

A05

FH/TH/21/1323

PROPOSAL: Erection of a single storey rear extension

LOCATION: 14 Osborne Terrace MARGATE Kent CT9 1TP

WARD: Margate Central

AGENT: Mr Matthew Gerlack

APPLICANT: Mr Trevor Watson

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 21/531/JG/PL01 received 19 August 2021.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extension 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 on the northern side of Osborne Terrace. The property is a two storey terraced dwelling set back from the highway with the rear elevation facing onto a public right of way running between Church Road and Poets Corner along the rear of properties fronting Milton Avenue.

PLANNING HISTORY

No planning history.

PROPOSED DEVELOPMENT

The application seeks planning permission for the erection of a single storey extension to the rear. The flat roofed extension would measure 3.8 metres by 4.2 metres with a finished height of 3.2 metres. The side door would lead onto a ramp providing access into the rear garden which is at a slightly lower land level. The extension is proposed to be finished with facing brickwork to match the main dwelling.

PLANNING POLICIES

Thanet Local Plan 2020

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

Neighbours have been notified and a site notice posted. One representation has been received raising no objections to the extension but raising concerns regarding the sewer and surface water drainage:

The sewer and surface water drainage is probably running close to maximum between Milton Avenue and Osborne Terrace, noticeable during heavy rain.

The age of the sewer for the waste water and sewerage will be "interfered" with, the original design and expectation of its capacity is pushing the envelope a bit.

Milton Avenue buildings were constructed in the 1870's with Osborne Terrace built later - concerns raised that building on top of the Victorian drainage system will at some point require a lot of work.

CONSULTATIONS

None

COMMENTS

This application is reported to the Planning Committee as the applicant is Thanet District Council.

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.

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 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 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.

The proposed single storey extension would measure approximately 3.7 metres by 4.2 metres and have a flat roof finishing at a height of approximately 3.2 metres. The external surfaces of the extension would be finished with bricks to match the main dwelling.

The property benefits from a 14 metre rear garden and its rear boundary faces onto a wide accessway that runs east-west from Church Road to Poets Corner. The rear gardens of properties fronting Milton Avenue face onto the accessway to the north. The extension would not be immediately visible from the rear access however any views gained would be of an extension that is residential in scale and design that would not appear unduly of keeping in the area.

The single extension would respect the design of the main dwelling and with materials to match is 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

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

The extension would project 3.7 metres from the rear elevation of the property and have a finished height of approximately 3.2 metres from the surrounding ground level and includes an access ramp set within the one metres gap to the side of the extension, providing access from the door of the extension alongside the boundary with No 13. The extension is therefore 0.7 metres deeper and 0.2 metres higher than that allowed through permitted development. The 3.5 metre deep extension to the rear of No 13 does not appear to have any windows within the side elevation facing the application site and is set approximately 1.75 metres away from the side boundary. Together with the 1 metre gap, where the ramp would be located, there would be an overall separation distance of approximately 2.5 metres between the sides of the two extensions. The close boarded timber fence to the side boundary is approximately 1.8 metre high. Whilst there may be some loss of outlook from the ground floor windows within the rear elevation of No 13 the modest depth of the extension, together with the separation distance, is unlikely to result in unacceptable loss of outlook or light to occupiers of this neighbouring dwelling.

No 15 to the east is on a slightly lower land level to that of the application site. The extension would compromise the 45 degree line to the small window nearest to the side boundary, however, this window has obscure glass and appears to serve a WC. The main larger ground floor window commences approximately 2.5 metres from the side elevation of the extension and at this distance the 45 degree line from the window would not be unduly compromised. There is a 2 metre high timber panelled fence along this side boundary which, due to the 0.5 metre drop in land levels, does not offer as much screening between neighbours compared to the boundary between the site and No 13. However, whilst there could be some loss of light and corresponding loss of outlook to and from the neighbouring windows, from the extension, it is considered there would not be an unacceptable loss of light or outlook created due to the orientation of the property.

The property benefits from a 14 metre rear garden and beyond the rear boundary lies the public passageway running from Church Road to Poets Corner. It is unlikely therefore that the extension would adversely impact upon the residential amenities of occupiers of properties fronting Milton Road to the rear.

The extension would include a window within the rear elevation and this would face into the garden where it would have a similar window relationship to existing windows within the rear of the property. It is also noted that raised decking has been installed to the rear of the property which is deep enough to provide space for outdoor seating which does not appear to have the benefit of planning permission. There is no privacy screening to the sides of the terraced area and it is likely that it would be possible for users of the terrace to look into neighbouring gardens from the decking. The extension would be located on a similar footprint to the decking and as a result there would be reduced overlooking opportunities towards both neighbours. The door and ramp would be closer to the boundary with No13 however, unlike the raised decking, the use of the door and ramp is unlikely to provide opportunities for prolonged overlooking or loss of privacy.

In considering the impact of the extension on neighbouring occupiers it is unlikely that it would result in unacceptable overlooking or loss of privacy above that which may already exist through mutual overlooking between residential gardens.

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.

Drainage

Concern has been raised that the existing drainage system is old and may be adversely affected by the development. Matters relating to drainage for a householder extension would be considered through Building Regulations and would not form part of the assessment for this planning application.

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

Rosemary Bullivant

TITLE: FH/TH/21/1323

Project 14 Osborne Terrace MARGATE Kent CT9 1TP

