

A02

FH/TH/22/0100

PROPOSAL: Erection of a rear dormer window with juliet balcony and insertion of sun tunnel to the front roof slope

LOCATION:

93 All Saints Avenue MARGATE Kent CT9 5QH

WARD:

Garlinge

AGENT:

Mr Matthew Gerlack

APPLICANT:

Mr Bertie Braidwood

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 22/546/JG/PL01 received 21 January 2022.

GROUND:

To secure the proper development of the area.

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 site is located within the urban confines of Margate in a wholly residential area. Properties in this part of All Saints Avenue are predominantly two storey semi-detached dwellings set back from the highway with the front gardens providing hardstanding for off-street parking. The dwelling forms a semi-detached pair with No 95. The rear elevation faces towards the Naylands housing development and Margate Railway station to the north.

PLANNING HISTORY

None

PROPOSED DEVELOPMENT

The application seeks planning permission for the erection of a dormer extension within the rear roofslope with a juliet balcony and a sun tunnel within the front roofslope.

PLANNING POLICIES

Thanet Local Plan 2020

QD02 - General Design Principles

QD03 - Living Conditions

SE03 - Land affected by Contamination

NOTIFICATIONS

Neighbours have been notified and a site notice posted opposite the site. No representations have been received.

CONSULTATIONS

Environmental Protection Manager- Thank you for consulting Environmental Protection on the above planning application for which we have considered the potential for environmental health impacts and consider it to have a low environmental risk and therefore do not offer any comments in this regard.

COMMENTS

This application is reported to the Planning Committee as the applicant is a Councillor.

The main considerations for Members to assess are the principle of development, impact of the development on the character and appearance of the area and the impact on neighbouring amenity.

Principle of Development

The site is located in a wholly residential area within the urban confines of Margate and the principle of householder development is acceptable and therefore the application needs to be determined in accordance with the National Planning Policy Framework (NPPF) and Local Plan Policies.

Character and Appearance

Thanet Local Plan policy QD02 relates to general design principles and supports development that relates to surrounding development, is well designed, respects and

enhances the character of the area paying particular attention to context and identity of its location, scale, massing, rhythm, density, layout and use of materials appropriate to the locality.

The area is characterised by semi-detached pairs of two storey properties fronting onto All Saints Avenue. The proposed development relates to the erection of a dormer extension within the rear roofslope with a juliet balcony and a sun tunnel within the front roofslope.

The sun tunnel would provide light to the en-suite and would result in minimal disruption to the front roofslope. The dormer extension would be located within the rear roofslope and would not be immediately visible from All Saints Avenue due to the close proximity of neighbouring development which mostly screens views through to the rear elevation.

The dormer would be substantial in size and extend across the entire roofslope and extend out towards the edge of the eaves (approximately 6 metres wide by 4 metres deep) however the dormer would be set down from the ridge thereby reducing opportunities to view the presence of the dormer from All Saints Avenue. The dormer would be finished with horizontal slate grey Cedral cladding with black framed UPVC french doors. Whilst this is a large dormer extension any views of it would be at a significant distance. The dwelling is on higher ground level to properties in the Naylands housing development to the rear (to the north) and the railway line beyond, and the rear elevation of the dwelling and the proposed dormer would be visible from Naylands at a distance of approximately 60 metres.

Whilst the dormer would be substantial in size in relation to the main dwelling it would not be immediately viewed in relation to street frontage development in All Saints Avenue and therefore it would not appear unduly prominent or overbearing in respect to the character or appearance of the streetscene and would meet the requirements of Thanet Local Plan Policy QD02 and the NPPF.

Living Conditions

The rear elevation of the dwelling faces towards the Naylands housing development to the north. It is proposed to install french doors with a juliette balcony to serve the bedroom with a rooflight installed within the dormer roof. There would be a separation distance from the dormer to the rear garden boundary of approximately 31.5 metres, and the windows of the dormer would face towards the parking area between Nos 37 and 39 Naylands, with a separation distance of nearly 60 metres to Flats 1 to 4, 39 Naylands and 50 metres to 37 Naylands. At this distance there is unlikely to be unacceptable overlooking or loss of privacy resulting from views from the french doors. The window relationship resulting from the additional window opening would be similar to that of existing windows within the dwelling and from adjacent properties.

Given the above it is considered that the proposed development would not adversely impact on the living conditions of neighbouring property occupiers through overlooking or loss of outlook and the proposal would therefore accord with QD03 of the Thanet Local Plan and the NPPF.

Contaminated Land

The Environmental Protection Manager has been consulted as the land is adjacent to the railway line. No objection has been raised in this instance as the potential for environmental health impacts is considered to be low.

RECOMMENDATION

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, QD03 and SE03 of the Thanet Local Plan and the NPPF. It is therefore recommended that Members approve the application, subject to safeguarding conditions.

Case Officer

Rosemary Bullivant

TITLE: FH/TH/22/0100

Project 93 All Saints Avenue MARGATE Kent CT9 5QH

Scale:

