

A01

FH/TH/21/0926

PROPOSAL: Retrospective application for the erection of a single storey side extension for garage

LOCATION: 25A Edith Road RAMSGATE Kent CT11 0EN

WARD: Nethercourt

AGENT: Mr Mark Staples

APPLICANT: Mr G Cornford

RECOMMENDATION: **Approve**

Subject to the following conditions:

- 1 The proposed development shall be carried out in accordance with the submitted application and the approved plans numbered: 771C/PL/101, 771C/PL/102, 771C/PL/103, 771C/PL/104 received by the Local Planning Authority on 9th June 2021.

GROUND:

To secure the proper development of the area.

- 2 The external materials and external finishes to be used in the garage 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 lies within the urban confines, in a wholly residential area, on the northern side of Edith Road, to the rear of No's 19-25 Edith Road.

The site comprises a detached single storey dwelling which is set back from the public highway and accessed via a private driveway running between No's 25 and 27 Edith Road, secured by residential metal gates. The dwelling benefits from off street parking and private amenity space.

The application property was converted to a dwelling at the same time as No's 23 and 25 Edith Road were constructed, which are a pair of three storey dwellings.

PLANNING HISTORY

The most recent site history is as follows:

F/TH/14/0324 - Retrospective application for the erection of an outbuilding - granted 18/09/2014.

F/TH/00/0447 - Erection of a pair of semi-detached houses and conversion of existing factory to a single dwelling - granted 09/02/2001.

PROPOSED DEVELOPMENT

Planning permission is sought for the erection of a single storey, pitched roof garage to the front elevation of the dwelling. Works have begun but are not yet complete.

The proposed garage would have a width of approximately 3.7 metres, length of approximately 6.5 metres, eaves height of approximately 2.69 metres and a ridge height of approximately 4.2 metres.

There would be access to the proposed attached garage from the main dwelling via the existing front door of the dwelling. A traditional up and over metal garage door is proposed to the front elevation of the development together with a door within the rear elevation, providing access to a terrace area and the insertion of a window within the side elevation facing onto the existing front elevation of the dwelling.

The scheme involves some alterations to fenestration at ground floor level within the main dwelling comprising the replacement of a window with doors to the eastern elevation allowing access to a new terrace area. A window serving the existing entrance hall would be replaced with a door providing a new main access to the dwelling.

The application proposes materials in keeping with the existing dwelling, comprising a render finish to the walls, roof tiles and upvc openings.

PLANNING POLICIES

Thanet Local Plan 2020

SP35 - Quality Development

QD02 - General Design Principles

QD03 - Living Conditions

TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring occupiers and a site notice was posted near the site. One objection has been received in response, raising the following concerns:

- Permitted development rights have been withdrawn and works are unauthorised
- Loss of privacy, loss of amenity, loss of natural light and overshadowing of neighbouring garden
- Noise and disturbance created by new yard area
- Works involving boundary walls

Ramsgate Town Council: make no comment.

CONSULTATIONS

No consultations were carried out.

COMMENTS

The application has been called to the planning committee at the request of Councillor Ovenden for Members to consider the potential impact on neighbouring properties.

The main considerations with regards to this planning application are the principle of the proposed development, the impact of the proposal upon the character and appearance of the area, the impact on living conditions of neighbouring property occupiers and highway safety.

Principle of Development

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 site is located within the urban confines and therefore the principle of householder development is considered acceptable, subject to the assessment of material considerations.

Character and Appearance

In terms of character and appearance, paragraph 130 of the NPPF states that 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, are sympathetic to local character and history, establish or maintain a strong

sense of place, 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.

Thanet Local Plan Policy QD02 relates to general design principles and outlines that the primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design that is sustainable in all other respects. Proposals must relate to the surrounding development in terms of its form and layout, be well designed, respect and enhance the character of the area paying particular attention to context and identity of its location, scale, massing, rhythm, density, layout, use of materials appropriate to the locality, be compatible with neighbouring buildings and spaces.

Due to its positioning, set back approximately 27 metres from the public highway, with limited views available between No's 25 and 27 Edith Road and an element of screening provided by the existing gates, the proposed development would not be highly visible from public vantage points. The scale and design of the proposed garage are in keeping with the main dwelling, resulting in a subservient addition which respects the character of the host dwelling. I note that materials are proposed to match those existing which would serve to further reduce any visual impact.

It is therefore considered that the proposed development would not result in material harm to the streetscene or wider character and appearance of the area and therefore accords with Policies SP35 and QD02 of the Thanet Local Plan and the NPPF.

Living Conditions

In terms of living conditions, paragraph 119 of the NPPF outlines 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 130 of the NPPF states that decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy QD02 of the Thanet Local Plan outlines that new development must be compatible with neighbouring buildings and spaces and 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. Thanet Local Plan Policy QD03 states that new development must not lead to unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.

The proposed single storey garage would be built up to the boundary with No. 27 Edith Road, towards the furthest end of this neighbouring rear garden. I note that the proposed development would pitch away from the neighbouring property and No. 27 Edith Road benefits from an outbuilding which runs alongside the shared boundary adjacent to the siting of the proposed garage. Having regard to the scale of the proposed development and position of openings, the height of the shared boundary treatment and relationship with the built form of this neighbouring property, it is not considered that the scheme would result in material harm to the living conditions of these neighbouring property occupiers.

There would be a distance of approximately 2.7 metres between the rear elevation of the proposed garage and the rear boundary of No. 26 Southwood Gardens. Having regards to the height and design of the proposed development, existing boundary treatment and separation distance with this neighbouring property, it is not considered that the scheme would result in an unacceptable level of overlooking, loss of privacy, loss of light or overshadowing to the property or amenity space of these neighbouring property occupiers.

The proposed door within the side elevation would overlook the driveway and parking area and given its ground floor position would not result in a loss of privacy for the neighbouring occupiers of No 25 Edith Road.

The new terrace area created to the rear of the proposed garage would not be raised and as such does not require planning permission. There is nothing to suggest that the use of this area as private amenity space would give rise to an unacceptable level of noise or disturbance. Excessive noise in residential locations is covered by separate Environmental Health Legislation.

For these reasons it is not considered that the proposal would adversely affect the living conditions of neighbouring property occupiers and therefore accords with Policies QD02 and QD03 of the Thanet Local Plan and the NPPF.

Highway Safety

The scheme proposes the erection of a single storey garage which would be attached to the existing front elevation of the dwelling and set back a significant distance from the public highway. I note that an area of hardstanding for car parking and adequate space for manoeuvring would be retained. Having regards to the nature of the development proposed it is not considered that there would be a material increase in vehicle movements to and from the site or demand for car parking.

For these reasons, it is not considered that the proposed development would result in harm to highway safety or amenity.

Other Matters

Concern has been raised with regards to works that have taken place to a boundary wall within the site. The agent confirms that the work has involved repair to a shared boundary wall; which has involved no increase in height and has been undertaken in collaboration with the neighbour.

Permitted development rights have been removed under permission reference F/TH/00/0447. The removal of permitted development rights does not prevent future development taking place, it necessitates a planning application in order that any potential impacts can be fully assessed. It is not a criminal offence for a homeowner of a dwelling which is not a listed building to undertake works prior to submitting a planning application; however they do so at their own risk.

The submitted application declares that all of the land utilised for the proposed development is within the control of the applicant. Development which involves building up to or on to a shared boundary wall is subject to party wall agreement and as such separate to planning legislation.

Conclusion

For the reasons outlined above, it is considered that the principle of the proposed development is acceptable, whilst no material harm would be caused to the character or appearance of the area, the residential amenities of neighbouring property occupiers or the local highway network. The proposal therefore accords with Policies SP35, QD02, QD03 and TP06 of the Thanet Local Plan and the National Planning Policy Framework.

It is therefore recommended that Members approve the application.

Case Officer

Tanya Carr

TITLE: FH/TH/21/0926

Project 25A Edith Road RAMSGATE Kent CT11 0EN

Scale:

