

A08

F/TH/22/0889

PROPOSAL: Variation of conditions 2 and 3 of planning permission F/TH/20/1044 for the "Erection of a two storey 5 bed dwelling following demolition of existing bungalow" to allow alterations to materials, and fenestration and removal of chimney stack

LOCATION: 60 Northumberland Avenue MARGATE Kent CT9 3BJ

WARD: Cliftonville East

AGENT: Miss Claire Langridge

APPLICANT: Mr Marc Rattigan

RECOMMENDATION: Approve

Subject to the following conditions:

1 The proposed development shall be carried out in accordance with drawing numbered 18.045-13 received 22 February 2021, amended drawings numbered 18.045-11A received 08 March 2021 and 18.045.10C and 18.045.12H received 3 August 2022.

GROUND:

To secure the proper development of the area.

2 The external materials and external finishes to be used in the development hereby approved shall accord with the proposed materials and external finishes as annotated and illustrated on drawing numbered 18.045-12H received 3 August 2022.

GROUND:

To secure a satisfactory external treatment in the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan and advice contained within the NPPF.

3 The first and second floor windows in the western rear elevation and the first floor window in the northern side elevation of the dwelling hereby approved shall be non-opening up to a height of 1.7m above internal finished floor level and provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

4 No further enlargements or alterations to the dwellinghouse or erection of outbuildings whether approved by Class B, or E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment, in the interests of the visual amenities of the locality and to safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policies QD02 and QD03 of the Thanet Local Plan.

5 No further first floor windows shall be installed or inserted into the western elevation of the dwellinghouse whether approved by Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties 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.

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

The application site previously comprised a single storey detached chalet bungalow with accommodation in the roof space fronting Northumberland Avenue to the east and abutting Northdown Road to the south. Planning permission was granted in 2021 to demolish the bungalow and erect a two storey 5 bed dwelling. Works for this are nearing completion.

The surrounding area is characterised by single and two storey dwellings, set in largely regular linear plots with moderate rear gardens, and are set back from the road following consistent building lines, with open frontages.

The Northdown Road frontage is characterised by two storey semi-detached dwellings of similar, varied designs, characterised by bay window projections and gable features to the front elevation, set under predominantly hipped pitched roofs. Northumberland Avenue has a

greater variety of property types, with detached, semi-detached two storey dwellings and a later 20th century flat block in the vicinity. Immediately adjacent to the application property to the north is a moderate two storey semi-detached dwelling.

RELEVANT PLANNING HISTORY

F/TH/20/1044 - Erection of a two storey 5 bed dwelling following demolition of existing bungalow GRANTED 28.06.2021

PROPOSED DEVELOPMENT

The application is for the variation of conditions 2 and 3 of planning permission F/TH/20/1044 for the erection of a two storey 5 bed dwelling following demolition of existing bungalow. The amendment being proposed is to allow for alterations to the materials, windows and removal of the chimney stack.

PLANNING POLICIES

Thanet Local Plan 2020

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

Neighbours have been notified and a site notice posted and no representations have been received.

CONSULTATIONS

None

COMMENTS

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

The alterations to the dwelling approved through the previous consent have commenced and are nearing completion. 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

The principle of development has been established through planning application F/TH/20/1044 for the erection of a two storey 5 bed dwelling following demolition of the existing bungalow, which was granted planning permission on 28 June 2021. This permission is extant and therefore provides a reasonable fallback position for the application, which is a material consideration when considering the principle of development.

Character and Appearance

The application is for the variation of conditions 2 and 3 of planning permission F/TH/20/1044. Condition 2 relates to the approved plans and Condition 3 relates to the materials; these were annotated on the approved plan.

The proposed alterations are to remove the window to the rear of the snug area and make this a solid wall, and remove the small window to the kitchen facing Northumberland Avenue. An additional set of bifolding doors is shown on the side elevation of the pool, facing the boundary with No 367 Northdown Road.

The additional full length windows to the western elevation of the swimming pool extension is a fairly significant change however views of this elevation would be mostly screened by the neighbouring property and the high level boundary fence. The removal of windows are relatively minor changes that would have little impact on the overall design of the dwelling. The applicant has provided streetscene elevations from Northdown Road and Northumberland Avenue which provides an indication of the development in relation to neighbouring dwellings and the streetscene and it is considered that the alterations would have little impact on the wider streetscene.

In addition to the alterations to the window arrangement it is proposed to remove the chimney stack and change the roof tiles from red/brown to grey interlocking tiles. Whilst the chimney stack added interest to the overall design of the dwelling, its removal is not considered to be unduly harmful to the design of the dwelling, or harmful to the streetscene. The previously approved red/brown roof tiles were considered to compliment the material palette of the surrounding area, where red/brown tiles are the predominant roof covering. However, the dwelling has a contemporary design and is located on a corner plot where it has a relationship to properties within Northumberland Avenue and Northdown Road. The property therefore stands apart from its immediate neighbours, both physically and in architectural design, and turns the corner from the main Northdown Road into Northumberland Avenue. As such the use of grey tiles in this instance would respect the contemporary design of the dwelling and would not significantly detract from the character and appearance of the streetscene.

The impact of the amendments upon the character and appearance of the area is therefore considered to be acceptable, and in accordance with Policy QD02 of the Thanet Local Plan and the NPPF.

Living Conditions

The alterations do not propose extending the footprint of the dwelling further or increase its overall height.

It is proposed to remove the window to the rear of the snug area facing No 367 Northdown Road, and remove the small window to the kitchen facing Northumberland Avenue. These alterations, and the removal of the chimney stack and change of roof tile finish, would not impact upon neighbouring amenity.

The installation of an additional set of full length glazed bifolding doors on the side elevation of the pool, facing the boundary with No 367 Northdown Road, has the potential to introduce additional overlooking and loss of privacy towards occupiers of this dwelling. A floor plan has been provided identifying the location of 1.8 metre high fence panels along the boundary with No 367, and the Applicant's Agent advises that the ground level on the adjacent land is 875 mm higher and therefore the doors on this elevation will be lower than the boundary fence that is to be replaced along the boundary.

The previously approved scheme included a large window to the snug facing the boundary which has now been removed. The additional full length windows on the western elevation of the swimming pool extension would provide a larger area of glazing with a similar outlook. However, there do not appear to be main habitable windows on the flank elevation of No 367, at ground floor level, and given the high level fencing to be erected together with the changes in ground levels, it is considered unlikely that there would be unacceptable overlooking or loss of privacy to occupiers of the neighbouring dwelling above that which may have resulted from the previously approved window, or from the mutual overlooking that could occur from the use of the garden.

The alterations proposed through this variation would not adversely impact upon the residential amenity of occupiers of No 58 Northumberland Avenue to the north, or nearby neighbours on the junction with Northdown Road.

The impact of the amended plans upon the living conditions of neighbouring occupiers is considered to be acceptable, and in accordance with Policy QD03 of the Thanet Local Plan and the NPPF.

Highway Safety

The parking provision remains unaltered from that previously approved.

Conclusion

The principle of development has previously been agreed through the extant consent, and it is considered that the proposed variation of conditions 2 and 3 to allow for alterations to design through the removal of the chimney stack, alterations to fenestration and use of materials, would not result in a significant impact upon the character and appearance of the area, or adversely impact upon the living conditions of neighbouring occupiers or highway safety when compared to the previously approved scheme. It is therefore recommended that Members approve this application, subject to safeguarding conditions.

Case Officer

Rosemary Bullivant

TITLE: F/TH/22/0889

Project 60 Northumberland Avenue MARGATE Kent CT9 3BJ

Scale:

