

A06

FH/TH/23/1273

PROPOSAL: Erection of a garden outbuilding and pergola (retrospective)

LOCATION: 60 Northumberland Avenue MARGATE Kent CT9 3BJ

WARD: Cliftonville East

AGENT: Claire Langridge

APPLICANT: Mr Marc Rattigan

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered Drawing 18.045_14 received 22 September 2023.

GROUND;

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The application site is a two storey detached dwelling on a corner plot next to the junction of Northumberland Avenue and Northdown Road. The surrounding area is characterised by single and two storey dwellings, set in largely regular linear plots with moderate rear gardens, and are set back from the road following consistent building lines, with open frontages. The boundary to the site comprises timber fencing set above a brick boundary wall with metal entrance gates located across the vehicle hardstanding fronting Northumberland Avenue.

PREVIOUS PLANNING HISTORY

F/TH/22/0889 GTD 22 September 2022

Variation of conditions 2 and 3 of planning permission F/TH/20/1044 for the "Erection of a two storey 5 bed dwelling following demolition of existing bungalow" to allow alterations to materials, and fenestration and removal of chimney stack

F/TH/20/1044 GTD 28 June 2021

Erection of a two storey 5 bed dwelling following demolition of existing bungalow

FH/TH/17/0597 GTD 10 August 2017

Retrospective application for the erection of a climbing frame

F/TH/15/0070 REF 30 April 2015
Erection of dwelling with associated parking

PROPOSED DEVELOPMENT

The application seeks to regularise unauthorised development for the erection of an outbuilding and a pergola that has been erected within the front garden between the principal elevation of the dwelling and the boundary wall.

PLANNING POLICIES

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

NOTIFICATIONS

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

COMMENTS

This application is reported to the Planning Committee as the applicant is a member of Thanet District Council.

The application is retrospective as the structures have been built without the benefit of planning permission and without complying with planning conditions attached to the previous planning permission for the enlargement of the property. The main considerations for Members to assess are the impact of the development on the character and appearance of the area, impact on neighbouring amenity and highway safety.

Character and Appearance

The property occupies a prominent corner plot on the junction of Northumberland Avenue and Northdown Road. The decision notice permitting the erection of a two storey 5 bed dwelling, following demolition of the existing bungalow (planning application reference F/TH/20/1044), included a condition removing permitted development rights for future development pertaining to the erection of outbuildings; *Condition 5: No further enlargements or alterations to the dwellinghouse or erection of outbuildings whether approved by Class B, or E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.*

As a result of the significant increase in scale of the dwelling within this plot, and its relationship with neighbouring dwellings, the condition was required in order to ensure that any future development that may have been automatically permitted through the General Permitted Development Order (GPDO) could first be fully assessed by the Local Planning Authority with regards to its impact on both the visual amenities of the locality and the

residential amenities of neighbouring residential occupiers. This safeguarding condition was carried through to the subsequent application that further altered the original decision to allow for alterations to materials, fenestration and the removal of the chimney stack (planning reference F/TH/22/0889).

The structures as constructed fall outside the requirements of the GPDO due to their height and distance from the boundary. Therefore even without the safeguarding condition that removed the permitted development rights for this property, both structures require the benefit of planning permission.

The dark grey aluminium clad outbuilding has a footprint of 6 metres by 4 metres and has a height of 2.5 metres, with the flat roof finished with a layer of green artificial plastic grass. The building has a window facing towards the front elevation of the main dwelling and bi-folding doors facing towards the pergola and towards the driveway. The building has an integral tool shed to the rear with a single door, and the remainder of the building is annotated as providing a 'garden & bike store/gym'. The building is set forward of the principal elevation of the dwelling and approximately 1.5 metres from the boundary wall.

The pergola is 3 metres by 3 metres and has a height of 2.3 metres and is also finished in dark grey aluminium. The pergola is also located forward of the principal elevation of the dwelling and is 1 metre from the boundary wall.

The boundary wall, with fence panels above, has a height of 2 metres which provides screening of the main part of the structures when viewed from the street. Nevertheless the uppermost portions of both buildings are visible above the height of the boundary wall. The outbuilding, being taller, is more visible and the bright green artificial grass covering on the roof draws attention to its presence. Views of the buildings through the entrance gate are mostly screened by a brick wall that has been built perpendicular to the front elevation (extending from the front elevation of the dwelling and the boundary wall). The presence of the pergola is nonetheless apparent from the public highway.

With regards to the character and appearance of the area, dwellings in this location are set within fairly generous plots, and the dwellings are set back from the road following consistent building lines, with open frontages. The structures infill the open space to the boundary and appear somewhat cramped within the space, and screen the interesting architectural features of the main dwelling, whilst at the same time disrupt the prevailing pattern and rhythm of development of open frontages, which makes a positive contribution to the character and appearance of Northumberland Avenue.

However, in the wider character and appearance of the area the structures are relatively modest in scale, in relation to the scale of the main dwelling, and the pergola does not comprise a solid form, thereby appearing ancillary to the main building. The height of the boundary wall prevents the buildings appearing significantly prominent and incongruous within the street scene and therefore, on balance, the development does not result in significant harm to the character and appearance of the area to warrant refusal in this instance, and the development is therefore in accordance with Policies SP35 and QD02 and the National Planning Policy Framework.

Living Conditions

The structures are located between the dwelling and the boundary wall and located away from neighbouring windows and therefore, there is no loss of light or outlook caused to neighbouring residential occupiers.

The buildings are located within the front garden, close to the public highway, and screened by a high level brick wall and therefore, activity around the structures, including any external lighting, would be similar to the normal use of the residential garden and would not result in unacceptable overlooking, loss of privacy or noise and disturbance to nearby neighbouring residential occupiers.

The development is therefore considered to be acceptable and meets the requirements of Thanet Local Plan QD03 and the NPPF.

Highway Safety

The pergola has been erected on an area of garden to the front of the dwelling that was previously available for the parking and manoeuvring of vehicles. The pergola together with the brick wall makes a 4.5 metre wide by 6 metre deep area unavailable for off-street parking. Whilst this is a significant reduction to the size of the previous hardstanding for manoeuvring vehicles comfortably within the site, the existing access onto the highway remains and there is a 9.5 metre wide and 5 metres deep area retained for off-street parking.

Given the above it is considered that the proposed development would not adversely impact upon highway safety.

Conclusion

The development occupies a prominent forward location within the site and reduces the available garden and parking area within the site, however the structures are mostly screened by the high level boundary wall and therefore do not appear overly prominent within the streetscene to warrant refusal. The development is located away from neighbouring properties and therefore has limited impact upon the living conditions of neighbouring occupiers and does not adversely impact upon highway safety. It is therefore recommended that Members approve this application.

Case Officer

Rosemary Bullivant

TITLE:

FH/TH/23/1273

Project

60 Northumberland Avenue MARGATE Kent CT9 3BJ

