

A03

FH/TH/21/1786

PROPOSAL: Erection of a two storey side extension following demolition of existing together with porch to front elevation

LOCATION: 147 Westbrook Avenue MARGATE Kent CT9 5HH

WARD: Westbrook

AGENT: Mr Simon Bowmont

APPLICANT: Mr & Mrs Askew

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 147-WA-02 received 17 November 2021.

GROUND:

To secure the proper development of the area.

- 3 The external materials and external finishes to be used in the development 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

147 Westbrook Avenue is a two storey detached dwelling located on the southern side of Westbrook Avenue close to the junctions with Audley Avenue and Fitzmary Avenue. The property has a hipped roof, bay windows to the front elevation and an attached flat roof garage. The property is constructed with a tiled roof and render to the first floor and brick to the ground floor.

RELEVANT PLANNING HISTORY

There is no planning history for the site.

PROPOSED DEVELOPMENT

The proposed development is the erection of a two-storey side extension following demolition of an existing garage and outbuildings together with a porch to the front elevation.

The two storey side extension would have a hipped roof set down and back from the existing roof and front elevation and would be constructed from materials to match the existing property.

The proposed porch would have a pitched roof and be located on the eastern side of the front elevation around the existing door. The porch would also be constructed from materials to match the existing property.

DEVELOPMENT PLAN POLICIES

THANET LOCAL PLAN 2020

Policy SP10 - Margate
Policy SP35 - Quality Development
Policy QD01 - Sustainable Design
Policy QD02 - General Design Principles
Policy QD03 - Living Conditions
Policy TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring occupiers and a site notice was posted close to the site. No representations have been received in response.

CONSULTATIONS

None received.

COMMENTS

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

Principle

The site is situated within the urban confines of Margate where the 'principle' of household development is acceptable in this location, subject to, the impact on the character and appearance of the area, impact on neighbouring living conditions and highway implications.

The application needs to be determined in accordance with the National Planning Policy Framework (NPPF 2021) and Local Plan Policies.

Character and Appearance

The NPPF states that planning 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 and appropriate landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; and provide a high standard of amenity for existing and future users (Paragraph 130).

Policy QD02 of the Thanet Local Plan provides general principles for new development and 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. In this regard development must relate to the surrounding development, form and layout and strengthen links to the adjacent areas.

Policy SP35 relates to the quality of development and states that new development will be required to be of high quality and inclusive design.

Therefore, the development should be well designed, respect and enhance the character of the area paying particular attention to context and identity.

The two-storey side element would extend in width some 2.5 metres and would be set back from the front boundary by 0.2 metres. The proposed extension would extend 8 metres in depth falling in line at the rear with the original dwelling. The proposal would be to a height of 6 metres to the parapet, with a subservient hipped roof.

The two-storey extension would be tight to the western boundary and, whilst this is the same as that which currently exists at ground floor level, the impact of the first-floor element in terms of character needs to be considered.

Permission was recently granted (FH/TH/21/0139) for the erection of a part two storey, part single storey side extension to no. 149, (the dwelling adjacent to the western boundary). When considering the application for no. 149, the delegated report notes that,

"The proposed extension will retain a 1 metre separation distance would be retained to the side boundary and space at first floor level will be retained above the adjacent neighbours garage. The extension will be set under a hipped pitched roof which will pitch away from the adjacent neighbour, which will increase the sense of space/separation at roof level. There are a variety of separation distances between properties in the surrounding area, and the

separation that will be retained at first floor level, together with the form of the roof is considered to provide sufficient space and separation to prevent a cramped form of development, and is not considered to be out of character with the locality."

As the delegated report notes there are a variety of separation distances between properties in the surrounding area and there are also semi detached dwellings nearby. Whilst this application would remove the space at first floor level over the existing garage a 1m separation distance would remain between numbers 147 and 149. Furthermore the properties to the east are bungalows and to the west of number 149 is Audley Avenue.

The porch would be 2.5 metres in width x 2 metres in depth with a sloping roof to a maximum height of 3.8 metres. Whilst the porch would be visible within the street scene, its design is appropriate for the character of the dwelling and the area.

Therefore, given the variety of spacing between dwellings and their designs (Detached, semi-detached and bungalows) within the street scene, the proposed development is not considered to result in any significant harm to the character and appearance of the area in line with policies SP10, SP35, QD02 and paragraphs 130 and 134 of the NPPF.

Living Conditions

Local Plan Policy QD03 also states that all new development should "be compatible with neighbouring buildings and spaces and not lead to the unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure".

In terms of neighbour amenity, there are no windows proposed in the flank elevation and no first-floor windows have been granted in the neighbour's extension, therefore, it is not considered that the proposal would lead to unacceptable living conditions in regard to overlooking.

The proposed extension would extend further to the rear than the neighbours consented scheme, however, it is not considered that this would have a detrimental impact on the single storey element approved under the consented scheme in terms of overshadowing or loss of natural light.

The proposed development is, therefore, considered to be acceptable in terms of residential amenity, in accordance with Policy QD03 of the Thanet Local Plan and the NPPF.

Transportation

Local Plan policy TP06 states that proposals for development will be expected to make satisfactory provision for the parking of vehicles, including disabled parking. Suitable levels of provision will be considered in relation to individual proposals taking account of the type of development, location, accessibility, availability of opportunities for public transport, likely accumulation of car parking, design considerations.

The proposal would not alter the existing off street parking provision, albeit it is noted that the existing and proposed garage is only 2.2 metres wide x 3 metres in depth, with an internal door opening into the garage and, therefore, use as a garage would be limited.

The proposal would not prejudice highway safety and would accord with Local Plan Policy TP06.

RECOMMENDATION

Overall it is considered that there would be no significant adverse effect from the proposed development on the character or appearance of the area, living conditions, highways, or other planning matters. Therefore the development is recommended for approval.

Case Officer

Duncan Fitt

TITLE: FH/TH/21/1786

Project 147 Westbrook Avenue MARGATE Kent CT9 5HH

Scale:

