

A04

FH/TH/22/1258

PROPOSAL: Erection of single storey side and rear extension together with the erection of single storey double garage and decking to rear

LOCATION: 31 Southwood Road Ramsgate Kent CT11 0AJ

WARD: Nethercourt

AGENT: No agent

APPLICANT: David Jillings

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 as amended by the revised drawings numbered Rev B dated 15 November 2022.

GROUND;

To secure the proper development of the area.

3 The use of the garage, hereby approved, shall be limited to purposes ancillary to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for independent business or commercial purposes.

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

31 Southwood Road, Ramsgate is a detached two storey house with accommodation in the roof space. The property is located at the end of a terrace with Napleton Road running down the side of the property. There is an existing extension located to the rear of the property. There is a change in land levels with the garden graduating down from south to north. The site is enclosed to the rear by an existing brick boundary wall with a historic access to the north east of the site.

The property is not a listed building or within a conservation area.

RELEVANT PLANNING HISTORY

FH/TH/17/1749 - Erection of a single storey side and rear extension, together with the erection of single storey double garage to rear and decking to rear - Granted - 18th March 2018.

F/TH/03/0234 - Erection of a conservatory and single storey ground floor and basement extension to rear of dwelling - Granted - 23rd April 2003.

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of single storey side and rear extension together with the erection of single storey double garage and decking to rear. The existing single storey rear lean to extension is proposed to be demolished.

DEVELOPMENT PLAN POLICIES

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

NOTIFICATIONS

Letters were sent to adjoining occupiers, Ward Councillors, Ramsgate Town Council and a site notice posted close to the site.

One representation was received objecting to the proposal. The concerns are summarised below;

- Affect local ecology
- Close to adjoining properties
- Development too high
- General dislike of proposal

- Inadequate access
- Inadequate parking provision
- Increase in traffic
- Increase of pollution - noise and light
- Loss of light
- Loss of parking
- Noise nuisance
- Traffic or Highways
- Concerns over how long the building work will take
- Who will be contracted to do the work
- Control over construction work access
- State of garden - waste , materials and vehicles
- Potential works to trees
- Use of garage
- Glare from solar panels

Ramsgate Town Council: Not called in for consideration 02 November 2022.

CONSULTATIONS

KCC Highways - 28/11/2022 - Raise no objections, comments as follows;

Permission has previously been granted for the erection of a single storey garage (FH/TH/17/1749) however this application seeks to reposition the garage. It is noted that full visibility cannot be obtained due to the positioning of a brick wall and tree however the proposals include widening the access which will be a betterment to the existing arrangements.

Vehicle movements associated with this application are not likely to increase and it has been confirmed that a roller shutter garage door will be installed so as to not open out onto the highway.

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority.

COMMENTS

This application is referred to the Planning Committee at the request of Cllr Nixey on the grounds of the impact on the neighbouring property.

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.

As set above, 31 Southwood Road, Ramsgate is a detached two storey house with accommodation in the roof space. The property is located at the end of a terrace with Napleton Road running down the side of the property. There is an existing extension located to the rear of the property which is proposed to be demolished. There is a change in levels with the garden graduating down from south to north. The site is enclosed to the rear by an existing brick boundary wall with a historic access to the north east of the site. The property is not a listed building or within a conservation area.

The proposed single storey rear extension measures 6.4m wide, 5.2m depth and 3.2m high. The single storey side extension measures 1.9m wide, 2.9m depth and 3.9m high. The proposed double garage to the rear measures 7.6m wide, 6.5m depth and 4.4m high.

When comparing what is now being proposed to the previously approved scheme in 2017 the double garage depth increases from 5.4m to 6.5m depth, bringing it inline with the boundary wall fronting Napleton Road. The garage height also increases from 3.6m high to 4.4m high with an unequal pitched roof, together with the installation of solar panels to the garage's northern roof slope.

Elements of the proposed development would be visible from the street, however, given the orientation of the property, design of the development and that it is still residential in nature it is not considered that it will have a significant impact upon the character and appearance of the area to warrant refusal and therefore the proposed development is in line with Local Plan Policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

The materials proposed do not match those on the existing property (cladding instead of brick) but given the varied use of materials within the area, it would not appear out of character within the streetscene.

The proposal also includes a rear ground floor decked terrace at the rear. This is domestic in nature and scale and would not be visible from public vantage points.

The proposed works are not considered to have a significant impact upon the character and appearance of the area and are, therefore, considered acceptable in terms of policy QD02 of the Local 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.

Looking firstly at the relationship with 33 Southwood Road, there is an existing single storey side extension in situ. The single storey side extension proposes to increase the scale of the existing extension by approximately 0.3m depth and 0.4m width. Given the existing relationship between the properties with the pedestrian access located between number 31 and 33 Southwood Road together with the separation distance of 1m, I do not consider this will create harm. This relationship is, therefore, considered acceptable. The single storey rear extension is not considered to cause any significant impact to the amenity of the neighbouring property.

With regard to the properties to the rear in Bloomsbury Road, concerns have been raised about loss of light from the proposed double garage on these properties. The application site is enclosed by a high brick boundary wall. There is a pedestrian access that runs around the entirety of the site. The single storey side and rear extensions are a significant distance from these properties as such it is not considered that there will be any impact from them to the residential amenities of the occupiers of no. 39 Bloomsbury Road. The proposed garage would be located to the rear of the garden of no. 31, but would be separated from the rear garden of no. 38 Bloomsbury Road, by a 2 metre high boundary wall, a 1 metre width walkway and the boundary fence of no. 38. It is then noted that there would be a further 4 metres of garden to the rear elevation of no. 38. Given this and the low height of the proposed garage (4.4 metres), it is not considered that there would be any significant loss of light as a result of the proposed garage. In terms of outlook, it is appreciated that this will change the outlook of the properties, however, the impact is not considered to be significant.

Given the separation distances and the existing arrangement of the properties, it is not considered the proposed works would cause any detrimental impact on the amenity of the

neighbouring properties to warrant, in accordance with Policy QD03 of the Local Plan and paragraph 130 of the National Planning Policy Framework.

Transportation

Policy QD02 outlines that new development proposals should 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.

In relation to the double garage and the access, evidence has been provided by the applicant that there was previously a garage on the site that was the full width of the garden. At the time of the site visits carried out both in 2017 and 2022, vehicles were parked within the rear garden in the location of the proposed garage. Google images that pre-date the site visits also concur that there is an established use.

KCC Highways were consulted on the application and raised no objection on highway grounds.

Therefore it is not considered that there would be any adverse impact on highway safety or parking in the surrounding area from the proposed development.

Whilst it is accepted that garages are not included in calculations for parking as they are often used for storage and other purposes, the proposed garage could accommodate a maximum of two vehicles. It is also noted that parking along this part of Napleton Road is unrestricted, so parking if required could be accommodated on the 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

In relation to the proposed Solar Panels and the concerns raised in relation to potential glare. Solar panels are designed with an anti-reflective coating to enable them to absorb more light and produce more power as opposed to reflecting it. Reflection is not usually an issue with solar panels but it may be possible during certain times of the day or year. It is understood that non-glare or low-glare panels can be sourced, alternatively if any glare issues should occur, then the solar panels could be tilted or adjusted to overcome this issue. Environmental Health Legislation states that for light to be considered under Statutory Nuisance it must be artificial light. Reflection, glare off surfaces etc from natural sunlight cannot be considered a nuisance. It is also noted that the installation of solar panels can be carried out without the requirement of planning permission subject to conditions. It is not considered that glare from the solar panels would result in significant harm to neighbouring amenity to be contrary to Policy QD03.

Concerns relating to the construction of the proposed extension, encompassing noise, disturbance, disruption to traffic and increased pressure on parking provision as a result of the building works are not considered to be material considerations in the determination of this planning application as construction is considered temporary in nature.

Concerns were raised regarding the garage use as a business. Given the domestic scale and nature of the garage, this is considered unlikely. It is considered appropriate to condition that the garage is used in an ancillary manner to the host dwelling. Any issues of excessive noise would be controlled by other parties and legislation.

In relation to completion time, whilst we have time limits for commencement of works, we do not have authority to impose a completion date for the proposed works.

In relation to the condition of garden of no. 31, this is a separate matter to the proposal applied for which falls to be considered on its own merits.

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

Zoe Dobson

TITLE:

FH/TH/22/1258

Project

31 Southwood Road Ramsgate Kent CT11 0AJ

