

A05

FH/TH/22/0894

PROPOSAL: Erection of two storey front and rear extension, together with 4 roof lights, ground floor terrace and first floor balcony and

LOCATION: alterations to external materials

54 Stone Road Broadstairs Kent CT10 1DZ

WARD: Bradstowe

AGENT: Mr Daniel McCarthy

APPLICANT: Mr Dan Clewley

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 and the approved drawings numbered 04 A, 05, 06, 07 and 08.

GROUND

To secure the proper development of the area.

3 Prior to the construction of the external surfaces of the development hereby approved, details and manufacturer's specification of the external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

4 Prior to the first use of the ground floor rear roof terrace hereby permitted a privacy screen at a height of 1.8m to the eastern side (adjacent boundary to no. 52A Stone Road) shall be erected and thereafter maintained.

GROUND

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy QD03 of the Thanet Local Plan.

5 The front brick and flint boundary wall shall be retained as part of this development.

GROUND

In the interests of visual amenity in accordance with Policy QD02 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.

Please ensure that you check the above conditions when planning to implement the approved development. You must clear all pre-commencement conditions before development starts on site. Processing of conditions submissions can take up to 8 weeks and this must be factored into development timescales. The information on the submission process is available here:

<https://www.thanet.gov.uk/info-pages/planning-conditions/>

Information on how to appeal this planning decision or condition is available online at <https://www.gov.uk/appeal-planning-decision>

SITE, LOCATION AND DESCRIPTION

No. 54 Stone Road is a chalet style detached dwelling and attached single garage with amenity space to the front and rear. It is located on the northern side of Stone Road. The house and garden slopes downwards from Stone Road towards properties that front Eastern Esplanade. The site is enclosed to the front boundary by an existing brick and flint wall.

RELEVANT PLANNING HISTORY

FH/TH/21/1375 Erection of 2no. three storey, three bed dwellings following demolition of existing chalet bungalow. Refused 1st November 2021.

The above application was refused for the following reasons:

"The proposed 2no three storey dwelling dwellings by virtue of the loss of the front boundary wall, restricted size of the site, its relationship within the site and visually in the area, would be significantly out of keeping with the area and its spacious pattern of development along the eastern side of Stone Road, resulting in a cramped and incongruous form of development that is significantly harmful to the character and appearance of the area, contrary to the aims of policy QD02 of the Thanet Local Plan and paragraphs 119, 130 and 134 of the National Planning Policy Framework."

"The proposed development will result in additional pressure on the Thanet Coast and Sandwich Bay Special Protection Area (SPA), and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI), and in the absence of an acceptable form of mitigation to relieve the pressure, the proposed development would be contrary to policy SP29 of the Thanet Local Plan and paragraph 182 of the National Planning Policy Framework."

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of a two storey front and rear extension, together with roof lights in the north elevation, a ground floor terrace and first floor balcony and alterations to external materials. the front facade incorporating white render, linear brick slips and vertical slatted cladding composite and zinc cladding under a slate roof.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP35 - Quality Development
QD02 - General Design Principles
QD03 - Living Conditions
TP06 - Car Parking

Broadstairs and St Peter's Neighbourhood Plan

BSP8 - Local Heritage Assets
BSP9 - Design in Broadstairs & St. Peter's

NOTIFICATIONS

Letters were sent to adjoining occupiers and a site notice posted close to the site.

Five representations were received objecting to the proposal with some people commenting more than once. The concerns are summarised below.

- Close to adjoining properties
- Development too high
- Inadequate parking provision - three spaces should be provided
- Information missing from plans
- Not enough info given on application
- Over development
- Flint boundary wall should not be demolished
- Not clear how far out the building will go beyond the existing property
- Concern that the yellow site notice was not erected
- Increase in traffic
- Loss of light
- Loss of privacy from first floor terrace
- Concern about additional parking that can not be accommodated on site

- Question if a door is proposed within the side elevation
- Plans showing trees are misleading
- Aerial photograph is out of date
- Increase of pollution
- Loss of parking
- Out of keeping with character of area
- Residential Amenity
- Tantamount to the construction of a new property
- Would involve the loss of a bungalow in an area that requires bungalows for elderly

Broadstairs Town Council: The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend REFUSAL on the following grounds:

- a) Overdevelopment and out of keeping with the surrounding area.
- b) Loss of privacy and light to neighbouring properties.
- c) The previous flint wall had been demolished which contravenes NDPP BSP8. Recommend that, should this application be approved, the wall is to be reinstated.
- d) Should the application be approved, landscaping as shown on plan 04 should be planted if not already in place.

Broadstairs Society: The Broadstairs Society objected to the proposed development. Planning Application 21/1375 for the erection of 2No. three storey, three bed dwellings following demolition of existing chalet bungalow. The Town Council drew attention to the fact that there was no mention of the flint wall which is protected under Neighbourhood Development Plan Policy BSP8 and the design contravenes Neighbourhood Development Plan Policy BSP9. The report recommended refusal but, unfortunately, made no mention of the flint wall amongst the reasons for refusal.

Consequently, the owner demolished the flint wall much to the distress of a neighbour. The Enforcement Officer was made aware of the situation but her hands were tied as there was no application at the time of demolition. Now there is this current application. The loss of the flint wall has meant that the application already contravenes NDPP BSP8. The Broadstairs Society views the disdain with which the wall was demolished with some alarm and feels, in the hopefully unlikely event the Planning Authority does approve it there should be a planning condition concerning the reinstatement of the flint in some way, shape or form.

COMMENTS

This application is referred to the Planning Committee at the request of Cllr Jill Bayford on the grounds of loss of light and loss of privacy as well as concerns about the possible demolition of the flint wall.

The main considerations in assessing the submitted scheme are the principle of development, the impact upon the character and appearance of the area, the impact upon living conditions of neighbouring property occupiers and the impact upon highway safety.

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

Paragraph 130 of the NPPF states 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, sympathetic to local character and history, establish or maintain a strong sense of place, and 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. Policy QD02 of the Thanet Local Plan outlines that the primary 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.

Policy BSP8 of the Broadstairs and St Peter's Neighbourhood Plan relates to local heritage assets and states that proposals for development which would result in the loss of existing buildings or structures on the local list of heritage assets will not be supported. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will also not be supported. The list of local heritage assets is set out in appendix 4 of the neighbourhood plan. The flint wall to the front of no. 54 Stone Road is not identified as a heritage asset within that list. Policy BSP9 states that development proposals that conserve and enhance the local character and sense of identity of the Plan area will be encouraged. Proposals should take account of the Design Guidelines set out at Appendix 5. Proposals which demonstrate that they reflect the design characteristics of the area and have taken account of the Design Guidelines will be supported. Therefore, the development should be well designed, respect and enhance the character of the area paying particular attention to context and identity. Design and Character is further amplified by the Broadstairs and St Peters Neighbourhood Plan Policy BSP9.

No. 54 Stone Road is a chalet style detached dwelling with an attached single garage with amenity space to the front and rear. The house and garden slopes downwards from Stone Road towards properties that front Eastern Esplanade.

Planning permission is sought for the erection of a two storey front and rear extension, together roof lights in north elevation, ground floor terrace and first floor balcony set in from the eaves of the building and alterations to external materials; the front facade incorporating white render, linear brick slips and vertical slatted cladding composite and zinc cladding under a slate roof.

The proposed extension to the front elevation would alter the appearance and form of the property from a chalet style dwelling to a full two storey dwelling, with its associated increase

in height and two storey mass. Due to the nature of the extensions proposed the change would be clearly perceivable and visible from the street scene; Stone Road. It is confirmed that the site is not within a Conservation Area. In terms of context the site is located between a two storey dwelling to the east (no. 52A Stone Road) and two and a half storey property at 56A Stone Road to the west.

As the dwelling currently has a hipped roof which would change to having a projecting front gable across approximately half the width of the dwelling and pitched roof with gable to the eastern side. The increase in height would see the dwelling become a comparable height (slightly lower) to those dwellings either side. Accordingly it would not appear out of character with adjoining properties. Whilst the mass of the building increases, gaps are still retained to adjoining properties that would maintain the character of the area.

In terms of general design the properties within Stone Road, along this side of the road have a variety of designs including gables. With this in mind it is not considered necessary for a dwelling to replicate existing properties. The resulting design of the extended property is considered to integrate within the street scene without resulting in harm.

The proposal also includes a change to the external materials of the property within the street scene. There is a varied material palette, the proposed materials for the extended dwelling are considered to be reflective of materials found within the street scene, however precise details of the cladding and brick slips will need to be secured by condition.

The existing flint and brick wall to the front boundary is to be retained; the applicant's agent has confirmed by email that this will not be removed as part of this development. Similar boundary treatments to the front of properties along Stone Road exist and this would maintain this feature. Whilst, as set out above, the wall is not identified as a local heritage asset within the Broadstairs and St Peter's Neighbourhood Plan, it is a traditional feature and its retention is welcomed.

The proposed extension is not considered to have significant impact upon the character and appearance of the area and is therefore considered acceptable in terms of policy QD02 of the Local Plan, policies BSP8 and BSP9 of the Broadstairs and St Peter's Neighbourhood Plan and paragraph 130 of the NPPF.

Living Conditions

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.

Local Plan policy QD03 (Living Conditions) is also relevant to this application. It states that All new development should: 1) 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. 2) Be of appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in QD04. 3) Residential development should include the provision of private or shared external amenity space/play space, where possible. 4) Provide

for clothes drying facilities and waste disposal or bin storage, with a collection point for storage containers no further than 15 metres from where the collection vehicle will pass.

The property is flanked by two residential properties (56A & 52A Stone Road), to the rear are 7 & 8 Stone Bay Court.

Looking firstly at the relationship with no. 56A, this property has three windows at ground floor; one being high level (utility, shower room and secondary window to kitchen/family room respectively) and two at first floor one of which is high level (bathroom and secondary bedroom). Given that the habitable rooms are at high level and secondary I consider any impact, by loss of light or having an overbearing relationship, not to be significant. The proposed extended dwelling only proposes roof lights within this elevation given that, I do not consider that overlooking would result between dwellings. Whilst the extended property would extend out further than the existing property, given the separation and openings I do not consider this will create harm. This relationship is, therefore, considered acceptable.

With regard to no 52A Stone Road, this has three openings within the side elevation; two serving a garage and the rear side window serving a kitchen. The proposal has ground floor windows serving a snug and the ground floor terrace enclosed by a 1.8m high obscure screen. The windows have the same relationship with this property currently; the existing windows within the side elevation of the property have two windows serving the lounge (same position as the snug) and two windows serving two bedrooms to be blocked up. It is, therefore, considered that the relationship is no worse between these two properties in terms of overlooking. With regard to loss of light it is considered that there will be no loss of sunlight due to the orientation, the extended property being to the north. In terms of outlook, it is appreciated that this will change from the rear side window serving the kitchen, however, this is a secondary window and therefore the impact is not considered to be significant. The proposal also includes a rear ground floor terrace at the rear- due to the change in levels across the site, this would be elevated to the lawned area. A 1.8m high obscure screen is proposed and this will mean that no direct overlooking will occur, the provision and retention of this screen will be conditioned.

First floor windows are now proposed in the rear elevation, there are currently no openings at this level. They would serve two bedrooms, en-suite and also proposed a balcony inset into the eaves. Whilst it is appreciated that there are no windows at this level currently, the relationship between first floor windows is not dis-similar to those properties that front Stone Road and Eastern Esplanade; there is a distance of approximately 30m between built forms. It is, therefore, considered that this relationship is acceptable.

It is considered that the property, as extended, would provide a good standard of accommodation for future occupiers, with good light and ventilation, a private amenity area and off road parking.

The proposal is, therefore, considered to be acceptable with regards to residential amenity in regard to existing residents, and in terms of space standards and provision of gardens for future residents. in accordance with Policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

Policy QD02 outlines that new development proposals should incorporate a high degree of permeability for pedestrians and cyclists and provide safe and satisfactory access for pedestrians, public transport and other vehicles. Policy TP06 outlines that proposals for development will be expected to make satisfactory provision for the parking of vehicles. Suitable levels of provision are considered in relation to individual proposals, taking into account the type of development proposed, the location, accessibility, availability of opportunities for public transport, likely accumulation of parking and design considerations.

The property at present has three bedrooms as a result of the extensions this would increase to four bedrooms. The proposed driveway could accommodate a maximum of two vehicles- but parked in tandem. For a four bedroom dwelling within a suburban setting this should be 2 parking spaces which are independently accessible. To achieve two independently accessible parking spaces it is acknowledged that a greater area of hard surfacing would be required to enable turning and parking and would be likely to entail the removal of at least some of the wall to the front of the site. It is also appreciated that additional bedroom space could be created under permitted development that the Council as Local Planning Authority would have no control of. It is also acknowledged that there are no proposed changes to parking arrangements within the site. Whilst these spaces would not be independently accessible I do not consider it would result in an adverse impact on highway safety over and above the current situation. It is also noted that parking along this part of Stone Road is unrestricted, so additional parking if required could be accommodated on road.

Given the above, it is not considered that the proposal will result in a significant adverse impact to the local highway network, highway safety or parking, in accordance with Policy TP06 of the Thanet Local Plan and the NPPF.

Other Matters

It is confirmed that when the planning officer visited the site the planning site notice was erected close to the site.

There is no external door proposed within the side elevation.

Conclusion

The proposal would have an acceptable appearance in relation to the host property and the visual amenity of the street scene. It would be unlikely to result in any significant harm to existing residential amenities. The proposal is considered acceptable in terms of parking provision. It is therefore considered that the proposal would comply with paragraphs 130 of the NPPF and policies SP35, QD02, QD03 and TP06 of the Thanet Local Plan and it is therefore recommended that Members approve the application subject to safeguarding conditions.

Case Officer

Gill Richardson