

A01

FH/TH/22/0013

PROPOSAL: Erection of a single storey side and rear extension together with erection of dormer to rear elevation and 3No rooflights to front elevation

LOCATION:

20 Windermere Avenue RAMSGATE Kent CT11 0PA

WARD: Nethercourt

AGENT: Mr Simon Bowmont

APPLICANT: Mr & Mrs Tomkinson

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 as amended by the revised drawings numbered 20-WA-2 received on 25th February 2022, and 20-WA-3 received on 4th March 2022.

GROUND:

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The application site lies within the urban confines, in a residential area.

No. 20 Windermere Avenue is a semi-detached bungalow set back from the highway, with a dwarf walled area of hardstanding and driveway to the front, leading to a detached garage and walled area with gate that provides access to the private amenity space at the rear.

Windermere Avenue is a residential street on the outskirts of Ramsgate, located in the Nethercourt Estate and is characterised by semi-detached and detached bungalows as well as two storey dwellings, set along gently sloping roads. All dwellings benefit from being set back from the public highway and having off-street parking.

RELEVANT PLANNING HISTORY

No relevant planning history

PROPOSED DEVELOPMENT

This is an application for the erection of a single storey side and rear extension, together with a dormer to the rear elevation and 3 No. rooflights to the front elevation.

The proposed single storey side and rear extension would provide additional space to the lounge and kitchen area as well as creating a utility space. The extension would increase the depth of the existing rear extension by approximately 1.42m (creating a total depth of 3.90m) and extend sideways, to infill the existing walled area attached to the garage by approximately 1.13m. These extensions would have a flat roof.

A flat roof rear dormer extension is proposed to create an additional bedroom and en-suite, with two casement windows and a set of french doors with juliette balcony . The dormer will sit 0.94m below the ridge, 0.35m above the existing eaves height and be set in from either side.

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 neighbouring occupiers and a site notice was posted near the site. One residential response has been received in the form of an objection.

The objection raised the following concerns:
Overlooking and loss of privacy in the rear garden as a result of the proposed dormer.

Ramsgate Town Council: no comment.

CONSULTATIONS

None.

COMMENTS

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

The main considerations with regards to this planning application are 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.

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.

Windermere Avenue is a residential street on the outskirts of Ramsgate, located in the Nethercourt Estate and is characterised by semi-detached and detached bungalows as well as two storey dwellings, set along gently sloping roads. All dwellings benefit from being set back from the public highway and having off-street parking.

The proposed dormer will be set upon the rear roof plane, set down from the ridge and up from the eaves, and set in from both sides. Although a small part of the eastern dormer cheek will be visible from public vantage points when standing to outside Nos. 16 and No. 3 Windermere Avenue, given that it is not an unusual feature to the rear of residential properties and proposes to use a grey cedar cladding to blend in with the greyed appearance of the existing roof tiles, it is unlikely to appear overly dominant or out of keeping with the character of the host dwelling and surrounding streetscene.

The proposed single storey rear extension will be almost entirely located within the rear garden and only the eastern corner which will infill and replace the existing gap and boundary wall between the host dwelling and garage will be visible. It will be flat roofed and use materials to match the structures it adjoins. As such it is not considered to create any significant harm to the character or appearance of the application site or wider area.

Although there are three roof lights proposed to the front roof plane, given these are not an unusual roof feature and the front roof planes to both Nos 8 and 22 Windermere Avenue are entirely covered with solar panels, these are not considered to create any harm to the streetscene.

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 rear extension will project outwards from the existing rear extension by 1.42 m creating a total depth of 3.90m. As this will project only 1m beyond the existing rear extension belonging to the adjacent property, No. 22, to the west, and given that there is a separation distance to the side elevation of their existing rear extension of 0.90m, along with a modest height of approximately 2.66m, it is unlikely to create a sense of enclosure or loss of light for the neighbouring occupier.

As there are no side windows proposed and only a set of bi-folding doors proposed to the rear elevation at ground floor level, facing into the garden of the application site, there is unlikely to be any loss of privacy as a result of the rear/side extension.

Furthermore, as there will be a separation distance of approximately 2.7m to the common boundary with No. 18, to the east, and it will be entirely screened from them by the existing garage, it is not considered to create any sense of enclosure, loss of light or privacy here.

A flat roof dormer is proposed to the rear roof slope, which will be set down from the ridge by 0.94m, set up from the eaves by 0.35m, set in from the eastern edge by 0.25m, and set in from the western edge by 0.42m (nearest to the adjacent property No. 22). Due to its position and design, the proposed dormer is unlikely to create a sense of enclosure or loss of light for neighbouring occupiers.

Concerns have been received from neighbouring occupiers regarding the potential for overlooking and loss of privacy in the neighbouring rear garden as a result of the proposed dormer. Whilst windows and french doors are proposed within the dormer, which would only indirectly overlook the neighbouring properties' garden, amended plans have been sought to reduce the perception of overlooking to the neighbouring property from the french doors and balconette, especially given that the properties in the immediately surrounding area are bungalows, and not currently overlooked.

Amended plans have been received swapping the french doors and juliette balcony in the western end of the dormer with a two-light casement window in the eastern end of the dormer. This has increased the distance between the french doors and balconette and the common boundary with No. 22 to approximately 5.59m.

The centre line of the two-light casement dormer window will be approximately 1.67m from the common boundary with No. 22, but given the reduced size of the nearest opening, and the presence of the neighbouring rear extension on the other side of the common boundary, which projects approximately 2.90m in depth, and will obstruct views towards the neighbours external amenity space, it is considered that any views from this window will be oblique and will not create any harmful overlooking or loss of privacy for the neighbouring occupier.

The proposed mid-point of the French doors and juliette balcony, now located to the eastern end, will be approximately 1.79m in from the edge, with a total separation distance of 5.55m to the common boundary with No. 18 Windermere Avenue, and approximately 9.37m to their blank first floor side elevation. As these two properties are set at differing angles on their plots any views into the neighbouring garden would be approximately 10m, over the top of their adjoining garages and considered entirely oblique. This is therefore considered to be a much more considerate location for the french windows and juliette balcony and not considered to create any harmful overlooking or loss of privacy.

To the rear of the site is a railway line, with no neighbouring properties beyond, so there will be no loss of neighbouring privacy to the rear.

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 by one, but as the required provision for a one or two 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.

RECOMMENDATION

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, subject to safeguarding conditions.

Case Officer
Tanya Carr

TITLE: FH/TH/22/0013

Project 20 Windermere Avenue RAMSGATE Kent CT11 0PA

Scale:

