

A02

FH/TH/21/1581

PROPOSAL: Erection of a single storey front, side and rear extension following demolition of existing garage

LOCATION:

9 Holly Road RAMSGATE Kent CT11 7JH

WARD: Eastcliff

AGENT: Tony Michael

APPLICANT: Mr and Mrs Stocker

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 02 and 04 received 08 October 2021.

GROUND;

To secure the proper development of the area.

INFORMATIVES

Information on how to appeal this planning decision is available online at <https://www.gov.uk/appeal-planning-decision>

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

9 Holly Road is a two storey semi-detached dwelling with a pitched roof, tile cladding across the centre of the front elevation and render above and below. The property is located towards the centre of a row of twelve similar properties. Whilst these properties are similar in design there are variations in the building line. Beyond these similar properties there is a

greater variation in the position and design of the dwellings and opposite the site there is a detached building and a wall forming the boundary of St Lawrence College.

RELEVANT PLANNING HISTORY

There is no planning history for the site.

PROPOSED DEVELOPMENT

The proposed development is the erection of a single storey front, side and rear extension following demolition of existing garage. The proposed extensions would wrap around the full rear and southern side elevations and extend part way across the front elevation of the property with a flat roof across all elements. At the front the extension would comprise an open porch and an attached garage to the side of the main property. The hanging tiles and render to the first floor would be replaced with vertical timber cladding and the ground floor would remain as painted render.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

SP35 - Quality Development
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site.

No responses have been received.

CONSULTATIONS

None received.

COMMENTS

This application is brought before members as the applicant is a member of staff.

Principle

The site comprises an existing dwelling located within the urban confines of Ramsgate. The principle of extending and altering an existing dwelling is considered acceptable subject to all other 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 states 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 and be sustainable in all other respects.

The proposed garage and porch would project forward of the front elevation and the immediate neighbouring property by 1.5m. However given the variation in the building line in the wider street scene and the modest depth of this extension from the existing front elevation it is not considered to result in significant harm to the character and appearance of the area.

The flat roof of the side extension would be visible from the public realm and this roof steps up in height by 0.4m, 3m back from the main front elevation of the property. Flat roof garages to the side of properties are visible in the street scene and the set back of the step up in height is not considered to be highly prominent. The rear section of the extension would be located behind the main property and side extension. These parts of the extension are therefore not considered to result in any significant harm to the character and appearance of the area.

The existing tile hanging would be removed and replaced with vertical timber cladding with a natural wood finish and the existing render at ground floor level would be painted white. Whilst there are no examples of timber cladding in the street scene given that there is currently a change in materials between the ground and first floor and there is variation in design in the wider street scene the proposed materials are not considered to be significantly harmful to the character and appearance of the area.

It is, therefore, considered that the proposed development would not have a significant impact upon the character and appearance of the area, in line with policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

At the front of the property the extensions would measure 5.4m wide and 2.75m high. A door and a garage door are proposed in the front elevation. At the side the extension would measure 14m deep and step up in height by 0.4m. At the rear the extensions would measure 7.9m wide and 2.9m high. Two windows and bi-folding doors are proposed in the rear elevation. There is a modest change in ground levels from the front to the rear of the site, and the southern neighbour, number 7 Holly Road, is set at a lower ground level than the application site.

There is currently a detached garage on the boundary with number 7 and this would be demolished to facilitate the proposed development. This neighbouring property also has an attached garage on the boundary with number 9. It is therefore considered that given the existing garages the proposed development would not result in any significant overlooking, loss of light or sense of enclosure to this neighbouring property.

On the northern side, the attached neighbour, number 11 Holly Road, has a conservatory on the boundary with number 9. The proposed extension would project 4m from the main rear elevation of the property and approximately 1m beyond the rear of the neighbouring conservatory. Given the existing extension that extends across the rear of number 9 and the modest depth beyond the rear of this neighbouring property the proposed development is not considered to result in any significant overlooking, loss of light or sense of enclosure to this neighbouring property.

There would be a separation distance of 10.5m to the rear boundary of the site and, therefore, given the location of the extensions and their single storey height they are not considered to result in any significant overlooking, loss of light or sense of enclosure to the front or rear neighbours.

The changes to the materials would not significantly alter the scale of the property.

In light of the above it is considered that the proposed development would not result in any significant harm to the living amenity of the neighbouring property occupiers, in line with policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The proposed front extension would reduce the off street parking space, however the property would still benefit from off street parking for one vehicle and a garage and on street parking in Holly Road is unrestricted with the exception of some school markings along part of the opposite side of the road. The proposed development is set away from the boundary with the highway, does not increase the number of bedrooms in the property and would retain an off street parking space. It is therefore considered that the proposed development would not result in any significant increase in demand for on street parking or harm to highway safety.

Conclusion

In conclusion it is considered that the proposed development would not have a significant impact on its surroundings or residential amenity and accords with Thanet Local Plan Saved Policies and the advice and guidance of the National Planning Policy Framework. It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Duncan Fitt

TITLE:

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Project

9 Holly Road RAMSGATE Kent CT11 7JH

