

A02

FH/TH/22/0215

PROPOSAL: Erection of a ground floor extension to existing rear projection with balcony over together with first floor extension above

LOCATION: existing

7 Seacroft Road BROADSTAIRS Kent CT10 1TL

WARD: Viking

AGENT: Mr Julian Sinstadt

APPLICANT: Mr Dan Ainslie

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 as set out in accordance with the submitted documents referenced Site Location Plan and Proposed Block and Roof Plan received 11 February 2022 and amended drawing DA2 C received 6th May 2022.

GROUND:

To secure the proper development of the area.

3 Prior to the use of the balcony hereby approved, the obscured glazed glass balustrading at a height of 1.4m above finished floor level as shown on drawing DA2 C received 6th May 2022 shall be installed and thereafter maintained.

GROUND:

In the interests of the living conditions of the neighbouring property in accordance with Policy QD03 of the Thanet Local Plan.

INFORMATIVES

Please be aware that your project may also require a separate application for Building Control. Information can be found at:

<https://www.thanet.gov.uk/services/building-control/> or contact the Building Control team on 01843 577522 for advice.

SITE, LOCATION AND DESCRIPTION

The site is situated within the urban confines of Broadstairs in a wholly residential area. Properties along Seacroft Road are predominantly two storey detached dwellings set back off the highway with parking within front gardens.

RELEVANT PLANNING HISTORY

F/TH/04/0464 - Change of use, conversion of and alterations to existing detached garage with living accommodation above to a single dwellinghouse incorporating integral garage, together with the erection of a two storey, hipped roof, side extension with front and rear roof extensions.

PROPOSED DEVELOPMENT

The application seeks planning permission for a ground floor and first floor rear extension together with balcony over the ground floor.

PLANNING POLICIES

Thanet Local Plan 2020:

SP12 - Broadstairs
SP35 - Quality Development
QD02 - General Design Principles
QD03 - Living Conditions

Broadstairs and St Peter's Neighbourhood Plan

BSP9: Design in Broadstairs and St Peter's

NOTIFICATIONS

Letters were sent to neighbouring occupiers and a site notice displayed near to the site. 6 letters of objection have been received, 4 from the same household, citing the following objections to the proposals:

- Overlooking of neighbouring properties resulting in loss of privacy
- Concerns with noise pollution from the use of the terrace
- Unacceptable scale and massing from the extensions

The applicant has also made submissions to respond to concerns raised during the application process to seek to address the matters raised.

CONSULTATIONS

Broadstairs and St Peters Townn Council: The Planning Committee of the Town Council has considered this application and has resolved unanimously to make No Comment.

COMMENTS

This application is reported to the Planning Committee as it has been called in by Cllr David Saunders for members to consider whether the development would have a significant overbearing impact and associated loss of outlook to adjacent properties and whether the proposed first floor window and associated terrace will result in unacceptable overlooking and loss of privacy.

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

Principle of Development

The site is located in a wholly residential area within the urban confines of Broadstairs 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

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 area is characterised by detached two storey properties facing Seacroft Road. The proposed development relates to the erection of a ground floor and first floor rear extension with balcony over the ground floor element.

The ground floor extension would be minimal in size projecting a further 1.28m beyond the existing flank wall of the kitchen and would enlarge the width of the kitchen.

At first floor level, the scheme proposes the creation of a master suite to consist of the bedroom within the new first floor extension, a dressing room in place of the current bedroom and then the existing en-suite to the front of the property. It would be clad in white

boarding, with the existing property white rendered, with a hipped/pitched roof matching the roof pitch of the main roof of the property. In addition, over the flat roof to the ground floor extension is the proposed balcony area facing seawards to the east.

Given the minimal scale of the ground floor extension and the design and appearance of the first floor extension, it would not be immediately apparent from Seacroft Road and would not therefore appear as an unduly prominent or overbearing addition in respect to the character or appearance of the streetscene. The materials and design proposed would not appear out of keeping with the main building, and there is a variety of traditional designed properties found in the surrounding area. It would therefore meet the requirements of Thanet Local Plan Policy QD02, Policy BSP9 of the Broadstairs and St Peters Neighbourhood Plan and 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, neither the ground floor or first floor extensions will result in harm to neighbouring amenity to adjacent neighbours in terms of sense of enclosure or loss of light/outlook, due to the design and scale of the extension, and the separation distance to the nearest neighbouring windows. The sole issue with respect to neighbour amenity arises from the proposed full length balcony over the ground floor extension and associated windows/opening. As shown on the plans, the balcony is approximately 1m in width and extends the full length of the ground floor extension. Whilst this projection is limited in depth it provides sufficient room for a small seating area for use by the master bedroom and therefore potential overlooking to neighbouring properties. Following amendments, the plans as submitted show a 1.4m steel and obscure glazed glass balustrade along the eastern edge of the balcony.

The neighbouring property to the east is made up of 3 self-contained flats (1 each on the ground and first floor and a maisonette) with a parking area provided adjacent to the boundary with the application site and a small communal garden area provided in the south eastern corner of the site. The parking area is accessed by walking along the side flank of the maisonette, past an entrance door and a side facing kitchen window at ground floor. From an assessment of the floor plan from the approval of Joseph Court in 2006, the kitchen is sufficiently sized to constitute a habitable room, however this window is clearly visible from the communal side access to the parking, with a blind internally installed restricting current views into the room. Whilst the balcony and window will face towards this window, given the existing low level of privacy afforded to the kitchen window from the access to the rear, the angle between the windows at different levels and also the obscure glazed balustrade which will remove any overlooking for anyone seated on the balcony, it is considered that the development would not result in an unacceptable reduction in privacy to the neighbour.

From the separation distance between the proposed balcony and the communal garden area (approximately 21metres), plus the 2metre high boundary wall around the amenity area restricting views, there will not be overlooking such as to make the proposals unacceptable.

No.9 Seacroft to the rear of the application site has a master bedroom and hallway window to the front elevation at first floor level facing towards the site. The bedroom window is high level, and it is not directly sited adjacent to the balcony, meaning that the balcony will not result in direct overlooking into a private habitable room. In addition, existing rear facing windows in the rear elevation of no.7 face towards these windows currently, meaning that the presence of the balcony would not create a level of perceived overlooking significantly different from the existing relationship between the properties.

The use of a balcony by a residential property would not automatically result in noise and disturbance to residential properties adjacent, with the balcony akin to using external garden areas in a residential environment.

To conclude, 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.

Highway Safety

Local Plan policy TP06 states that proposes 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 provisions as such there would be adverse highway implications as a result of the development.

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

Conclusion

The proposal would not result in any significant harm to the character and appearance of the area. Following the amendments to the balcony, the proposal would not significantly impact upon the living conditions of neighbouring residential properties, nor would the proposal prejudice highway safety. The proposed development therefore accords with Thanet Local Plan Policies QD02 and QD03 of the Thanet Local Plan, Broadstairs and St Peter's Neighbourhood Plan Policy BSP9 and the NPPF 2021. It is therefore recommended that Members approve the application, subject to safeguarding conditions.

Case Officer

Tetlow King

TITLE:

FH/TH/22/0215

Project

7 Seacroft Road BROADSTAIRS Kent CT10 1TL

