

A04

FH/TH/22/1703

PROPOSAL: Erection of a two storey rear extension and balcony to the first floor front elevation and 8No rooflights together with alterations to fenestrations and excavation of front garden to facilitate off street parking following demolition of existing rear extension

LOCATION: 32 Crow Hill Broadstairs Kent CT10 1HT

WARD: Bradstowe

AGENT: Phil Dadds

APPLICANT: Mr Lewis Duggan

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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 246/P01 and 246/P02.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the 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

SITE, LOCATION AND DESCRIPTION

Crow Hill comprises a mix of single and two storey dwellings with a variety of architectural styles. No 32 Crow Hill is a detached chalet bungalow located on the northern side of Crow Hill, with a detached bungalow to the east and a row of two storey terraced properties to the west. Properties within this part of Crow Hill are set back from the highway with a small front garden and many have off-street parking with vehicular access onto the highway.

PLANNING HISTORY

There is no previous planning history for this site.

PROPOSED DEVELOPMENT

The application seeks planning permission for the erection of a two storey extension to the rear, with a balcony at first floor level within the front elevation. Within the roof it is proposed to install 8No rooflights and replace existing windows and doors with white framed aluminium double glazed windows and doors. The front wall to the property has been removed and the garden has been excavated to provide off street parking together with the erection of a brick retaining wall.

PLANNING POLICIES

Thanet Local Plan 2020

SP35 - Quality Developments
QD02 - General Design Principles
QD03 - Living Conditions

Broadstairs & St Peter's Neighbourhood Plan

BSP9: Design in Broadstairs & St Peter's

NOTIFICATIONS

Neighbours have been notified and a site notice posted and two representations have been received raising the following concerns:

- The two-story rear extension would be within 2 metres of our house and The Party Wall Act states consent should be sought from neighbours when intending to carry out work within 3 metres of the boundary. We do not consent to these foundations, their excavation and the planned extension (Party Wall Act).
- The two-story extension would have a significant negative impact on the amount of daylight coming into four rooms in our house.
- At least three of these rooms would be overshadowed
- Overshadowing due to close proximity of the extension
- Being overshadowed by the extension would have a detrimental effect on our living conditions as well as increase our electricity costs for lighting and potentially heating costs.
- This development would also mean that sunlight coming into our back garden would be restricted.
- One of the upper floor windows facing 34 Crow Hill would overlook one of our upstairs bedrooms and result in loss of privacy for that bedroom.
- The current proposal suggests that the window can be opened; and even if this was obscured glazing, the potential of breach of privacy is still there if the window can be opened.

- The measuring function for plans does not function (Adobe removed Flash in January 2021) and only very inaccurate measuring can be made on the plans.
- Unable to accurately gauge the apparent increase in height of the roof ridge at the rear of the SE elevation.
- The Two Velux windows on the SE side of the roof should be conditioned to be 1.7 metres above the floor level to prevent overlooking and loss of privacy.
- If approved a condition should be placed on the permission to prevent any future windows being added to the roof.
- The original property had a driveway running the entire length of the SE side of the land and a garage in the SE corner of the rear garden - now removed, and a dropped kerb for access. Will the driveway and garage be reinstated, and if so, why are there two parking spaces to be added to the front of the property?
- If the driveway is to be reinstated it must be permeable to allow water to drain away because the ground level is higher than that of No 30 and this would prevent possible rain water draining into the garden of No 30.

Broadstairs Society - No comments to make on this application

Broadstairs & St Peter's Town Council - The Committee recommends REFUSAL due to the intrusive nature and loss of light to neighbours and concerns regarding drainage of water onto neighbouring properties (Majority)

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

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.

The property is a detached chalet bungalow with accommodation within the roof located on the northern side of Crow Hill. This part of Crow Hill comprises a mix of architectural styles with single and two storey development. The land levels rise from Crow Hill to the east and property is located at a higher level to the footpath and main road. Crow Hill itself drops significantly from north to south with the terraced group of properties to the north being at a high land level to No 30 to the south.

The property is set back from the highway with a small front garden to the front. The front boundary wall has been removed and the land excavated in order to provide off street parking to the front of the property. These works have commenced and the drawings show a 9 metre by 5 metres (reducing to a depth of 4.5 metres) area of hardstanding created with a brick built retaining wall with steps leading to the front entrance. Comment has been made that the existing dwelling has a driveway with dropped kerb to the side of the property leading to a garage within the rear garden and questions whether this will be reinstated. Parking issues will be covered in the Highways section later in the report.

With regards to the character and appearance of the area, whilst the original front boundary wall provided an attractive detail to the streetscene, the site lies outside the Broadstairs Conservation Area and planning permission is not required to remove a wall that is less than 1 metre in height. Excavation of the land however does require the benefit of planning permission and in assessing this it is noted that many properties within Crow Hill have off street provision within front gardens. The hardstanding area is to be finished with permeable concrete block pavements and there are areas around the hardstanding that would allow for limited soft landscaping and this would help to soften the appearance of the area of hardstanding. The proposed parking area is considered in keeping with other development in Crow Hill and is therefore acceptable.

To the front elevation of the property it is proposed to replace the window within the existing dormer window with french doors and a balcony set into the roof slope, with a glazed balustrade. The dormer projection is not increasing in size, it is solely the increase in glazing. For the remainder of the front elevation the existing windows and doors are to be replaced with white framed aluminium double glazed windows and doors. With regards to the appearance of the front elevation when viewed from Crow Hill the roof pitch and height would remain the same and the diamond shaped composite roof tiles are to be replaced with Eternit slates. The roof overhang would be retained along with a form of upright support detail across the front whilst the chimney stack would be removed. Overall it is considered the alterations would give the building a more contemporary appearance, and given the mix of architectural styles within Crow Hill, the replacement of the dormer window with french doors would not appear unduly out of keeping or harmful to the streetscene in this instance.

To the rear it is proposed to erect a two storey extension that would square off the existing staggered projections to the rear. The extension would project 5 metres to the rear and finish in alignment with the existing ground floor extension. The ridge height of the rear section of roof has been kept to a minimum through the incorporation of a section of flat roof. The resulting height of the roof to the rear would increase by approximately 0.8 metres to

finish at a height of approximately 5.5 metres. Within the main roof it is proposed to install two rooflights within the side roofslopes and a single rooflight within the rear roofslope and within the flat roof it is proposed to install 3 rooflights. The window openings within the north west elevation (facing No 34) would be replaced but remain the same position, whilst on the south east elevation (facing No 30) the existing kitchen window would be blocked up. The rear elevation would be finished with glazed bifolding doors and at ground floor level and at first floor full length glazed bifold doors and a glass balustrade would sit centrally above the wider ground floor glazed doors. The diamond shaped composite roof tiles would again be replaced with Eternit slates that would also be provided to the new areas roof.

The rear extension and side elevations of the property are not immediately visible from the wider public realm and the proposed alterations along with the materials would be residential in scale and design when viewed through gaps in development.

The proposed development would be modest in scale and design and given the variety of architectural styles within the road the proposed development would not adversely impact the character and appearance of the area and therefore the proposal accords with 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 introduce a balcony to the front elevation and a balconette to the rear elevation. Concern has been raised that the windows would cause overlooking towards neighbouring occupiers.

The site is on a higher ground level to the chalet bungalow (No 30) to the south and the rooflights within the roofslope facing the site serve a shower room and provide additional light to Bedroom 2; the main source of light and outlook to Bedroom 2 is from the french doors to the front. The rooflights have a cill height of approximately 1.5 metres above floor level and given their location within the slope of the roof, which directly faces the neighbours roof, it is unlikely that they would give rise to unacceptable overlooking or loss of privacy towards this neighbour. At ground floor level the kitchen window would be blocked up, reducing the number of window openings on this elevation. The side facing ground floor window within the proposed dining room is an existing window within the existing extension to the property, and as such there would be no additional overlooking towards no.30.

The roof to the rear extension would be increased by approximately 0.8 metres and finished with a ridge height of approximately 5.5 metres. It is noted that there would be additional height at first floor level, and that the property is located on higher ground to No 30, however it is considered whilst there may be some loss of light and outlook to the neighbouring residential occupiers given the separation distance and modest increase in height it is unlikely that this result in an unacceptable loss of residential amenity.

With regards to the occupiers of No 34, this property is on high ground level to the application site. There are side windows within No 34 that face towards the application site. The first floor window benefits from natural light and outlook across the application site. The main roof would not be increased in height and therefore the first floor bedroom window

would continue to enjoy similar light levels and outlook. With regards to the ground floor window, currently a study, this is the sole window providing light to this room and it currently enjoys indirect views across the flat roof of the rear staggered projections, and benefits from natural light over the neighbouring land. Currently the rear projections are staggered with a flat roof and therefore there is uninterrupted sunlight in the early morning to this window and additional natural light during the day. With the erection of the two storey extension the building would be square off to the rear and the amount of natural light reaching this side window would be correspondingly reduced. The windows within the rear kitchen/dining room face into the rear garden and towards the application site. Both side facing windows are likely to have reduced natural light levels to these rooms as a result of the development. However it should be noted that the side boundary fence appears to be lower than the 2 metre height allowed without the benefit of planning permission and it would be possible to erect a single storey 4 metre extension from the original rear elevation without the need for planning permission and therefore the light levels and outlook to these rooms could be impacted by permitted development if it were to be carried out in the future. Furthermore, the existing building on the application site already extends in front of the majority of this window, with the light and outlook impact from the proposal relating to oblique views.

The design of the roof includes a flat roof section which keeps the finished ridge height to a modest 5.5 metres for a 2-storey extension. The 0.9 metre gap to the boundary would be maintained along with a similar gap between the side elevation of No 34 and the side boundary, giving an overall separation distance of approximately 1.8 metres. Whilst there may be some loss of light and outlook from existing windows facing the site it is considered the impact would not be significantly greater given the existing relationship of the application site to neighbouring windows and it would therefore be unreasonable to refuse the application for this reason.

The rooflight within the roofslope facing No 34 would serve an en-suite and provide additional light to Bedroom 3 which again is served by french doors to the front, with the rooflights having a cill height of approximately 1.5 metres and being set within the angled roofslope, which faces towards the neighbours blank first floor side elevation, and is therefore unlikely to give rise to unacceptable overlooking towards occupiers of this property.

The windows within the flat roof section to the rear are skylights that would not allow for views out, and the velux in the rear roofslope directly faces into the garden of the application site, and therefore none of these windows would provide direct views into neighbouring windows or private amenity space.

The rear facing bi-folding doors with balconette would face towards the rear boundary and towards the rear of properties fronting Linden Avenue. There is a distance of approximately 25 metres to the rear elevation of No 17 Linden Avenue and these properties are set at an angle to the rear boundary and it is therefore unlikely that there would be direct views into neighbouring windows or private amenity space of properties located towards the rear.

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 proposal provides an excavated area to the front of the site for the parking of two vehicles, following the demolition of the existing front boundary wall, and the creation of a vehicular access into the site.

A comment has been received noting that the existing dwelling has a driveway with dropped kerb to the side of the property leading to a garage within the rear garden. This proposal does not include details of this parking arrangement and as there is an existing access and dropped kerb this could continue to be used without the requirement for planning permission.

Kent Highways have not been consulted as they do not normally comment on small scale development where there is unlikely to be a complex highway issue such as new dwellings of up to 5 units on non-classified road or change of use applications that do not involve new access onto the public highway.

An area of hardstanding is shown within the front garden measuring 9 metres by 5 metres (reducing to a depth of 4.5 metres). Kent Highways would normally expect dwellings within sustainable locations within the urban confines such as this to provide one parking space. Whilst the hardstanding may not be capable of providing two spaces without vehicles overhanging the highway the space would meet the requirements for the parking of a single vehicle. The applicant will need to contact Kent County Council - Highways and Transportation for details regarding approval for construction of a vehicular crossing, or any other works within the highway.

The elevation drawings are annotated to say the new parking area is to be finished in permeable concrete block pavements. This would allow surface water to drain into the site and therefore this form of surface is considered acceptable. Precise details of the type of pavement finish has not been provided however, the use of pavements for areas of hardstanding within the curtilage of residential properties is acceptable and this type of surface would not result in material transferring onto the public highway, such as can occur with gravel or loose stones.

The width of the opening onto the highway is at least 9 metres and would provide good visibility splays onto the highway.

Given the above it is considered that subject to safeguarding conditions requiring the hardstanding is completed with a bound surface and permeable material, and that visibility splays are provided and maintained the proposed vehicle parking space would not adversely impact upon highway safety.

Other Matters

The Party Wall Act and the construction of the extension and any issues arising are not material planning considerations. These issues would be covered through Building Control Regulations.

Conclusion

The proposed development is considered to be acceptable in terms of the character and appearance of the area, the living conditions of surrounding neighbouring residential occupiers and highway safety. The proposed development therefore accords with Policies QD02 and QD03 of the Thanet Local Plan and the NPPF and it is therefore recommended that Members approve the application subject to safeguarding conditions.

Case Officer

Rosemary Bullivant

TITLE:

FH/TH/22/1703

Project

32 Crow Hill Broadstairs Kent CT10 1HT

