

A01

FH/TH/21/1512

PROPOSAL: Erection of single storey rear extension together with first floor and roof extension, front balcony with extension to front of garage

LOCATION: 21 Bay View Road BROADSTAIRS Kent CT10 2EA

WARD: Viking

AGENT: Mr Tony Michael

APPLICANT: Cecil and Justine Peters and Marchant

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 drawings No. 08 received on 24th September 2021 and Nos 03 and 04 received on 1st October 2021, and in accordance with the revised drawing No. 07A received on 3rd November 2021

GROUND;

To secure the proper development of the area.

3 The works hereby permitted shall be constructed using hardwood timber cladding, white render, glazing, and tiling, approved plans No. 03 and 04 received on 1st October 2021, and No. 07A received on 3rd November 2021. in accordance with the received **** unless otherwise agreed in writing by the Local Planning Authority.

GROUND

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

INFORMATIVES

Please ensure that you check the above conditions when planning to implement the approved development. You must clear all pre-commencement conditions before development starts on site. Processing of conditions submissions can take up to 8 weeks

and this must be factored into development timescales. The information on the submission process is available here:

<https://www.thanet.gov.uk/info-pages/planning-conditions/>

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.

No. 21 Bay View Road is a detached bungalow set back from the highway, with a sloped driveway leading along the southern side of the dwelling to an attached garage. There is also a wide gated pathway to the northern side, which leads to the private amenity space at the rear.

Bay View Road comprises predominantly detached bungalows and two storey dwellings, set along a gently sloping road. It is not characterised by uniform design or scale however, there is a sense of shared palettes of colour and material. Furthermore, all dwellings benefit from being set back from the public highway, having off-street parking and fronting public open space and highways.

RELEVANT PLANNING HISTORY

No relevant planning history

PROPOSED DEVELOPMENT

This is an application for the erection of a single storey rear extension, a first floor and roof extension, together with a front balcony and an extension to the front of the garage.

The roof and first floor extension would sit entirely within the existing building line of the bungalow below, with a width of 7.93m at the front and 0.73 at the rear, and a depth of 14.39m. Due to a slight change in ground level height the eaves height at the front of approximately 5.49m and 4.7m at the rear, and the ridge height of the pitched roof would be 7.08m at the front and 6.6m at the rear.

The balcony will project out 1.5m at first floor level, being approximately 3.59m from ground level, with glass balustrading of approximately 1.06m in height.

The flat roof, single storey rear extension will be located entirely to the rear of the dwelling, with a width of approximately 8.89m, depth of approximately 2.65m and a eaves height of 2.98m

The garage extension will project out from the front of the existing garage, by approximately 1.97m and will extend out at the front slightly towards the main dwelling, to a width of approximately 3.73m, to allow for an internal doorway from the garage into the main dwelling. It will retain the existing eaves height of approximately 2.77m.

The scheme involves some alterations to all fenestrations with the introduction of replacement glazing and doors in either aluminium or upvc with a grey finish.

The application proposes materials in keeping with the wider streetscene, comprising white render finish to walls of the garage, rear extension and some areas of the main dwelling, the introduction of hardwood timber cladding to all elevations of the main building, and of tiles in either concrete or grey slate tiles. Gutters and downpipes will be in black.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

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

Broadstairs and St Peters Neighbourhood Plan

BSP9 - Design

NOTIFICATIONS

Letters were sent to neighbouring occupiers and a site notice was posted near the site. Two residential responses have been received, one of which was neutral and the other one was an objection.

The objection raised the following concerns:

Loss of light and solar gain from the south
Loss of privacy to side and rear
Overshadowing of planting

Broadstairs Town Council: make no comment.

CONSULTATIONS

None.

COMMENTS

The application has been called to the planning committee at the request of Councillor Saunders 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

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.

The proposed work includes the erection of a single storey rear extension, a first floor and roof extension, together with the addition of hardwood timber cladding to all elevations, with some white rendering at lower level. The proposal also requests permission for a glazed supported balcony to the front elevation, a small extension to the front of the garage and alterations to the existing fenestrations.

The proposed addition of the first floor and roof extension will change from a single storey bungalow into a two storey dwelling, which will be visible from public vantage points from all directions along Bay View Road and Dumpton Park Drive.

Although the works will create an altered appearance to its current form, the increased height and design appears to mirror the neighbouring property, No. 19 Bay View Road, with whom it shares a common boundary to the south. The agent advised that No. 19 had in fact originally been a similar sized bungalow, until it was re-designed. A Google earth image of

unknown date shows the work in progress, although no planning history can be found for this. No. 19 sits well on its plot and does not appear too dominant or cramped on the site and provides a good indication of the overall effect that the proposed works at No. 23 will have on its own plot.

Thus, despite the first floor and roof extensions creating a significant change to the height of the dwelling, it is not considered that this detracts from the amenities of the area given the variety of scales of housing within the area, and will sit comfortably within the site and wider streetscene.

Furthermore, as the proposed roof will match the pitched design of the existing dwelling and neighbouring properties and is therefore felt to remain in keeping with the existing roof forms along Bay View Road, and will blend in well.

The use of glazing for the front balcony and white render can be seen at both Nos. 15, 19 and 23 15 Bayview Road and therefore blends in well with the wider palette of the streetscene, and is not considered to be out of keeping or overly dominant. Whilst the use of hardwood cladding is entirely appropriate for a seaside town, and is a material used extensively within Dumpton Park Drive, onto which Bay View Road runs.

As the proposed balcony to the front will only project 1.5m forward of the front elevation, it is considered to be a modest addition, and again mirrors the glazed balconies at Nos. 19 and 15 which both project out from their main front elevations to various depths.

The new and remaining windows and doors will be replaced with either Upvc/ aluminium frames in a grey, which will blend in well with the natural tones of the wood cladding and slate tile / concrete tiles proposed for the roof, and also match the windows colours used in No. 23. The shapes of the windows at first floor level work particularly well as they maximise light and fit well within the gable end.

Submitted plan shows that the proposed single storey rear extension will use materials that blend in with the proposed alterations to the main dwelling, but as these are located entirely to the rear of the dwelling and not visible from public vantage points, it is not considered to create any harm to the character and appearance of the area.

A comment has been raised in terms of the works resulting in the loss of another bungalow within the area, but as this part of Broadstairs has such a varied streetscene in terms of scale and design, and it is neither a listed structure nor conservation area, and is of a good design and scale, we cannot enforce the applicants to keep their dwelling as a bungalow.

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.

An objection has been received regarding the proposed increase in height to allow for the creation of an additional floor at No. 21 Bay View Road. The concern is that the proposal will cause shadowing and loss of light to the two windows on the southern elevation of No. 23 Bay View Road. However, one of those windows serves a kitchen / dining / living area which also benefits from the two main windows to the front of the property and under approved application ref: FH/TH/19/1065, a glazed terrace area has been created to the front of this, which enables that space to be opened up and extended during fair weather.

Therefore, the main concern regarding loss of light to this section of No. 23, relates to a bedroom window to the west of their main entrance door on this side elevation, adjacent to their own garage. The objector has provided some timed photographs of the current shadowing to this window, taken on 5th November 2021 which appear to show some existing shadowing evident between 11am and 2pm.

Whilst the addition of an additional floor to the existing dwelling at No. 21, will be different to what is there already, the existing eaves height will only have a minor increase at the rear from 2.5m to 4.7m, being a difference of just 2.2m. This then increases from 2.88m to 4.99m when directly opposite the bedroom window belonging to No. 23, being a difference of just 2.11m.

The proposed ridge height will change from 4.4m to 6.6m at the rear, and from 4.75m to just 6.92m opposite the neighbouring bedroom window. As this will be pitched away from the neighbouring property it is unlikely to result in any additional harmful overshadowing to the bedroom window than what already exists.

Following the path of the sun which rises in the east and sets in the west, there will always be a potential for some overshadowing as the sun moves behind the existing buildings to the south, and the Objector's photographs show this. The objection suggested that changes in ground levels between the properties would make this worse. However, it is noted that the main ground level changes are located to either the front area of the properties or at the rear, rather than the modest level changes directly beneath the two dwellings. Therefore the slight variations here appear unlikely to create any significant increase of harmful overshadowing to the proposed development at this site.

Furthermore, when evaluating the daylight hours in August 2021, the dwellings along Bay View Road benefitted from sunlight to the front and side elevations of their dwellings from

sunrise to approximately 11.40am where it generally disappeared behind existing dwellings to the south, causing some shadowing to the southern elevations of the dwellings. As the sun followed its path to the west, shadowing disappeared and the sun was in the gardens from about 3.15pm where it is completely unhindered until sunset.

At the end of November 2021, the dwellings along Bay View Road all benefited from sunlight to the front and side elevations in the early morning, which then partly disappeared behind the southern sides of the existing properties, appearing again fully from around the dwellings from mid afternoon until dusk. This is regardless of the height of the dwelling and due to the fact that the days have become shorter and the sun lower in the sky.

Taking this all together with the separation distance between the side elevations of No. 21 and No. 23 remaining at 6.50m, it is not considered that the proposed work will create any additional harm in terms of light reduction and overshadowing to that which already exists.

In terms of overlooking, the two windows towards the middle and end of the first floor side elevation will be obscure glazed as they serve bathrooms. The agent has confirmed in his email of 29th November, that these will be top openers which could be further fitted with restricted openers to restrict them opening beyond 45 degrees if necessary.

The agent has also confirmed that the remaining side window to the first floor elevation, will be a secondary window for the Master Bedroom, and has submitted a revised drawing on 6th November to show this as obscure glazed. Combined with the distance to the side elevation of No. 21, of 6.5m, this is not considered to result in any harmful overlooking or loss of privacy.

The proposed three ground floor windows to this side elevation will be entirely screened by the existing 2m high common boundary fence.

In terms of the impact from the proposed works to the host dwelling on No. 19 to the south, there will remain a separation distance between their main side elevations of approximately 6.5m.

No additional openings are proposed at ground floor level, other than the replacement of the existing with updated door / glazing in grey Upvc/ aluminium. A single window is proposed at first floor level, but as this will serve a hallway only and given that there are only high-level, narrow windows on the opposite elevation, which appear to be secondary windows, and there is a distance between them of approximately 6.5m, any views towards these or into the side pathway belonging to No. 23, will be oblique and unlikely to cause any harmful overlooking or loss of privacy.

The first floor rear windows will serve two bedrooms and although they will be a new addition at this height, they will be set back from the proposed extension below by 2.65m. Given there will be a total separation distance of 5.45m from the edge of the southernmost window to the common boundary with No. 19, including No. 21's existing garage below, and a total distance of 4.02m from the northernmost window to the end of No. 23's garage and their common boundary, any views will be oblique and unlikely to create any harmful overlooking or loss of privacy.

The proposed extension to the single storey garage will see a minor increase in its projection to the front by approximately 1.97m. As it will not increase in width or height, have no side windows and will remain 2.35m from the side elevation of No. 19, it is not considered to create any sense of enclosure, loss of light or privacy.

The proposed single storey rear extension will be located entirely to the rear elevation and set against the rear of the existing garage, projecting to 2.65m, with a width of 8.89m and a height of 2.98m. As well as a separation distance to the common boundary with No, 19, of 2m, it will be entirely screened from them by the existing garage.

Due to the change in ground levels at the rear, the patio windows and door arrangement proposed for the rear elevation will be set approximately 0.69m lower than the garden itself and any views will be directed entirely over the site's private amenity space, and further screened from neighbouring gardens by their existing common boundaries. Therefore, it will be unlikely to create any harmful overlooking or loss of privacy to either neighbouring property.

One narrow window will be inserted into its northern elevation, and as this will be approximately 2m away from the common boundary with No. 23 and the rear of their garage, it is unlikely that this will create any harmful overlooking or loss of privacy.

The proposed balcony to the front elevation will project 1.5m at 1st floor level on the front elevation, and be supported by two posts underneath. As it will have 1.06m high glazed balustrading, be set in from the north side of the dwelling by 0.49m and have a total separation distance from the front corner of the balcony to side elevation of No. 23 of approximately 7m, it is unlikely to create any harmful overlooking towards neighbouring properties, and look directly over the highway beyond.

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

Transportation

The scheme proposes to increase the number of bedrooms from three to four bedrooms, but as the required provision for a three or four bedroom property is the same, and the garage is remaining, 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.

Conclusion

For the reasons outlined above, it is considered that the impact upon the character and appearance of the area would be acceptable, with no significant harm created for 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/21/1512

Project 21 Bay View Road BROADSTAIRS Kent CT10 2EA

