

R03

FH/TH/22/0874

PROPOSAL: Erection of single storey side and rear extensions following demolition of existing conservatory, erection of 4No. dormers to rear, 1No. dormer to front and erection of a pitched roof extension on ridge following alterations to the roof, alterations to garage, erection of car port, alterations to fenestration, installation of timber cladding and render together with addition of raised decking to rear

LOCATION: 45 Stanley Road Broadstairs Kent CT10 1BN

WARD: Bradstowe

AGENT: Mr Ivan del Renzio

APPLICANT: Mr Philip Lewis

RECOMMENDATION: Refuse Permission

For the following reason:

1 The proposed alterations at roof level, including the front dormer and second floor addition, (and their associated materials), will provide an unbalanced, uncharacteristic and obtrusive form of development that through its prominent location appears significantly out of keeping with the scale, design and appearance of properties within the streetscape, severely detrimental to the character and appearance of the surrounding area, contrary to Policy QD02 of the Thanet Local Plan, and paragraph 130 of the NPPF and Policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan.

SITE, LOCATION AND DESCRIPTION

Stanley Road comprises a mix of architectural designs with single and two storey development in the vicinity. Dwellings in this part of Stanley Road are predominantly single storey with evidence of rooms being provided within the roof. No 45 Stanley Road is a large detached chalet bungalow with a unique architectural design as are properties immediately either side. Properties within this part of Stanley Road are set back from the highway having fairly generous front gardens providing off-street parking with vehicular access onto the highway.

PLANNING HISTORY

PN13/TH/22/0480 - Prior approval for the erection of an additional storey to the existing dwelling house Prior Approval Granted 7 June 2022

PROPOSED DEVELOPMENT

The application seeks planning permission for the erection of a single storey side and rear extension following demolition of existing conservatory and the erection of dormers to the front and rear with a pitched roof extension on the ridge of the roof following alterations to the roof. To the front of the property it is proposed to replace the pitched roof of the detached garage with a flat grass roof and install a window within the side elevation. The garage would be altered to provide storage space for recycling bins and a utility room with WC. A 3.5 metre high flat roofed extension (Genken) is proposed to the rear of the garage and extend approximately 7 metres alongside the boundary with No 43; the extension includes a row of high level windows on the boundary. Beyond the Genken it is proposed to erect a 2.7 metre high by 6.3 metre long polycarbonate canopy. The flat roof of the Genken would include a row of rooflights and be finished with a grass roof to match that above the garage. The Genkin and corridor provides covered access from the front garden into the dwelling. It is also proposed to erect a carport to the northern side of the dwelling, forward of the footprint of the existing garage, alongside the boundary with No 47. To the rear it is proposed to install raised timber decking.

PLANNING POLICIES

Thanet Local Plan 2020

SP35 - Quality Developments

QD02 - General Design Principles

QD03 - Living Conditions

Broadstairs & St Peter's Neighbourhood Development Plan 2018-2031

BSP9: Design in Broadstairs & St Peter's

NOTIFICATIONS

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

Broadstairs & St Peter's Town Council - The Planning Committee of the Town Council has considered this application and has resolved unanimously to make No Comment.

CONSULTATIONS

None

COMMENTS

This application is reported to the Planning Committee at the request of Cllr Jill Bayford to enable Members to consider the impact of the proposal upon the character and appearance of the area.

The main considerations in assessing the proposal are the impact on the character and appearance of the area, impact on the living conditions of neighbouring residential occupiers and highway safety.

Character and Appearance

The property is a detached chalet bungalow with accommodation within the roof. Stanley Road comprises a mix of architectural designs with single and two storey development in the vicinity. Dwellings in this part of Stanley Road are predominantly single storey with evidence of rooms being provided within the roof.

It is proposed to erect a single storey side and rear extension following demolition of existing conservatory and erect dormers to the front and rear with a pitched roof extension on the ridge of the roof following alterations to the roof. To the front of the property it is proposed to replace the pitched roof of the detached garage with a flat grass roof and install a window within the side elevation. The garage would be altered to provide storage space for recycling bins and a utility room with WC. A 3.5 metre high flat roofed extension (Genken) is proposed to the rear of the garage and extend approximately 7 metres alongside the boundary with No 43; the extension includes a row of high level windows on the boundary. Beyond the Genken it is proposed to erect a 2.7 metre high by 6.3 metre long polycarbonate canopy. The flat roof of the Genken would include a row of rooflights and be finished with a grass roof to match that above the garage. The Genkin and corridor provides covered access from the front garden into the dwelling. It is proposed to erect a carport to the northern side of the dwelling, forward of the footprint of the existing garage, alongside the boundary with No 47. To the rear it is proposed to install raised timber decking and a carport is proposed to the side of the property, replacing the existing garage.

The alterations to the roof would include the erection of a dormer, clad with vertical charred timber cladding, and an extension erected centrally above the ridge of the roof. It was initially proposed to replace the roof covering with grey concrete pantiles. Concern was raised that the dark materials used for the roof and dormer were too dark and made the enlargements appear more prominent and top heavy and emphasised the additional height created, in addition to appearing in stark contrast to the lighter coloured timber cladding finish at ground floor level. Further to this the external materials have been amended and it is now proposed to use plain red clay roof tiles for the main roof which is considered to be more in keeping with neighbouring properties.

The dormer would extend from the eastern edge of the building and form a large gable end facing towards the boundary with No 43. The dormer would be built off-centre within the front roof slope and give the property an unbalanced appearance, with the dormer appearing at odds with the centrally placed extension above the ridge of the roof. Whilst this smaller extension has been designed to provide additional light to the internal space it would have the appearance of a second floor extension within the street given its location and the presence of windows within the elevations. Discussions have taken place to amend the proposal to centralise the front dormer and remove the extension on the ridge, and replacing this with rooflights to provide additional light to the internal space, however this amendment has not been made.

Thanet Local Plan Policy QD02 requires new development to be well designed, respect and enhance the character of the area paying particular attention to context and identity of its location, scale, massing, rhythm, density, layout and use of materials appropriate to the locality. The development itself must be compatible with neighbouring buildings and spaces. This policy is further supported by paragraph 130 of the NPPF which states that decisions should ensure that development will function well and add to the overall quality of the area, and are sympathetic to local character and history, including the surrounding built environment. Policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan requires development proposals to conserve and enhance the local character and sense of identity and reflect the design characteristics of the area. Section 8.2.5 explains the Building Design Guidelines relate to new buildings however states 'The same criteria will be applied to extensions and external alterations, where the characteristics of the host building will also be a fundamental consideration.' 'The characteristics to be reflected will include particularly :-

- Existing external materials and finishes in the immediate area.
- The size and scale of existing buildings in the immediate area.
- Fenestration of existing buildings and the prevailing architectural style.
- The existing pattern and density of development in the immediate area.
- The prevailing existing landscape, streetscape or other external setting that characterises the area in which the buildings are to be located.' (p30 Neighbourhood Plan)

Paragraph 134 of the NPPF encourages 'outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'. In this instance whilst this could be considered an innovative design the character of the area is predominantly one of traditional one or two storey family dwelling, and within this part of Stanley Road I am not aware there are any three storey properties.

The Council would not normally support large dormers within the front roofslope of properties unless they are modest in scale and design and sit comfortably within the front roofslope, such as the modest pitched roof dormer on the neighbouring property (No 43). The existing dormer is proportionately large in relation to the main dwelling and appears fairly prominent and dominates the roof when viewed from the street however this is historic to the building. It is also noted that the application site has consent to add an additional storey to the dwelling through a Prior Approval application that was confirmed in June 2022. The proposed roof plan and elevation drawing (489-A-PLN-201 Rev C) includes a dotted outline indicating the increased height of the dwelling that would be allowed through the Prior Approval notification.

The proposed dormer and extension above the roof, together with the use of dark cladding, would appear at odds with the prevailing streetscape which is one of traditional built form of one or two storeys. The Prior Approval, to add an additional storey to the dwelling, would increase the height of the building however the property would still be viewed as a two storey dwelling, whereas the extension at ridge level would give the impression of a 3 storey building, exacerbated by the use of strong contrasting cladding detail. It is not unusual for external cladding detail to be used on residential properties, however the material choice in this instance draws further attention to the incongruity of these design features. Whilst there

is little evidence of cladding used in the immediate vicinity its use on the ground floor of the main dwelling is considered acceptable as any visual harm is limited.

It is also proposed to alter the detached garage located within the front garden by replacing the pitched roof with a flat grass roof and the installation of a window within the side elevation. The garage would be clad with grey coloured timber cladding and this finish would be continued for the external surfaces of the extension behind. The garage is located forward of the main dwelling and is a fairly prominent feature within the street. The reduction in height through the alterations to the roof would reduce its visual impact in relation to the neighbouring property and the grey cladding is likely to have no greater visual impact to that of the existing brick finish.

The extension to the rear of the garage (Genken) was originally shown to be 3.5 metre high and rose above the height of the garage. Its scale together with the grey external cladding would be visible from the street and would visually compete with the main dwelling, appearing as a prominent feature forward of the main dwelling. Negotiations have taken place to reduce its height to be closer to the eaves level of the dwelling, and amendments now show it reduced to the same height as the garage.

The carport to the northern side of the dwelling, alongside the boundary with No 47, is a simple timber structure with a polycarbonate roof located in front of the existing garage. The carport was originally shown projecting forward of the dwelling and into the front garden. However, following negotiations the proposal has been amended and the garage is now shown set back 2 metres further allowing the carport to finish in line with the front elevation of the neighbouring property. Given the depth of the front garden and distance from the highway the carport is no longer considered to form a prominent or intrusive structure within the streetscene.

The alterations to the rear continue the design theme of the front elevation however the dormers and extension on the ridge and use of cladding would not be immediately visible from the wider public realm. The property has a 36 metre deep rear garden and is surrounded by neighbouring development which would screen views of the rear elevation from the public realm. The raised decking areas would complement the design theme of the development and the addition of decking to the rear would have no adverse impact on the character and appearance of the area.

The existing dwelling has similar design features to the neighbouring dwelling (No 47) and has similarities with other properties in the road through its use of red brick and red/brown roof tiles. However in this instance the design, scale and use of materials in the development proposed would fail to reflect the design characteristics of the area and the extension above the ridge would result in the dwelling being viewed as having three storeys which would be out of keeping with development in the area. The design and forward location of the carport would likewise appear at odds with character and appearance of the area and the development as a whole would be contrary to Policies SP35 and QD02 of the 2020 Thanet District Council Local Plan, and Policy BSP9 of the Broadstairs and St. Peter's Neighbourhood Plan.

Living Conditions

The proposed development would provide additional first floor accommodation and make good use of the internal space of the existing detached garage for bin storage, a utility room and WC. The new window within the side elevation of the converted garage would provide light to the utility room and face across the front garden and not give rise to overlooking or loss of privacy. The extension to the rear of the garage and covered corridor beyond on the boundary with No 43 would have a similar relationship to the existing covered area along this side. The proposed development would increase in height of built form above the height of the fence and whilst there may be some loss of light and outlook to the side windows of the neighbouring property there is a separation distance of approximately 5 metres and the additional height is not considered to result in an unacceptable loss of light or outlook to occupiers of this dwelling.

The dormer extension to the front would increase the width of the gable end facing towards No 43 and whilst this too could result in some loss of light and outlook to the neighbouring property it is unlikely to result in a significant loss of amenity above that which may already exist to warrant refusal.

The alterations within the roof would have little impact on occupiers of No 47 as the alterations would be set away from the side boundary. The amended drawings show the existing garage extended 2 metres further to the rear and finishing approximately 4.7 metres beyond the rear elevation of the neighbouring property. The existing garage wall projects approximately 2.7 metres beyond the neighbouring property and has planting growing up it from a planter. Where the garage wall finishes the boundary fence commences where there is a substantial sized bush and vegetation growing which provides natural screening between neighbouring gardens. The existing garage wall and vegetation impacts on the light levels to the nearest window (serving a dining room) however there are further full length windows along the rear of the property providing natural light to these south facing rooms. The garage would be single storey (2.9 metres high) and therefore only likely to project 1 metre above the boundary fence and any impact on light levels and outlook would not be significantly different from the current situation.

The carport would be erected adjacent to the side elevation of No 47 which forms the side boundary. There is an obscure glazed window within this elevation which faces across the driveway of No 45 however the window does not provide the only light source to a main habitable room as it appears to provide light to a larder. It would appear that this window is the result of historic alterations to land ownership changes between the two properties, which has resulted in the driveway becoming a second access for No 45 and the side boundary repositioned. This window would not be physically obstructed by the upright timber supports, however if a large vehicle was to be parked under the canopy light to the window would be reduced. Notwithstanding the window relationship with the application site, the driveway leading to the garage could be used for the parking of a vehicle or something larger, such as a caravan. Furthermore, planning permission would not be required to erect a 2 metre high fence or wall on this boundary and it would be a private civil matter for any neighbour disputes to be resolved. Therefore the erection of a carport of the lightweight design shown, and in this location, would allow for some light to reach the window and would not result in significant harm that would warrant refusal on amenity grounds in this instance.

The decking to the rear would not be raised significantly above ground level and would provide an area for outdoor seating and a pathway link across the rear of the property and would not result in additional overlooking or loss of privacy to neighbouring residential occupiers above the mutual overlooking that may already exist between gardens.

Given the above it is considered that the impact of the proposed development on the living conditions of neighbouring residential occupiers would not be significantly affected and therefore the proposal meets the requirements of Thanet Local Plan QD03 and the NPPF.

Highway Safety

The property has the benefit of two vehicular access points and off-street parking availability for several cars within the driveways. The off street parking to the front of the property would not be affected by this proposal. There are no adverse highway implications as a result of this development.

Conclusion

The proposed design of the dormer and second floor addition above the ridge level of the roof, together with the use of dark cladding, would appear at odds with the prevailing streetscape which is one of traditional built form of one or two storeys. The proposed development is therefore considered contrary to Policies QD02 and QD03 of the 2020 Thanet District Council Local Plan, and Policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan.

Case Officer

Rosemary Bullivant

TITLE:

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Project

45 Stanley Road Broadstairs Kent CT10 1BN

