

A03

F/TH/20/1044

PROPOSAL: Erection of a two storey 5 bed dwelling following demolition of existing bungalow

LOCATION: 60 Northumberland Avenue MARGATE Kent CT9 3BJ

WARD: Cliftonville East

AGENT: Claire Langridge

APPLICANT: Mr Marc Rattigan

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 18.045-10A, 18.045-11A received 08 March 2021, 18.045.12B received 15 March 2021 and 18.045-13 received 22 February 2021.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the development hereby approved shall accord with the proposed materials and external finishes as annotated and illustrated on the approved plan numbered 18.045-12B received 15 March 2021.

GROUND

To secure a satisfactory external treatment in the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan and advice contained within the NPPF.

4 The first and second floor windows in the western rear elevation and the first floor window in the northern side elevation of the dwelling hereby approved shall be non-opening up to a height of 1.7m above internal finished floor level and provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

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.

5 No further enlargements or alterations to the dwellinghouse or erection of outbuildings whether approved by Class B, or E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND;

To ensure a satisfactory external treatment, in the interests of the visual amenities of the locality and to safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policies QD02 and QD03 of the Thanet Local Plan.

6 No further first floor windows shall be installed or inserted into the western elevation of the dwellinghouse whether approved by Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

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.

SITE, LOCATION AND DESCRIPTION

60 Northumberland Avenue is an early/mid 20th century single storey detached chalet bungalow with accommodation in the roof space set on a corner plot fronting Northumberland Avenue to the east and abutting Northdown Road to the south. The application property is sited in an alternative arrangement to surrounding development, set back from the building line to Northdown Road, with its side garden provided to the south adjacent to Northdown Road, and the application property extending to the western side boundary and partially to the northern rear boundary, bounded by a high front and side boundary wall.

The surrounding area is characterised by single and two storey early/mid 20th century dwellings, set in largely regular linear plots with moderate rear gardens, and are set back from the road following consistent building lines, with open frontages.

The Northdown Road frontage is characterised by two storey semi-detached dwellings of similar, varied designs, characterised by bay window projections and gable features to the front elevation, set under predominantly hipped pitched roofs. Northumberland Avenue has a greater variety of property types, with detached, semi-detached two storey dwellings and a later 20th century flat block in the vicinity. Immediately adjacent to the application property to the north is a moderate two storey semi-detached dwelling.

PROPOSED DEVELOPMENT

The application proposes the erection of a two storey detached dwelling following the demolition of the existing bungalow. The proposal has been amended during the course of this application.

The original proposal proposed the erection of a large two storey detached dwelling with accommodation within the roof served by dormers sited in a similar position to the existing bungalow, with a large single storey front/side projection sited adjacent to Northumberland Avenue to provide a garage and swimming pool. The proposed dwelling was characterised by gabled roof forms, modern windows, and was proposed to be finished in render, with aluminium windows and a slate roof.

The amended scheme has reduced the scale and built form of the proposed dwelling, altered its design, and has omitted the side/front projection adjacent to Northumberland Avenue, which has been replaced by a single storey side extension forward of the Northdown Road elevation, which is designed to appear as a conservatory to host the proposed swimming pool.

The dwelling will address both Northumberland Avenue and Northdown Road, designed with a front gabled projection to the front elevation, with a curved corner to its south side elevation fronting Northdown Road. The dwelling will contain predominantly horizontally proportioned fenestration, with a modest rear dormer and rooflights to the front, and will be set under a hipped pitched roof. The dwelling is proposed to be finished in either white or cream coloured render, set under a red/brown concrete interlocking tile roof, with grey aluminium windows and doors.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP01 - General Housing Policy
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
HO1 - Housing Development
GI04 - Amenity Space/Equipped Play
QD02 - General Design Principles
QD03 - Living Conditions
QD04 - Technical Standards
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No letters of representation were received in response to the original scheme.

Neighbouring property occupiers were re-consulted on the amended scheme on 18 March 2021. One letter of objection was received in response to the amended scheme. This letter stated the following points:

- In the process of selling our home and believe the new owners should have the chance to accept or decline the proposals.
- Do not want this proposal to jeopardise the sale of house.

CONSULTATIONS

Southern Water - Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or the developer.

COMMENTS

This application has been taken to Planning Committee as the applicant is a member of the Council.

The main considerations with regard to this application is the principle of development, the impact of the proposed development on the character and appearance of the area, the impact upon residential amenity, and the impact upon highway safety.

Principle

Policy HO1 of the Thanet Local Plan states that residential development on non-allocated sites within the confines of the urban area can be granted where it meets other relevant Local Plan policies. As the scheme comprises the replacement of an existing dwelling within the urban confines it is considered to comply with the principle of this policy. It will also be consistent with the objectives of the National Planning Policy Framework in relation to the presumption in favour of sustainable development.

The proposed development is therefore considered to be acceptable in principle, subject to the assessment of all other material planning considerations.

Character and Appearance

The National Planning Policy Framework states that development should be sympathetic to local character and the surrounding built environment, establish and maintain a strong sense of place. Policy QD02 of the Thanet Local Plan outlines that the design of all new proposals must respect or enhance the character or appearance of the area particularly in scale, massing, rhythm and use of materials.

The surrounding area is characterised by single and two storey semi-detached and detached 1930's style dwellings with regularity in their design, scale, form and use of materials and the pattern of development. The application property is sited in an alternative position from the surrounding pattern of development, set to the rear of the plot, back from the Northdown Road building line, with its amenity space provided to the south adjacent to Northdown Road, rather than to the rear.

The proposed dwelling will retain its existing position and siting to the north west corner of the plot, and will therefore not meaningfully alter its relationship with the surrounding built environment in this regard.

The proposed dwelling is of a moderately larger scale and footprint in comparison to its immediate neighbours. The built form of the proposed dwelling has been reduced through amendments, including a reduction in the size of the single storey elements and the hipped formation of the roof, which provides a greater sense of space and separation at roof level to the adjacent neighbours. The re-siting of the side/front extension to the southern elevation, its reduction in size and its horizontal orientation has minimised the built form of this element and has retained the characteristic openness to the side of the dwelling, adjacent to Northumberland Avenue. The corner plot and alternative siting of this dwelling is considered capable of accommodating this somewhat larger dwelling and its moderate/larger scale is not uncommon in the surrounding wider area.

The proposed dwelling is sited adjacent to two storey development either side and to the rear and will be a reduced height to the adjacent neighbour to the west, as the land level falls to the east along Northdown Road, and will be a comparable, albeit slightly taller, height to the adjacent dwelling on Northumberland Avenue. As such, the proposed two storey scale and height is considered to be suitably compatible with its immediate environment.

The proposed single storey projection to the southern elevation will introduce an uncommon form/feature to the Northdown Road frontage. The proposed dwelling is alternatively sited and differs from the regular pattern of development in this row. This projection will be a moderate depth, meaningfully set back from the frontage of the adjacent neighbour to the west, and a relatively modest height of 2.5m to the eaves, set under a glazed hipped pitched roof, containing a large extent of glazing to the front and side elevations. The proposed predominant glazed finish will provide this projection with a more lightweight appearance, and its height and scale will be relatively modest and clearly subservient to the dwelling, only modestly exceeding the height of the front boundary wall to the eaves, which will limit its prominence. As such, this element is considered to be suitably proportional to the host property and would not appear significantly out of keeping with the character and appearance of the area.

The design of the dwelling proposes a more modern, alternative approach than the surrounding 1930's dwellings, whilst referencing common design features and forms in the locality such as the gable front projection and the hipped pitched form of the roof. The proposal is considered to provide a suitably cohesive design, and will be finished in a light render to the elevations and a brown/red tiled roof, which will accord with the surrounding material palette. As such, the design of the dwelling is considered to provide an alternative, yet suitably related design for this corner plot location.

Given the larger scale and alternative siting/design of the proposed dwelling in relation to the surrounding development and the exposed location of the side garden in the locality, it is considered appropriate to remove some permitted development rights to safeguard the character and appearance of the area. This is limited to further roof expansion and outbuildings, due to the prominent location of the dwelling.

The proposed development is therefore considered to be acceptable in terms of the character and appearance of the area, in accordance with Policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed dwelling will be sited in a similar position to the existing chalet bungalow to the north west corner of the application site. The dwelling will maintain the existing position of single storey development to the north western boundaries, set under a flat roof, which is not considered to significantly alter the existing relationship with the adjacent neighbours either side.

The two storey body of the dwelling will be set off the western side boundary by approximately 2.5m, with a separation distance of approximately 4.5m to the adjacent neighbour to the west. The dwelling will extend a height of approximately 5.2m to the eaves, set under a hipped pitched roof which will pitch away from surrounding adjacent neighbours. Whilst the proposal will increase the height and built form of the existing dwelling and is sited adjacent to the western boundary, which extends alongside the garden of the adjacent neighbour to the west, this will be an addition to an existing situation, which given the separation distances provided and the hipped form of the roof, is not considered to result in significant harm to the living conditions of the adjacent neighbour to the west deriving from the built form.

The two storey built form of the dwelling will be set off the northern rear boundary by approximately 0.5m, with a separation distance of approximately 3m to the side elevation of the adjacent neighbour to the rear. The two storey body of the proposed dwelling will largely align with the two storey side elevation of this adjacent neighbour, which does not appear to contain side windows which are the sole windows serving primary habitable rooms. In addition, the proposal will be an increase on an existing relationship. Given the siting of the proposed dwelling in relation to the adjacent neighbour, the separation distance between, and the form of the dwelling, the proposal is not considered to result in significant harm to the living conditions of the adjacent neighbour to the north deriving from the built form.

In terms of overlooking, the proposed first and second floor window to the western rear and first floor window to the northern side elevation is proposed to serve a bathroom and ensuite, and will be obscured glazed and non-opening up to a height of 1.7m above internal finished floor level, which will be secured by condition. This will prevent harmful overlooking to the adjacent neighbours. A window is proposed to the ground floor rear elevation, however the ground floor location of this window and the presence of existing relatively high boundary treatment will prevent harmful overlooking from this window. All other windows/doors will face towards the roads, and will replace an existing first floor window to the eastern side elevation, which shall not result in harmful overlooking.

In terms of the living conditions for future occupants, the proposed dwelling will exceed the relevant Nationally Described Space Standards. All primary habitable rooms will be provided with sufficient light, outlook and ventilation. The application site contains an existing

moderate side garden which will provide sufficient doorstep play space and is capable of accommodating refuse storage.

Given the potential for a further rear dormer effectively being located facing the rear gardens of properties on Northdown Road, it is required to remove permitted development rights for alterations to the roof as this could result in overlooking to the neighbouring properties. Due to the same reasons, a condition to remove the ability to insert any further first floor windows in the western elevation facing the garden of no. 367 is considered necessary to safeguard privacy of neighbouring properties.

The proposed development is therefore considered to be acceptable in terms of residential amenity of the adjacent neighbours and the future occupiers of the proposed dwelling in accordance with Policy QD03, QD04 and GI04 of the Thanet Local Plan, and the National Planning Policy Framework.

Highways

The proposed dwelling will utilise the existing access via Northumberland Avenue and will be provided with off street parking to accommodate 2No. Vehicles. This would not alter the existing access and would provide an acceptable provision of off road parking to serve the dwelling, and there is capacity for on-street parking within the surrounding area. The proposed dwelling is therefore considered to be acceptable in terms of highway safety and highway amenity, in accordance with Policy TP06.

The proposal is capable of comfortably accommodating cycle storage within the rear garden, in accordance with Policy TP03.

Contributions

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to contribute to the district wide mitigation strategy. This mitigation has meant that the Council accords with the Habitat Regulations and an appropriate assessment has been carried out on this basis.

As the application proposes the erection of a dwelling following the demolition of the existing bungalow, the proposal does not involve the provision of an additional dwelling, and therefore no mitigation is required in this instance.

Conclusion

Overall the amended scheme is considered to be a compatible form of development within the area, which has an acceptable impact upon the living conditions of adjacent neighbours, highway safety and amenity, and provides a satisfactory standard of amenity for future occupiers. The proposed amended development is therefore considered to be acceptable and in accordance with the relevant Thanet Local Plan policies and the National Planning Policy Framework.

It is therefore recommended that members approve this application, subject to safeguarding conditions.

Case Officer

Jenny Suttle

TITLE:

F/TH/20/1044

Project

60 Northumberland Avenue MARGATE Kent CT9 3BJ

