of Beach Avenue. It sits in close proximity to the seafront and Birchington bowling green. There are properties of varying sizes, scales and designs within the street, including some two storey dwellings and some bungalows. There is a mixed material palette and no fixed font building line.

Number 13 Berkeley Road is a flat roofed, roughed rendered bungalow that steps down on the right with a front porch extension. It is set back a short distance from the highway and sits between a more traditional brick bungalow to the west and a larger two storey narrow dwelling with an ornate turreted side projection to the east. Semaphore Road sits between the building and the neighbouring eastern property, which is set back from the properties on either side.

The application property is unusual within the varied streetscape, having no architectural affinity with any other dwelling in Berkeley Road.

RELEVANT PLANNING HISTORY

None.

PROPOSED DEVELOPMENT

The application seeks planning permission for the erection of a two storey front, side, and rear extension, together with a roof extension, an increase in ridge height and alterations to roof form, the erection of a dormer to the front roof slope and insertion of 1No. Rooflight, the insertion of 3No. rooflights to the rear, and 2No. rooflights to the side elevation, together with alterations to fenestration and materials.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 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.

Birchington Town Council: Support the application.

CONSULTATIONS

None.

COMMENTS

This application is reported to Planning Committee as the applicant is related to a member of the Council.

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. Any external spaces and landscape features should be designed as an integral part of the scheme.

The proposed works would see a partial two storey and single storey dwelling with a gabled front projection and pitched roof dormer. It would see a large increase in roof height and mass but this would sit between the two storey property at No. 11 Berkeley Road to the east, and the bungalow at No. 15 Berkeley Road to the west, providing a good transition between properties. Gable frontages and forward projections are not uncommon within the wider streetscape, however the proposed front projection would be two storey in nature and would bring built form forward by around 3m. Given that No. 11 is set further back than the application property, this would result in a larger noticeable change in this location, with the street curving here and bringing development closer to the highway.

Given that the site sits on the corner on Semaphore Road and Berkeley Road, it is perceived differently and it is noted that the properties in Berkeley Road address the road in a variety of ways. As such, it is considered that there is sufficient variety in terms of the street facing nature of properties, scales and front building lines that the works are unlikely to be significantly harmful to the streetscape.

Dormers and varying roof forms are not uncommon in the area and the property would be finished in natural cladding, smooth render, and slate tiles. Given the varied material palette and the location of the property, the proposed materials and more modern appearance are not considered harmful to this varied streetscene. Large glazed sections are evident elsewhere within Berkeley Road and this again would not be uncommon.

Overall the works are considered to offer an improvement to the existing building, which does not relate well to the wider streetscape and appears of poor quality. The works would allow for a larger and better proportioned building, that would provide a transition between properties along this part of Berkeley Road, and the works are therefore considered to comply with 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 works would see additional built form and openings to the front of the property. The front building line would still sit around 1.4m from the highway and would be set back from properties to the north, with around 17m overall between the site and No. 8 Berkeley Road. This is considered to be an appropriate distance as to prevent any harm to neighbouring amenity in this location.

To the east with No. 11 the application property would be set forward and extend another 3m, creating a first floor to the side and two storey development towards the rear. Most of the additional built form in this location would be set forward of any neighbouring windows in the flank of No. 11, and located away from neighbouring habitable space. The eaves height would be lower than that at the neighbouring property, along with the ridge height, and there would be almost 6m of separation between sites over a highway. Given the above, the works are not considered to result in any unacceptable loss of light, loss of outlook, sense of enclosure or overbearing. New openings would be likely to sit forward of those in the neighboring property and no objections have been received. The works are therefore not considered to have any harmful impact in this location.

To the west with No. 15, there would be a lot of additional built form, with the ridge being raised from 2.9m to up to 6.9m, and the two storey projection measuring 7.3m. The two

storey element would be set in from the western flank by around 5.7m and given the orientation of sunlight here, may result in some early morning shading across the front of the neighbouring property. This would not be for any prolonged period, and given the set back from the flank of the two storey element, the works are unlikely to create any lasting harmful overbearing, sense of enclosure or loss of light. Along the boundary works would not move any closer, maintaining a gap of around 3.8m between properties, and although there would be an increase in height here, the eaves height has been lowered towards the front of the property, with a staggered height of between 2.5m and 3.2m to reduce the sense of bulk here. There do not appear to be any openings in the flank adjacent to the area for development, and as a result the works are not considered to create any harm in this location.

To the rear, works would sit around 7m from the rear boundary with Cedarwood, which appears to be a flat roofed bungalow. Given the separation between sites, along with the orientation of sunlight in this location, the additional bulk and mass is not considered to result in any harmful sense of enclosure, loss of light, overbearing, or loss of outlook. It appears that along the shared boundary a garage occupies most of the length of the neighbouring site and given the absence of any habitable spaces in this location, the works are not considered to result in any harmful overlooking or loss of privacy here.

Rooms would be of an adequate size and served by outlook, light and ventilation, in accordance with the aims of policy QD04 of the Thanet Local Plan

Overall, and for the reasons given above, the works are considered to comply with the aims of policies QD02, QD03 and QD04 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.

The works would see an increase in the number of bedrooms across the property from 2 to 3. Currently there is space on site for 2 vehicles in a tandem arrangement. This is no longer encouraged as often tandem spaces do not adequately serve the needs of residential properties and can create pressure on parking demand on the street. No additional parking is proposed, however two spaces would be retained off-street, which is expected for a property of this size. Should the tandem arrangement not be sufficient, there is unrestricted on-street parking available and therefore, on balance, the works are not considered to create any adverse impact on highway safety or parking in the surrounding area.

Conclusion

Overall the works would see an improvement to the host building and create a larger more modern development in a fairly small plot. Development would not move closer to the boundaries on either side and the majority of the works would relate to a second floor, with varying heights and projections that would ensure it did not appear dominating within the streetscene. This is a varied area with no single architectural style or material finish, and the works are not considered to cause harm to the character and appearance of the areas as a result.

The works are also not considered to cause any harm to neighbouring amenity or highway safety, and therefore would accord with local and national guidance.

In view of the above, this application is recommended for approval.

Case Officer

Vicky Kendell

TITLE:

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Project

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