

A03

FH/TH/21/0827

PROPOSAL: Erection of porch to front elevation

LOCATION: 20 Avebury Avenue RAMSGATE Kent CT11 8BB

WARD: Sir Moses Montefiore

AGENT: Mr M Robinson

APPLICANT: Mrs M Bullivant

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 and the approved drawing numbered 886-1.

GROUND

To secure the proper development of the area.

3 The external materials and external finishes to be used in the porch 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

SITE, LOCATION AND DESCRIPTION

The application site is located on the northern side of Avebury Avenue at its eastern end close to King George VI Memorial Park. The property is a two storey detached dwelling constructed in render and red brick work with red tiles to the roof. The site is enclosed to the road by a brick and flint wall

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of a porch to the front elevation. The proposed porch measures a maximum depth of 2.4m and width of 3m- this includes the overhang created by the hipped roof over. Windows are proposed on three sides together with an entrance door facing out onto the road. The porch is proposed to be constructed in render and brick to match the existing and plain tiles to the roof.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP35 - Quality Development
QD02 - General Design Principles
QD03 - Living Conditions
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to adjoining occupiers, a site notice posted close to the site. No representations were received.

Ramsgate Town Council: No comments made

CONSULTATIONS

No consultations carried out.

COMMENTS

This application is referred to the Planning Committee as the application is made by a member of the Planning team's immediate family.

The main consideration with regard to this planning application will be the impact of the proposed development on the character and appearance of the area and the residential amenity of neighbouring property occupiers.

Principle

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are a significant material consideration in this regard.

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

Character and Appearance

Paragraph 127 of the 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 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 place 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.

20 Avebury Avenue is a detached two storey set within a residential street. The properties within the street are varied in style and design, with no uniform pattern of development or use of materials.

Planning permission is sought for the approval of a single storey pitched roof porch extension.

The proposed single storey porch extension measures approximately depth of 2.4m and width of 3m- this includes the overhang created by the hipped roof over and a height of 3.4m high. The proposal is visible from the street. Whilst the proposed porch extension projects further forward of the building line than the existing canopy to the front of the dwelling, when assessed against the siting of dwellings within the street scene and its relatively small scale it is considered to be in keeping with the building line within the streetscene and would not be overtly visually dominant.

The porch extension proposes to use materials that match the existing dwelling.

The proposal is therefore considered to be acceptable in terms of the character and appearance of the area, in accordance with Policies SP35 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

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. 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 front porch would project around 2.4m from the front building line and would sit around 6m from the shared boundary with No. 22. The site is south facing and the additional amount of built form proposed is modest, and accordingly the works are not considered likely to result in any overbearing, sense of enclosure, loss of light or any other harm to the living conditions of the occupiers of No. 22.

To the north west of the site; No. 18, the porch would be set approximately 7m in from the boundary with the neighbouring property and away from neighbouring openings. This is considered a sufficient distance, given the modest projection, as to prevent any harm in this location.

Due to the arrangement and the separation distances of the properties, it is not considered that there will be any detrimental impact on the amenity of neighbouring property occupiers in accordance with Local Plan Policy QD03 of the Local Plan and the National Planning Policy Framework.

Highways

It is not considered that there would be any adverse impact on highway safety or parking in the surrounding area from the proposed development.

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.

Case Officer

Gill Richardson

TITLE:

FH/TH/21/0827

Project

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