

A03

FH/TH/21/1332

PROPOSAL: Erection of single storey rear extension together with alterations to roof including flat roof rear dormer to facilitate no2 bedrooms and a study in loft

LOCATION:

17 Northumberland Avenue MARGATE Kent CT9 3BP

WARD: Cliftonville East

AGENT: Mr Mark Staples

APPLICANT: Mr I White

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 775C/P/101, 775C/P/102, 775C/P/103 and 775C/P/104.

GROUND

To secure the proper development of the area.

3 Prior to the commencement of development hereby approved, the colour of the cedar cladding hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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 residential area.

The site is located on the eastern side of Northumberland Avenue, Margate. The site comprises a detached single storey dwelling which benefits from an attached garage, off street parking to the front of the property and private amenity space to the rear.

The area is characterised by both single and two storey dwellings fronting Northumberland Avenue. Dwellings have their own individual design within this section of the Avenue; there is no overriding character.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of a single storey rear alterations to the roof including a flat roof rear dormer. The existing rooms within the property would be re-configured, however, this would not require planning permission.

The proposed single storey rear extension would provide additional space to the lounge and kitchen area as well as creating a utility room and larger bedroom with en-suite. The extension would increase the depth of the lounge by approximately 2.9m and extend off the rear of the garage by approximately 7.6m (the proposal would require the removal of an existing side porch and rear conservatory addition). These extensions would have a flat roof, with parapet.

The proposal also creates additional living accommodation within the roof. To facilitate this alterations to the roof are proposed, this includes raising the height of part of the roof by approximately 0.5m.

A flat roof rear dormer extension is proposed to create an additional bedroom (4) and en-suite. The rear dormer sits below the ridge and eaves height. In addition a gable extension is also proposed to create a further bedroom (5). Both bedrooms 4 and 5 would have a Juliette balcony serving them.

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.

Three representations were received. The concerns can be summarised as follows:

- Application description is inaccurate and a re-consultation carried out
- Extension increases the bulk of the dwelling
- Significant loss of sun and daylight to no. 15 Northumberland Avenue
- No. 19 Northumberland Avenue side facing bedroom window will result in a loss of sunlight, daylight and outlook through the proposed extensions
- Rear dormer windows will look directly into the garden of no. 19 Northumberland Avenue and garden of no. 11 Lonsdale Avenue
- Addition of a side gable would be out of character with the street scene
- Loss of sense of space between nos. 19 and 17 Northumberland Avenue
- Loss of outlook to existing ground floor patio
- Proximity of extensions to boundary with no. 11 Lonsdale Avenue

CONSULTATIONS

No consultations carried out.

COMMENTS

This application is referred to the Planning Committee at the request of Cllr Horace Shrubbs, due to concerns that the development will impact upon neighbour amenity; privacy and light.

The main considerations in assessing the submitted scheme are the principle of development, the impact upon the character and appearance of the area, the impact upon living conditions of neighbouring property occupiers and the impact upon highway safety.

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 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

Paragraph 130 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 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.

Northumberland Avenue comprises predominantly detached bungalows and two storey dwellings. The Avenue within which the application site sits is not characterised by uniform scale, design or material.

The proposed increase in height of part of the roof would be visible from public vantage points. Whilst the roof shape is altering from hip to incorporating a gable to one side, it is not considered that this detracts from the amenities of the area given the variety of house designs within the area. Whilst it is accepted that most dwellings have hipped roofs there are some variations; the flat roof dormer at no. 15 and a catslide roof opposite the site. The proposed extensions would result in a chalet bungalow which is in keeping with the scale of development within the surrounding area. The proposed ridge height would not be significantly higher than the existing property, and would not look out of character given that a two storey dwelling is located directly to the south (no. 19 Northumberland Avenue). In addition the use of a gable would not appear discordant in officer's view, given its set back position to the road and the existing dwelling/built form which it would be seen against.

The proposed dormer within the rear elevation is set down from the ridge, set in from both side elevations and set up from the eaves, reducing its prominence when viewed from the public realm - between 19 Northumberland Avenue and Lonsdale Avenue.

In addition the rear gable extension will not be unduly prominent when viewed from this position either given the intervening distance and that it would be seen against other two storey buildings.

Given the size of the plot, the increased footprint arising from the rear extensions would not result in an over development of the site and would still retain sufficient amenity space for the occupiers therein.

In terms of terracing between the site and no. 19, I note that the side gable would be just set in from the boundary, however, I do not consider that it would reduce the space between built forms to such a degree that visual harm would be created. This is because the dwelling at no. 19 is set in from the shared boundary; its single storey garage which is adjacent to the shared boundary is set back from the front of the house and therefore a sense of space would still be maintained, thus avoiding harm.

In terms of materials proposed it is confirmed that the roof tiles would match that of the existing, the existing house would also have cedar cladding to the exterior, above the brick plinth, the colour of which are not detailed at this stage, but could be controlled via condition.

It is appreciated that most dwellings are constructed in red brick, rendered or mock tudor within the immediate vicinity. However I do not consider that the cedar cladding would harm the existing character of the streetscene and surrounding area, given the variety of materials in the avenue and the surrounding area.

In summary it is considered that, whilst the proposed development would create a chalet bungalow, it would not be overly prominent or incongruous in this location given the set back from the street frontage and the nature of surrounding development.

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

Paragraph 119 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 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.

With regard to the impact upon the occupiers of no. 15 Northumberland Avenue; this property is to the north of the application site. Adjacent to the boundary of the site is a single garage which has a flat roof. Within the main roof on the side elevation is a flat roof dormer, which has two window openings within. This property does not have any planning history concerning this extension - this could have been carried out under permitted development.

The ground floor extension to the rear of the existing garage to create an en-suite and bedroom would not have any ground floor windows within the side elevation. The rooms within the roof are either roof lights or rear facing windows. The roof extension is set in from the boundary. Given this design and roof configuration I do not envisage that this proposal would result in harm to the occupiers of no. 15 by way of overlooking, loss of light. Whilst their outlook may change from the side window it is not considered that it would be harmful. In terms of the potential of overlooking from the rear facing windows overlooking the garden of no. 15 these windows would have oblique angled views of the end of the garden of no. 15, which is not considered to be significantly harmful. In terms of the loss of light to the bedroom window it is not considered to be detrimental given the setting in of the roof accommodation.

In terms of no. 19 Northumberland Avenue; located to the south of the application site, this property has a single garage set back from the dwelling, although attached- thus creating a separation between built forms - there is approximately 4m between the main house and the boundary. It is noted that this property has a number of side windows and a rear patio at first floor level. The proposal will create a gable to face this property- however this will be approximately adjacent to no. 19's garage. As no. 19 is to the south of the application site; it would also not result in any overshadowing. Given the position of the gable and no side facing windows proposed at first floor level the relationship is considered to be acceptable. It is not considered that the proposal will result in harm to the first floor rear patio given the separation distance, although it is noted that the outlook would change. With regard to the windows in the rear elevation it is not considered that they would result in harmful overlooking to their garden given the garage, position of windows and oblique angles involved.

No. 11 Lonsdale Avenue is located east of the application site; the proposed extensions would face onto its rear garden. From the rear of the extension to the shared boundary there is a distance of approximately 11m. The application property has existing windows within the rear elevation and the ; the reconfiguration of these would not result in any issues of overlooking. However the property does not currently contain first floor windows or Juliet balconies. The first floor windows proposed would serve an ensuite and two bedrooms (these would both have the Juliet balconies).I consider there to be no material harm from the en-suite window. In terms of the two bedroom openings it is accepted that some degree of overlooking will result over and above that of the existing situation. It is also however recognised that this property could install a rear dormer extension if the height of the roof is not altered under permitted development. Given this fall-back position the distance of separation, the orientation of the properties concerned and that the balconies as proposed do not allow the occupier to 'step out' it is considered that the relationship is acceptable.

The proposal is therefore considered to be acceptable with regards to residential amenity in regard to existing residents, and in terms of space standards and provision of gardens for future residents, in accordance with Policy QD03 and QD04 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The scheme proposes the creation of two additional bedrooms; the property would increase from three bedrooms to five as part of this scheme. An area of hardstanding would be available to the front of the existing garage providing off street car parking for at least 2no. vehicles. Having regards to the scale of the development proposed, which would result in a dwelling comprising five bedrooms, it is not considered that there would be a material increase in movements to and from the site that would result in harm and the parking provision proposed is appropriate.

The impact upon highway safety is therefore considered to be acceptable.

Other Matters

It was recognised that the description following initial validation did not detail the alterations to the roof, this was rectified and a further neighbour consultation was carried out.

Conclusion

For the reasons outlined above, it is considered that the principle of the proposed development is acceptable, with no material harm would be caused to the character or appearance of the area, or the local highway network. Whilst the proposal would create a level of overlooking and a loss of privacy for neighbouring occupiers to the rear of the application site, this impact would arise from works allowed under permitted development which is considered a realistic fallback position, and as such, it is not considered sufficient to warrant refusal on this ground. 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

Gill Richardson

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Project 17 Northumberland Avenue MARGATE Kent CT9 3BP

