

A05

FH/TH/22/0797

PROPOSAL: Erection of a single storey front and rear extension

LOCATION: 26 Grenville Way BROADSTAIRS Kent CT10 2JR

WARD: St Peters

AGENT: Mr John Lowden

APPLICANT: Mr A Baldwin

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 976A received 20 July 2022.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extensions 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

SITE, LOCATION AND DESCRIPTION

The application site is situated within an established residential area of Broadstairs.

The area is largely characterised by detached and semi-detached single storey dwellings with some two storey dwellings to the north of Grenville Way. The properties are set back from the road with amenity spaces to the front and rear. Properties to the north of Grenville way have a low boundary treatment to the front whilst those to the south have no boundary treatment creating an open and spacious environment.

The space between properties vary, with the detached properties having larger gaps and front amenity spaces and many with garages forward of the front elevation; those that are semi detached, have smaller gaps with garages to the rear amenity space.

No.26 is a single storey detached dwelling situated in the middle of Grenville Way with an open amenity space to the front and a garage forward of the front elevation. Nos.24, 26, 28 and 30 are staggered with the front elevation approximately 3.5 metres forward of the neighbour to the east.

The rear elevation of No.26 projects approximately 7 metres out from the rear elevation of No.24. The rear elevation of No.28 projects approximately 9 metres out from the rear elevation of No. 26 and No. 30 projects from the rear elevation of No.28 by approximately 11.5 metres.

RELEVANT PLANNING HISTORY

None

PROPOSED DEVELOPMENT

The proposed development is for the erection of a single storey front and two single storey rear extensions.

The front extension will project from the front elevation by 2.95 metres, it will be 3.17 metres wide, have a height of 2.5 metres and will have a flat roof. It will extend from the garage wall to the middle of the front elevation.

The extension to the rear of the garage will project 1.35 metres. It will be 2 metres wide and will have a height of 2.5 metres with a flat roof. It will have a door leading to the rear amenity space.

The rear extension will project 4.5 metres, it will be 7.6 metres wide and have a roof height of 3.8 metres to the flat roof and 2.25 to the eaves. It will have a window to the east elevation facing No.24 Grenville way and two doors to the rear which will face the rear amenity space.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

QD02 - General Design Principles

QD03 - Living Conditions

Broadstairs & St Peter's Neighbourhood Development Plan

BSP9 - Design

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted.
One objection has been received and has been summarised below:

- Loss of outlook
- Loss of light

Broadstairs & St Peter's Parish Council:

The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend OBJECTION WITH CONCERNS. The Town Council ask that Planning Officers check the 45-degree rule to ensure that this has not been breached.

CONSULTATIONS

None

COMMENTS

The application is brought before members at the request of Councillor Dexter to allow members to consider the impact of the proposal on neighbouring light and outlook.

The main considerations are the impact of the development on the character and appearance of the area and impact on neighbouring amenity.

Principle

The site comprises an existing dwelling within the urban confines and the principle of extending an existing dwelling is considered to be acceptable subject to all other material considerations.

Character and Appearance

No. 26 Granville way is a single storey detached dwelling with amenity space to the front and rear.

Paragraph 130 of the NPPF states that planning decisions should ensure that developments 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 and maintain a strong sense of place; and provide a high standard of amenity for existing and future users.

Policy QD02 of the Local Plan outlines that the primary planning aim of new development is to promote or reinforce local character and provide high quality and inclusive design that is sustainable in all other respects. Proposals should therefore relate to surrounding development, form and layout, be well designed, pay particular attention to context and identity of location, scale, massing, rhythm, density, layout and materials and be compatible with neighbouring buildings and spaces. Any external spaces and landscape features should be designed as an integral part of the scheme.

Planning permission is sought for the erection of a single storey front extension and single storey rear extension and garage extension.

The proposed extension to the front elevation would alter the appearance and form of the property. The proposed extension would be visible from the public realm along Grenville Way, however, it is not located within a conservation area and would be built along the boundary with the existing garage and extend across the dwelling to the window on the left hand side. It would be single storey with a flat roof adjoining the garage and constructed of similar materials to the host dwelling which would minimise the impact of the development. Given its scale, the fact it will be erected along the boundary of the existing garage with a flat roof and that there are properties with similar extensions to the front elevation in the surrounding area, the proposed extension is not considered to have significant impact upon the character and appearance of the area.

A single storey rear extension will be erected to the rear of the garage and a further extension to the rear elevation. As both of these extensions will be located to the rear of the property and not visible from the public realm, it will not create any harmful impact on the character and appearance of the host dwelling or wider area.

The proposed development is therefore considered to comply with Policy QD02 of the Thanet Local Plan and paragraph 130 of the National Planning Policy Framework.

Living Conditions

The properties that would be potentially impacted by the development are Nos. 24 and 28 Grenville Way either side of the application site.

Paragraph 119 of the NPPF states 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 states that decisions should ensure the development creates inclusive and accessible space which promotes health and well-being, with a high standard of amenity for future users.

Policy QD03 outlines that new development must not lead to unacceptable living conditions through overlooking, noise, vibrations, light pollution, overshadowing, loss of natural light or a sense of enclosure.

Due to the location of the front extension and the staggered siting of the dwelling on Grenville Way, this extension will not impact on either neighbouring property.

The proposed extension to the rear elevation of the garage will extend 1.35 metres, it will have a flat roof to match the existing garage. There are no windows proposed in the extension of the garage, however there will be a door to the rear. The development will be the same distance from the boundary with No. 24 Grenville way of approximately 1 metre as the existing garage. Given the modest depth and height of the extension together with the fact that no windows are proposed, it is not considered that the development will significantly impact upon the neighbouring light and outlook and there will be no loss of privacy.

The plans originally submitted, showed a 4.5 metre deep single storey rear extension running across the entire width of the property of 7.6 metres, with a ridge height of 4.8 metres following the original ridge of the roof of the dwelling. Due to concerns regarding impact to light and outlook the proposal has been amended and amended plans have been received. The amended plans show the ridge height of the roof of the proposed extension has been reduced to 3.8 metres creating a flat roof in the middle section of the proposed extension.

The proposed rear extension would project from the rear of the dwelling and be the same distance from the boundary with No.24 of approximately 3 metres. No.28 Grenville Way has a separation distance of approximately 4.5 metres from the proposed extension. Having visited the site it was identified that the three side facing windows within the neighbouring side elevation serve a kitchen, bathroom and WC. The kitchen is classed as an habitable room as it accommodates a seating area. Whilst there may be some loss of light and outlook from No.28, given the separation distance and the amended design, which has reduced the ridge height to 3.8m, it is not considered that there would not be a significant loss of light or sense of enclosure to the occupiers of No.28.

The proposed extension will not protrude past the rear elevation of no.28 and therefore it is not considered that the extension would result in any impact on any rear facing windows.

There are doors to the rear of the extension which will look over the amenity space to the rear and will not result in a loss of privacy to No.24 or No.28. There is a window to the side elevation of the proposed extension which will look towards the rear amenity space to No.24, however there are existing windows within this side elevation facing no.24 and therefore this additional window will create no additional impact, especially as it is further from the neighbouring dwelling. In addition, under Permitted Development, the boundary fence can be raised to 2 metres which would further minimise any overlooking or loss of privacy.

As the detached properties are staggered on this side of Grenville way, the application property already extends 7 metres beyond the rear elevation of no. 24, and therefore any impact to light and outlook already exists. The additional extension, given its distance of over 8m from the rear elevation of no. 24, and distance of 3m to the side boundary, will not significantly increase any impact to light and outlook. As a fallback, permitted development would also allow for a 4 metre deep extension in this location.

In light of the above, the proposed development is not considered to result in any significant harm to the living conditions of the neighbouring property occupiers, in line with policy QD03 of the Thanet Local Plan and paragraph 130 of the National Planning Policy Framework.

Transportation

No.26 Grenville Way benefits from off street parking and the proposed development does not increase the number of bedrooms on site. 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 significant impact on its surroundings or residential amenity and accords with Thanet Local Plan 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

Dawn Rollason

TITLE: FH/TH/22/0797

Project 26 Grenville Way BROADSTAIRS Kent CT10 2JR

