

A06

FH/TH/22/1304

PROPOSAL: Erection of first floor rear extension with Juliet balcony and 1No roof lantern to rear, together with railings to front elevation and alterations to roof

LOCATION: 53 Addington Street RAMSGATE Kent CT11 9JJ

WARD: Central Harbour

AGENT: Mrs Janet Tilley

APPLICANT: Ms R Wing

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 PL/04A, SP LP and the Design and Access Statement received on 26th September 2022 and drawings numbered PL/03 B and PL/05 received on 10th October 2022

GROUND:

To secure the proper development of the area.

3 Prior to the installation of any external windows and doors, joinery details of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

4 Prior the construction of the external surfaces of the development hereby approved a sample of the materials to be used shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved

PL/04A received on 26th September 2022 unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF.

INFORMATIVES

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/>

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.

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 lies within the urban confines of Ramsgate, in a residential area.

No. 53 Addington Street is a mid-terrace, two storey dwelling, converted from a former shop, located within the Ramsgate Conservation Area, and a short distance from the harbour.

The surrounding streetscene is characterised by a mixture of commercial and residential properties of varying scale and design.

RELEVANT PLANNING HISTORY

FH/TH/22/0271 - Erection of first floor extension to rear elevation with new walkway and roof terrace, together with railings to front elevation and alterations to existing outbuilding

Refused on 18th November 2022 for the following reasons:

"The proposed high level walkway and first floor roof terrace, by virtue of their prominent location, height and design, would create an alien feature that is architecturally unrelated to the size and scale of the existing building, and detracts from the visual amenities of the

locality, resulting in harm to the significance of the conservation area, and the character and appearance of the area, contrary to Policies SP35, HE02 and QD02 of the Thanet Local Plan and the NPPF.

The proposed rear extension and balcony by virtue of their excessive depth, height and bulk, and orientation to/relationship with the adjoining buildings, would result in an unacceptable degree of overshadowing, subsequent loss of daylight and the creation of a sense of enclosure; detrimental to the amenities enjoyed by the occupiers thereof, contrary to Policy QD03 of the Thanet Local Plan and paragraph 130 of the NPPF.

The proposed high level walkway and roof terrace, by virtue of its height, location, proximity to and relationship with adjacent neighbouring properties, would result in an unacceptable degree of overlooking and subsequent loss of privacy to those properties, as well as an increased levels of noise and disturbance to nearby habitable bedroom windows, severely detrimental to the amenities enjoyed by the occupiers thereof, contrary to Policy QD03 of the Thanet Local Plan and paragraph 130 of the NPPF."

F/TH/05/1138 - Change of use and conversion of barbers to provide additional residential accommodation in conjunction with the existing dwelling - Granted 21/10/2005

PROPOSED DEVELOPMENT

Planning consent is sought for a first floor rear extension with juliette balcony and 1no. roof lantern, together with railings to the front elevation and alterations to the roof.

This is a revision of an earlier application, refused on 18th August 2022, with the main changes being the removal of the high level walkway and roof terrace, and the reduction in depth of the first floor rear extension.

The first floor extension is now 3.14m deep compared to the previous depth of 5.58m. The extension has a ridge height of 5.60m and an eaves height of 4.14m. The extension is to be constructed using Cedral cladding, slate tiles and flat roofing system and white painted timber windows and doors.

DEVELOPMENT PLAN POLICIES

SP35 - Quality Development
HE02 - Development in Conservation Areas
QD02 - General Design Principles
QD03 - Living Conditions
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring occupiers and a site notice was posted near the site.

One objection has been received and raised the following issues:

[REDACTED]

Ramsgate Heritage Design Forum: The TDC CO raises objections to this application, we have no objection in principle to the design however the choice of materials could enhance the proposal such as using natural slate as a cladding material.

Ramsgate Town Council: No objection

CONSULTATIONS

TDC Conservation Officer - "53 Addington Street is located in the Ramsgate Conservation Area on the main thoroughfare of the commercial frontage, a short distance from the harbour.

Thanet's Local Plan, policy HE02, states within Section 7 'The character, scale and plan form of the original building are respected and the development is subordinate to it and does not dominate principal elevations.' As well as Section 8 which states 'Appropriate materials and detailing are proposed and the development would not result in the loss of features that contribute to the character or appearance of the conservation area. New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted.'

NPPF Section 16, Paragraph 197 states, In determining applications, local planning authorities should take account of (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Previously under reference FH/TH/22/0271 a very similar application was submitted and subsequently refused due to various reasons as well as the implication on the setting and appearance of the surrounding conservation area.

The application has changed slightly since the previous refusal with the addition to the rear of the site being made much shorter in length. However concerns were previously raised regarding the implication to the flint, juliet balcony and overall design of the proposal which have not been addressed through this reviewed scheme. As such my previous comment is still relevant and I would recommend that this application is refused.

For transparency I have included my previous statement below.

53 Addington Street is located in the Ramsgate Conservation Area on the main thoroughfare of the commercial frontage, a short distance from the harbour.

Thanet's Local Plan, policy HE02, states within Section 7 'The character, scale and plan form of the original building are respected and the development is subordinate to it and does not dominate principal elevations.' As well as Section 8 which states 'Appropriate materials

and detailing are proposed and the development would not result in the loss of features that contribute to the character or appearance of the conservation area. New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted.'

NPPF Section 16, Paragraph 197 states, In determining applications, local planning authorities should take account of (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposal is largely focused to the rear of the building, looking to extend the space to create a first floor extension in a somewhat contrasting manner. The design itself infills quite a lot of the existing form of the site, meaning that the core of the property, before it was extended and the outbuilding added, is encapsulated by this proposal. Although no information has been provided on the age of this section of the building, given its form and what appears to be flint covered walls it is considered be of a historic nature. The loss of this flint in its original form would be considered a detriment to the property and that of the character of the surrounding environment given its historic nature.

The form itself protrudes quite substantially past the existing form of the rear building whilst appearing quite cumbersome in comparison to the existing street development. Although not a direct heritage consideration this could cause an issue with the principle of overlooking the protuberant nature of the form. A balcony has also been included in the design, which I believe would appear quite out of place in this location as well as for the age of the building. I know examples of terraces were discussed on site but none of the references have been included in the application as additional information nor in the same circumstances as that proposed here. This is quite a common approach within the conservation area due to the uncomfortable cohesion that they create.

Although this scheme is focused to the rear, I do still believe it to have an implication somewhat to the setting and appearance of the surrounding conservation area as it is very much perceivable from the public realm.

I do not have an issue with the railings proposed to the front of the property given that they mention that of the neighbouring buildings.

Overall I do not consider that the implication to the setting and appearance of the surrounding conservation area has been fully considered part of this application as is the requirement in the aforementioned legislation and as such I object to the proposed scheme."

COMMENTS

The application is reported to the Planning Committee as the application has been submitted by an elected member of the Council.

Principle

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are a significant material consideration in this regard.

The site comprises an existing dwelling located within the urban confines of Ramsgate. The principle of the development is therefore considered to be acceptable, subject to the

consideration of all other material planning considerations, including the impact upon the character and appearance of the area and neighbouring living conditions.

Character and Appearance

The application proposes a first floor rear extension with juliette balcony, together with railings to the front elevation and alterations to the roof.

The National Planning Policy Framework states that development should be sympathetic to local character and the surrounding built environment, establish and maintain a strong sense of place, and that permission should be refused for development of poor design which fails to take the opportunities available to improve the character and quality of an area.

Policy QD02 of the Thanet Local Plan outlines that the design of all new proposals must respect or enhance the character or appearance of the area particularly in scale, massing, rhythm and use of materials.

Policy HE02 of the Thanet Local Plan states that development will be permitted provided that the character, scale and plan form of the original building are respected and the development is subordinate to it and does not dominate principal elevations, and that appropriate materials and detailing are used. It also states that any development resulting in the loss of features that contribute to the character or appearance of the conservation area, or which detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted.

As within the previous application FH/TH/22/0271, the proposed introduction of railings to the modest area of hardstanding to the front elevation, will match the design and height of the existing railings to the neighbouring properties on either side of the host dwelling, and submitted drawings show this appearing to sit well on the property, be of an appropriate scale and material and blend in well with the wider streetscene. The Conservation Officer continues to have no objections to this introduction.

The remainder of the proposed works are located entirely to the rear of the property, and will be seen from public view along Spencer Place, which is accessed via Spencer Street to the west of the application site and which runs parallel between Addington Street and Spencer Square serving as a rear access to both sets of properties. Directly adjacent to the site includes No. 51A Addington Street, which is accessed from Spencer Place, with a number of properties' primary entrance from this access.

Due to the arrangement of the neighbouring properties and their amenity spaces, the introduction of alien features such as the high level walkway and a terrace over the outbuilding was considered to be quite a contrast to the existing low level arrangement and entirely out of character for the plot.

This application has therefore taken the previous reasons for refusal into account, and removed the high level walkway and terrace over the outbuilding from this application altogether, retaining the courtyard and outbuilding in their current forms.

In addition to this, whilst the proposed first floor rear extension still seeks to rationalise the rear space, replacing the current butterfly roof of the ground floor extension and using part of it to extend upwards to create more internal space, it now only projects approximately 3.14m from the existing rear elevation, which is some 2.41m shorter than previously proposed. With the remainder of the ground floor area covered with a flat roof and roof lantern. Additionally, the submitted plans show that the previously proposed inset balcony area has been replaced with a Juliette balcony, thereby creating a more modest and traditional rear elevation, with a glazed balustrade to blend in with the glazed windows.

The Conservation Officer has noted the potential loss of the original flint wall material to the rear elevation, to allow for the extension to be erected. Whilst it is agreed the loss will be unfortunate, as No. 53 is not a listed building, and the proposed use of Cedar cladding and timber windows and doors are traditional in nature and replicate materials already in use along both Spencer Place and Addington Street, the character and appearance of the area is considered to be preserved by the proposal.

The proposed works are therefore not considered to create any material harm to the character and appearance of the conservation area, and comply with Policies SP35, HE02 and QD02 of the Thanet Local Plan and the NPPF.

Living Conditions

In terms of living conditions, paragraph 119 of the NPPF outlines 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 of the NPPF states that decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Thanet Local Plan Policy QD03 states that new development must not lead to unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.

Given the arrangement of the neighbouring properties and their small amenity spaces, concern was raised with the previous application ref: FH/TH/22/0271 regarding loss of light and outlook, as well as a sense of enclosure caused by the significant depth of the proposed first floor rear extension, and overlooking from the proposed roof terrace and walkway.

The current application appears to have addressed this concern with both the complete removal of the proposed high level walkway and roof terrace atop the existing rear outbuilding, leaving the area as existing, as well as through amendments to the depth of the first floor rear extension and the roof design.

The first floor rear extension has been reduced significantly from the previously proposed projection of 5.55m detailed within FH/TH/22/0271, to a more modest projection of 3.14m, which is some 2.41m shorter than in the previous application; whilst a Juliette balcony with glazed French doors and glazed balustrade will replace the previously proposed inset balcony.

The previously proposed extension was not considered to create any impact upon adjoining property No. 55, to the south of the site, given its significant height and depth, and that there are no windows within the section of the side elevation projecting beyond No. 53 that could be blocked by the extension, and therefore the current proposal is considered to have even less impact. An objection had been received from a resident at No. 55 in relation to the potential for noise to be created as a result of the development. However, the only side window within the side elevation of No. 55 is located entirely within their gable end, which is set back from the proposed works by a considerable distance, and is one floor higher. Therefore, any noise from the development could only come from the Juliette balcony and is not considered to be any more harmful than the existing first floor rear window it will be replacing.

It was, however, considered to have an impact upon No. 51 and No. 5a to the north-west of the site. No. 53 projects one metre beyond the existing rear elevation of No. 51 at 2-storey level. Beyond this, a single storey extension extends the full depth of the plot, with a variety of low level roof forms. Within the existing rear elevation of No. 51 there is a basement window serving a playroom, a ground floor window and glazed door serving a lounge, and a first floor window serving a bedroom.

The previous proposed first floor extension would have extended the entire length of the common boundary with No. 51, adjoining the small amenity yard serving the property, projecting 6.58m beyond the existing rear elevation of No. 51 and alongside the side elevation of No. 51a. Whilst the current proposed first floor extension will extend still outward from the main hipped roof to the same ridge height of approximately 5.60m, with an eaves height of 4.14m, it will only project for a distance of approximately 4.14m beyond the No. 51's rear elevation and approximately in line with the rear ground floor extension of No. 51a.

Furthermore, rather than replacing the entire butterfly roof as previously proposed, the extension will now only replace half. The remaining section will be replaced with a flat roof (with roof lantern), and have a lower height of 2.26m compared to 2.51m being the existing ridge height of the butterfly roof at the same location.

When following the path of the sun from east to west, although the amenity space belonging to No. 51 is shaded by an existing large projection of No. 55 Addington Street to the south, for part of the day, there is still some natural daylight over the top of the butterfly roof in the afternoon given its modest height. Therefore, should the butterfly roof be partly replaced with the proposed lower level flat roof, and the depth and bulk of the extension is reduced as proposed, it is no longer considered to create any harmful overshadowing, loss of light or sense of enclosure to the neighbouring occupiers and their small area of amenity space and light.

In addition, the proposed addition of a Juliette balcony in favour of the previously proposed inset balcony would also reduce neighbouring harm. Not only will it be further away from the neighbouring properties to the rear such as No. 51A to the north west than previously proposed, but it will have a distance from the centre of the windows to the common boundary also shared with No. 51 of 1.73m. Given the nearest window at first floor level

belonging to No. 51a is a bathroom, the Juliette balcony is unlikely to create any harmful overlooking, loss of privacy or noise and disturbance.

The proposed works are therefore not considered to create any neighbouring harm, and comply with Policy QD03 of the Thanet Local Plan and the NPPF.

Transportation

The proposed works are not considered to create any additional impact on the use of cars or pedestrian safety.

For these reasons, it is not considered that the proposed development would result in harm to highway safety or amenity.

Other Matters

Objections were raised by neighbouring occupiers in relation to issues outside of the merits of the planning application. Only material planning considerations can be considered through this application.

Conclusion

The works proposed through this revised application are considered to overcome the previous reasons for refusal, and result in an acceptable impact on the character and appearance of the conservation area and neighbouring amenity, in accordance with Policies HE02, QD02, QD03 and TP06 of the Thanet Local Plan. It is therefore recommended that members approve the application subject to safeguarding conditions.

Case Officer

Tanya Carr

TITLE:

FH/TH/22/1304

Project

53 Addington Street RAMSGATE Kent CT11 9JJ

