

A07

FH/TH/22/1285

PROPOSAL: Retrospective application for the erection of 1No. rear dormer together with alteration to roof from hip to gable and installation of side window to facilitate loft conversion following removal of existing side dormer

LOCATION: 69 Westfield Road MARGATE Kent CT9 5PA

WARD: Garlinge

AGENT: No agent

APPLICANT: Mr Alan Lloyd

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered AL/2A and AL/3 received 20 October 2022.

GROUND:

To secure the proper development of the area.

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

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

The area is largely characterised by semi-detached two storey dwellings of varying ages and design. The properties are set back from the road with amenity spaces to the front and rear.

No.69 is a two storey semi-detached dwelling situated towards the middle of Westfield Road, with the boundary to the rear on recreation space with Green Banks Centre for Disabled Children.

RELEVANT PLANNING HISTORY

F/TH/12/0719 - Erection of a side dormer window - Granted 19/11/2012

PROPOSED DEVELOPMENT

The application is retrospective for the alteration of the roof from a hip to a gable, and the erection of a rear dormer with Juliet balcony to facilitate a loft conversion, following removal of the side dormer window.

The rear dormer is set in by 0.60 metres from the left hand side and 0.20 metres from the right. It is set up from the eaves by 0.20 metres, 5.75 metres wide, and has a height of 2.9 metres with a flat roof. It has a Juliet balcony with a window to the right hand side and a rooflight to the front roof slope. The dormer and side gable are clad using Marley Eternit Composite Cladding in slate grey.

DEVELOPMENT PLAN POLICIES

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. No representations have been received.

CONSULTATIONS

None

COMMENTS

The application is brought before members as the applicant is a Thanet District Council employee.

Character and Appearance

No. 69 Westfield Road is a two storey semi-detached dwelling with an 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.

Retrospective planning permission is sought for the alteration of the roof from hip to gable, and the erection of a rear dormer with a Juliet balcony.

The proposed alteration of the roof from a hip to gable following demolition of the side dormer will alter the design and form of the dwelling, however, it will balance the property as one of a semi-detached pair as the adjoining property, No.67, has altered the hipped roof to a barn hip and so the alteration from hip to gable at No.69 balances the pair. Whilst the proposal is to alter the existing roof and to clad the gable end in grey cladding, there are various property designs in the nearby vicinity, and there is quite a limited view between the buildings for a view of the gable cladding, and therefore it is not considered that the hip to gable extension or the installation of cladding will result in significant harm to the character and appearance of the area. Furthermore, a hip to gable extension in isolation would usually constitute permitted development, which provides a realistic fallback for the works.

The dormer to the rear of the property is not visible from the public realm. It is not considered that the dormer creates a 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. 67 and 71 Westfield Road, 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 spaces which promote 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. The flat roof design would be in keeping with the design of the existing property, which already has a flat roof garage projection to the front of the property, and the stepped form of the front elevation will reduce the visual impact of the development on the surrounding area.

The alteration of the roof from hip to gable involved the demolition of the existing side dormer. The gable roof would have a side window facing the roof of No.71 which has a side window at first floor level which appears to be to the stairs. The window to the side elevation in No.69 is 1.7 metres above the eaves which is considered acceptable in terms of loss of privacy and overlooking to No.71 Westfield Road.

The rear dormer will be set in by 0.60 metres from the left hand side and 0.20 metres from the right. It will be set up from the eaves by 0.20 metres, be 5.75 metres wide with a height of 2.9 metres with a flat roof. It will have a Juliet balcony with a window to the right hand side and a rooflight to the front roof slope. The Juliet balcony and window will face the rear garden of the application property, so there will be no direct overlooking of the rear gardens serving Nos.67 and 71 Westfield Road and currently there is recreation space beyond the rear boundary of No.69 and there will be no overlooking of neighbouring properties.

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.69 Westfield Road benefits from off street parking and although the proposed development increases the number of bedrooms on site, it is not considered that the proposed development would 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 a significant impact on its surroundings or residential amenity, and accords with Thanet Local Plan Policies QD02 and QD03, and the advice and guidance of the National Planning Policy Framework. It is therefore recommended that members approve the application.

Case Officer

Dawn Rollason

TITLE: FH/TH/22/1285

Project 69 Westfield Road MARGATE Kent CT9 5PA

