

A02

FH/TH/21/0641

PROPOSAL: Erection of a single storey side extension with 3No rooflights

LOCATION: 32 Shakespeare Road BIRCHINGTON Kent CT7 9ET

WARD: Birchington North

AGENT: Mr Mark Rowland

APPLICANT: Mr David Hart

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 2110-05A, 2110-06B, 2110-07B and 2110-08, received 14 May 2021.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extensions hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND

In the interests of visual amenity in accordance with Policy QD02 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

The application site is located within the urban confines of Birchington in a wholly residential area. Properties in Shakespeare Road are substantially sized dwellings with a variety of architectural styles. The dwelling is set back from the highway with a brick boundary wall and vehicular hardstanding and landscaping to the front.

PLANNING HISTORY

F/TH/08/1391 - Erection of single storey side extension Granted 19.01.2009

PROPOSED DEVELOPMENT

The application seeks planning permission for the erection of a single storey extension to the side, finished level with the front elevation of the dwelling, with the roof altered to extend over with the addition of a rooflight. To the rear it is proposed to extend the utility room with the roof similarly extended with the addition of 2 rooflights.

PLANNING POLICIES

Thanet Local Plan 2020

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

Neighbours have been notified and a site notice posted opposite the site. No representations have been received.

CONSULTATIONS

None

COMMENTS

This application is reported to Planning Committee as the applicant is a Councillor.

The main considerations for Members to assess are the impact of the development on the character and appearance of the area and the impact on neighbouring amenity.

Character and Appearance

The area is characterised by large detached properties set back from the highway. The proposed development relates to the erection of extensions to the side elevation of the property towards the side boundary of No 30. To the front elevation it is proposed to erect a 2 metre wide side extension that would finish in alignment with the front and side elevations. The western roofslope would be extended across the extension, following removal of the

chimney stack, resulting in a catslide roof design with a rooflight inserted to provide additional light to the enlarged room. It is also proposed to enlarge the existing utility room with a 2 metre wide by 3.4 metre deep single storey extension to the side, with the extension finishing in line with the rear elevation of the dwelling. The roof above would be extended above in a catslide design with the addition of two roof lights. The extensions would be finished with render and roof tiles to match the main dwelling.

With regards to the character and appearance of the area the alterations proposed to erect the rear extension would be set approximately 13 metres from the front boundary and would be screened by the dwelling and mature trees on the side boundary and would be unlikely to be visible from the wider public realm.

The alterations proposed to the roof, to incorporate the extension towards the front of the property, would be visible from the wider public realm and would result in the removal of the chimney stack. The extension would be modest in scale and has been designed to respect the character and design of the main dwelling. Whilst the proposal would result in the loss of one of the chimney stacks it would add a catslide roof detail that would introduce a further interesting architectural detail to the property.

Thanet Local Plan policy QD02 relates to general design principles and supports development that relates to surrounding development, is well designed, respects and enhances the character of the area paying particular attention to context and identity of its location, scale, massing, rhythm, density, layout and use of materials appropriate to the locality. The proposal would result in two modest side extensions and extension of the western roofslope that would respect the design of the main dwelling and would not appear unduly out of keeping within the streetscene, meeting the requirements of Thanet Local Plan Policy QD02 and the NPPF.

Living Conditions

The only neighbours potentially impacted upon by this proposal would be the occupiers of No 30 to the west. The extensions would widen the property by 2 metres to the side at ground floor level to align with the side elevation of the main dwelling. The sections of roofslope above the extensions would move closer to the side boundary with No 30 but with the catslide roof design the existing eaves height would drop from a height of 3.4 metres to a height of 2.2 metres to the single storey level. It is noted there would be a gap between the side elevations of both properties of 7 metres towards the rear and 9 metres at the front. At this separation distance it is unlikely that the extensions would result in a sense of enclosure, loss of light, or loss of outlook to this neighbour. There are no windows proposed in the side elevation, facing the boundary, and the rooflights would not look directly into neighbouring habitable rooms or private amenity space.

Given the above it is considered that the proposed development would not adversely impact on the living conditions of neighbouring property occupiers and the proposal would therefore be in accordance with Policy QD03 of the Thanet Local Plan and the NPPF.

Conclusion

The proposed development is considered to be acceptable in terms of the character and appearance of the area and the living conditions of surrounding neighbouring residential occupiers. The proposed development therefore accords with Policies QD02 and QD03 of the Thanet Local Plan and the NPPF. It is therefore recommended that Members approve the application, subject to safeguarding conditions.

Case Officer

Rosemary Bullivant

TITLE:

FH/TH/21/0641

Project

32 Shakespeare Road BIRCHINGTON Kent CT7 9ET

