

A10

FH/TH/23/0238

PROPOSAL: Erection of a single storey rear extension with 2no rooflights following demolition of existing conservatory

LOCATION: 8 Pluckley Gardens Margate Kent CT9 3EP

WARD: Cliftonville East

AGENT: Mr Philip Baston

APPLICANT: Ms Anne Cooper

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 1157_P_103A and 1157_P_104, received 22 February 2023.

GROUND;

To secure the proper development of the area.

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

The site is located within the urban confines of Margate in a wholly residential area. Properties in the vicinity are single storey and dwellings on the western side of Pluckley Gardens are set in semi-detached pairs set back from the highway with modest front gardens. The dwelling forms a semi-detached pair with No 6. The rear elevation faces towards an alleyway and the garden boundaries of No 23 Saltwood Gardens and 30 Eastchurch Road.

PLANNING HISTORY

None

PROPOSED DEVELOPMENT

The application seeks planning permission for the erection of a single storey rear extension following demolition of the existing conservatory.

PLANNING POLICIES

Thanet Local Plan 2020

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

Neighbours have been notified and a site notice posted opposite the site. No representations have been received.

CONSULTATIONS

None

COMMENTS

This application is reported to the Planning Committee as the applicant is an employee of the Council.

The main considerations for Members to assess are the impact of the development on the character and appearance of the area and the impact on neighbouring amenity.

Character and Appearance

Thanet Local Plan policy QD02 relates to general design principles and supports development that relates to surrounding development, is well designed, respects and enhances 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 area is characterised by semi-detached pairs of single storey properties. The proposed development relates to the erection of a single storey flat roofed extension to the rear. The extension would project approximately 3.6 metres from the rear elevation and extend across the width of the dwelling, and have a height of approximately 2.9 metres. The extension would be finished with facing brickwork to match existing and two rooflights would be installed within the flat roof. The rear elevation would comprise french doors and two windows.

The extension would be modest in scale and design and would respect the design of the main dwelling. It would not be immediately visible from the wider public realm due to its location to the rear of the property and the development therefore has limited visual impact on the character or appearance of the streetscene and would therefore meet the requirements of Thanet Local Plan Policy QD02 and the NPPF.

Living Conditions

The adjoining neighbour (No 6) has an extension and conservatory with a total depth of 6.7 metres alongside the boundary. The proposed extension would have a depth of approximately 3.6 metres and the neighbouring extension would continue to project beyond the depth of the proposed extension. The proposed extension would therefore have no additional impact on the amenities of the occupiers of the adjoining neighbour.

There is an extension to the rear of No 10 and a gap of approximately 2 metres would be maintained to the common boundary. There are no windows proposed within the side elevations of the extension and at a single storey height of approximately 3 metres it is unlikely that the extension would result in an unacceptable loss of light or outlook to occupiers of this neighbour.

The rear elevation of the extension faces the rear garden boundary and towards the garden boundaries of 23 Saltwood Gardens and 30 Eastchurch Road. The window and door openings within the rear elevation of the extension would have a similar relationship with neighbours to the existing conservatory and rear window and would not therefore give rise to unacceptable overlooking or loss of privacy to neighbouring residential occupiers.

Given the above it is considered that the proposed development would not adversely impact on the living conditions of neighbouring property occupiers and the proposal would therefore accord with QD03 of the Thanet Local Plan and the NPPF.

Conclusion

The proposed development is considered to be acceptable in terms of the character and appearance of the area and the living conditions of surrounding neighbouring residential occupiers. 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.

Case Officer
Rosemary Bullivant

TITLE:

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Project

8 Pluckley Gardens Margate Kent CT9 3EP

