

A03

FH/TH/23/0121

PROPOSAL: Extension and alteration of roof together with erection of dormers to side and rear elevations to facilitate loft conversion
LOCATION: and alterations to fenestration

85 Salisbury Avenue Broadstairs Kent CT10 2EB

WARD: Viking

AGENT: Tony Michael

APPLICANT: Dr Viktor van Marrewijk

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 002 received 25 January 2023, 007 received 03, February 2023, 003 received 20 February 2023 and 005A received 28 March 2023.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the development hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

INFORMATIVES

Information on how to appeal this planning decision or condition is available online at <https://www.gov.uk/appeal-planning-decision>

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.

SITE, LOCATION AND DESCRIPTION

Salisbury Avenue is a residential street characterised by a variety of different dwellings. Number 85 is a detached bungalow located towards the southern end of the road with an internal garage. The property is located in a row of bungalows with the adjacent neighbour, 87 Salisbury Avenue, having a similar design.

RELEVANT PLANNING HISTORY

FH/TH/18/0979 - Change of use of attached garage to Veterinary Clinic. Granted 11 September 2018

F/TH/04/0121 - Erection of a flat-roofed dormer to side elevation, pitched-roof dormer to rear elevation, and extension of roof space to the rear. Granted 26 May 2004

PROPOSED DEVELOPMENT

The proposed development is the extension and alteration of roof together with erection of dormers to side and rear elevations to facilitate loft conversion and alterations to fenestration.

The application initially proposed the erection of two long dormers along the side elevations, however following the concerns that have been raised during the public consultation process an amended plan has been submitted splitting these long dormers into two smaller dormers on either side of the roof.

The main roof of the property would be extended at the front and rear of the property to meet the existing ridge and form a gable at the front of the property and a hipped roof at the rear. This roof would extend over the existing flat roof garage front projection. The amended application proposes four flat roof side dormers, two in each side elevation and a hipped roof dormer to the rear. The extended roof and tile hanging to the dormers would be completed using materials to match the existing roof. A triangular window is proposed in the front gable and a variety of window designs are proposed to the side and rear windows.

This amendment has resulted in a design that is similar to the application that was approved in 2004 (Application reference F/TH/04/121).

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP35 - Quality Developments

QD01 - Sustainable Design

QD02 - General Design Principles

QD03 - Living Conditions

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

BSP9: Design in Broadstairs & St Peter's

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site. No responses have been received.

Broadstairs and St Peter's Town Council - The Committee recommends REFUSAL as the proposed dormer windows, by virtue of their size and prominent siting, results in a visually intrusive, incongruous and dominant form of development, unrelated in scale and design to the host building, severely detrimental to the character and appearance of the areas and contract to BSP9 of the Broadstairs and St Peter's Neighbourhood Plan, to the Policy QD02 of the Thanet Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework. (Unanimous)

The Broadstairs Society - No comment

CONSULTATIONS

None received

COMMENTS

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

Principle

The site is located within the urban confines of Broadstairs and comprises an existing dwelling. The principle of extending and altering an existing dwelling is considered acceptable subject to all other material considerations.

Character and Appearance

Paragraph 130 of the National Planning Policy Framework states that development should be sympathetic to local character and the surrounding built environment and establish and maintain a strong sense of place.

Policy QD02 of the Thanet Local Plan provides general design principles for new development and states that the primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects.

Policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan states that development proposals that conserve and enhance the local character and sense of identity of the Plan area will be encouraged. Proposals should take account of the Design Guidelines. Proposals which demonstrate that they reflect the design characteristics of the area and have taken account of the Design Guidelines will be supported.

The extended roof would be visible from the public realm, however it would be set behind the existing single storey front gable projection and would not extend above the height of the existing main ridge. Numbers 85, 87, 93, 95, 126 and 128 Salisbury Avenue are in the immediate vicinity of the site and have a similar design with a pitched roof and a gabled front projection, however there are bungalows with different designs between these properties and front dormers are visible in the immediate area. The amended side dormers would be set back from the front elevation of the property and given that this development would be completed using material to match the existing property and would not extend above the existing main ridgeline, this development is not considered to result in any significant harm to the character and appearance of the area, in line with policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan, policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed development would be located within the footprint of the existing property and would not extend above the height of the existing main ridge. It is therefore considered that whilst the roof would be extended to the front and rear given the location of these extensions and dormers and that the roof would pitch away from the neighbouring properties this proposal is not considered to result in any significant loss of light or sense of enclosure to the neighbouring dwellings.

Four windows are proposed in the northern side elevation. Two would be set at a high level above the internal floor and two would be constructed from obscure glazed blocks. On the southern side four windows are also proposed, one set at high level above the internal floor, two constructed from obscure glazed blocks and one larger window set towards the front of the property. This larger window would look towards the blank side roofslope of the southern neighbour. Given the arrangement of these windows they are not considered to result in any significant overlooking.

The proposed front window would look towards the highway and the front elevations of the properties on the western side of Salisbury Avenue. Given this location this window is not considered to result in any significant overlooking.

One window is proposed in the first floor rear elevation. There is a separation distance of 11m to the rear boundary and 30m to the front elevation of 2A Bay View Road. This neighbouring property is set in a backland location with a parking area to the front and a garden that extends across the front, south and rear. Given the separation distance and arrangement of this property this window is not considered to result in any significant overlooking.

In light of the above the amended 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 the National Planning Policy Framework.

Transportation

The proposed development would increase the number of bedrooms on the site from two to three, however this is not considered to be a significant increase and there would be no changes to the existing off street parking arrangements. This proposal is, therefore, not considered to result in any significant harm to highway safety.

Conclusion

The amended design given the location and scale of the alteration is not considered to result in any significant harm to the character and appearance of the area, the neighbouring living conditions, or highway safety and therefore it is recommended that members approve this application.

Case Officer

Duncan Fitt

TITLE: FH/TH/23/0121

Project 85 Salisbury Avenue Broadstairs Kent CT10 2EB

Scale:

