

Planning Application FH/TH/22/0797 26 Grenville Way Broadstairs

Planning Committee	19 October 2022
Report Author	Dawn Rollason, <i>Planning Officer</i>
Status	<i>For Decision</i>
Classification:	Unrestricted
Previously Considered by	Planning Committee 17 August 2022
Ward:	St Peters

Executive Summary:

This report concerns an application submitted under reference FH/TH/22/0979 for the erection of a single storey front and rear extensions that was brought to Planning Committee on 17th August 2022, with a recommendation to approve.

Members considered the application and determined to defer the application back to officers to seek an amendment for the rear extension, before returning the application to the Planning Committee for determination.

Amended plans have been received which retain the front extension and the rear garage extension, but omits the single storey rear extension to the dwelling. A separate application for the rear extension to the dwelling has been submitted under a Lawful Development Certificate application, which has been granted.

This application is therefore reported back to the Planning Committee for determination of the front extension and rear extension to the garage.

Recommendation:

Members approve the amended plans with an agreement of approved plan condition that shall read the following:

'The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered BDG 976B received 24 August 2022.'

CORPORATE IMPLICATIONS

Financial and Value for Money	No implications.
Legal	The Planning Committee is not bound to follow the advice of Officers. However, if officers' professional or technical advice is not followed,

	<p>authorities will need to show reasonable planning grounds for taking a contrary decision.</p> <p>The reasons for any decision must be formally recorded in the minutes and a copy placed on file.</p> <p>If Members decide not to accept the advice of Officers it should be mindful of the potential for legal challenge and associated cost implications.</p>
Corporate	<p>The delivery of new housing through the Local Plan and planning applications supports the Council's priorities of supporting neighbourhoods ensuring local residents have access to good quality housing, and promoting inward investment through setting planning strategies and policies that support growth of the economy.</p>
Equalities Act 2010 & Public Sector Equality Duty	<p>Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.</p> <p>Protected characteristics: age, gender, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.</p> <p>In the opinion of the author of this report the Public Sector equality duty is not engaged or affected by this decision.</p>

1.0 Background

- 1.1 Members considered this application under planning reference FH/TH/22/0797 for the erection of a single storey front extension, and two rear extensions including a garage extension and a main extension to the dwelling.
- 1.2 The application was brought before Members at Planning Committee on the 17th August 2022 and Members determined to defer the application back to officers to negotiate an alteration to the design of the main rear extension proposed to provide a flat roof in replacement of the proposed pitched roof, in order to reduce the impact upon neighbouring light and outlook .

2.0 Analysis

- 2.1 Members previously raised concerns with the height of the proposed rear extension, and the impact that this would have upon the light to, and outlook, from the neighbouring property at no.28. Members determined to defer the application for officers to seek amendments to the roof design of the extension, with the aim of achieving a flat roof that would reduce the height of the extension and subsequently reduce the impact upon neighbouring amenity.

- 2.2 An amended plan was submitted on 24 August 2022, showing the proposed front extension and extension to the rear of the garage retained for consideration, but the main rear extension to the property omitted from the application. An application for the proposed rear extension to the property has since been submitted under a Lawful Development Certificate application, showing the depth of the extension reduced to 4m to meet permitted development requirements. The Lawful Development Certificate application was granted on the 15th September 2022 as it met all permitted development requirements..
- 2.3 This application is now solely for the front extension and rear garage application.
- 2.4 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 proposed extension would be visible from the public realm, 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, it is therefore not considered to have significant impact upon the character and appearance of the area.
- 2.5 Due to the location of the front extension and the staggered siting of the dwelling on Grenville way, the front extension will not impact light and outlook and there will be no loss of privacy to either neighbouring property.
- 2.5 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 and as it is to the rear of the property, it will not be seen from the public realm and therefore, will not impact the character or appearance of the surrounding area.
- 2.6 No windows are 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.
- 2.7 The proposed extensions are considered to have an acceptable impact upon the character and appearance of the area, and neighbouring amenity, in accordance with Policies QD02 and QD03 of the Thanet Local Plan.

3.0 Options

- 3.1 Members approve the amended scheme (which omits the main single storey rear extension to the property), with an agreement to the amendment of approved plan condition 2 which shall read the following:

'The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered BDG 976B received 24 August 2022.'

- 3.2 Members propose an alternative motion.

4.0 Recommendations

4.1 Officers recommend Members of the Planning Committee to agree to option 3.1.

Contact Officer:	Dawn Rollason, Planning Officer
Reporting to:	Emma Fibbens, Principal Planning Officer

Background Papers

Annex 1	Committee Report FH/TH/22/0797
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