

A04

FH/TH/23/1078

PROPOSAL: Erection of a single storey side and rear extension following demolition of garage, and erection of two storey outbuilding in rear garden following demolition of garage and widening of existing access onto Dickens Road

LOCATION: 7 Eastern Esplanade BROADSTAIRS Kent CT10 1DP

WARD: Bradstowe

AGENT: Mr. Gary Tidwell

APPLICANT: Mr. Paul King

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 01.807.10.P2, 01.807.20.P4 and 01.807.30.P1 , received 25 October 2023.

GROUND:

To secure the proper development of the area.

3 The external surfaces of the development hereby approved shall be finished with materials to match the main dwelling and the dormer cheeks shall be finished with tile hanging, as annotated on the amended drawings numbered 01.807.20.P4 and 01.807.30.P1, received 25 October 2023, 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.

4 Prior to the first use of the balcony at first floor level to the rear (serving bedroom 2) a privacy screen of a minimum height of 1.8 metres shall be installed along the southern edge

of the balcony, in the location shown on the amended drawings numbered 01.807.20.P4 and 01.807.30.P1, received 25 October 2023, and thereafter maintained.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

5 The windows within the two dormer extensions on the east facing elevation of the garage, hereby approved, shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first use of the development hereby permitted and permanently retained thereafter.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

6 The use of the outbuilding, hereby approved, shall be limited to purposes ancillary to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for independent business or commercial purposes.

GROUND

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

7 The development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

GROUND

In the interests of highway safety, in accordance with the advice contained within the NPPF.

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.

Planning permission does not convey any approval for alterations to the vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack

The applicant is advised that if a new hardstanding is installed for off-street parking it shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway to prevent materials travelling onto the public highway and measures to prevent the discharge of surface water onto the highway should be incorporated.

SITE, LOCATION AND DESCRIPTION

The property is a substantial two storey property with accommodation in the roof, occupying a prominent corner plot fronting Eastern Esplanade on the junction with Dickens Road. The property has a large open front garden with a garage and driveway to the side, adjacent to No 6. The garden boundary comprises a high level brick wall with a pedestrian gate entrance onto Dickens Road, and a single storey garage built on the common boundary with No 11 Dickens Road, with vehicular access onto Dickens Road. The site lies within the Broadstairs Conservation Area and the Broadstairs Seafront Character Zone 4. Properties in this seafront location are predominantly large residential dwellings and guest houses, and are distinctive in design, comprising traditional materials and often incorporating architectural features such as balconies and verandas.

PROPOSED DEVELOPMENT

The application proposes the erection of a single storey extension to the side and rear following demolition of the garage, with alterations to the first floor rear window to provide french doors and a balcony. At the far end of the garden it is proposed to erect a two storey outbuilding following demolition of the existing garage and the existing access onto Dickens Road is to be widened.

This application has been amended since its original submission to locate the side extension away from the boundary with No 6, replace the terraced area to the rear with a balcony, with further alterations to window glazing.

PLANNING POLICIES

Thanet Local Plan 2020
SP35 - Quality Developments
SP36 - Historic Environment
HE02 - Development in Conservation Areas
HE03 - Heritage Assets
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions
TP06 - Car Parking

Broadstairs & St Peter's Neighbourhood Development Plan 2018-2031
BSP9: Design in Broadstairs & St Peter's
BSP4: Seafront Character Zones

NOTIFICATIONS

Neighbours have been notified, a site notice posted and an advert placed in the newspaper and 2 representations have been received raising the following concerns:

- * The two storey garage/ home office building would be directly in front of a window on the side of our property, blocking light entering our property.
- * Replacing the bedroom window with French doors and creating a terrace will cause overlooking to our patio and garden at the rear of our house and intrude on our privacy.
- * The introduction of, essentially, a flat roof side extension is wholly out of character.
- * The use of Crittall windows is a poorly considered change to the building - The building predates the introduction of Crittall windows and significantly predates their more widespread use.
- * The proportions of the windows, sections and finish do not faithfully replicate the timber windows which would have adorned the dwelling when it was built.
- * The new owners have already removed some windows (including some leaded lights behind the first floor glazed area) and have installed the Crittall windows in their place prior to validation of the planning permission.
- * The side extension is of excessive depth and would be located on the adjoining boundary.
- * The eaves and guttering will protrude over the boundary.
- * Extension would cause severe loss of light and sense of enclosure to some of the most highly used private garden areas of the flats within 6 Eastern Esplanade
- * Loss of light to windows and glazed doors within Number 6. A daylight and sunlight assessment has not been submitted to support the application.
- * The balcony has been shown to include a 1.7m high privacy screen. This is insufficient to prevent overlooking
- * Notwithstanding the provision of the privacy screen, rearward views would still be possible and would directly overlook, at close distance, the private amenity areas of the flats within 6 Eastern Esplanade and 20 Dickens Road.
- * The separate private amenity areas for the flats within Number 6 have not been shown on the submitted plan, which is an important omission.
- * Garage and first floor accommodation impacts on No 20
- * The eaves of the garage overhang the neighbouring property
- * The scale of the garage would cause a loss of light and sense of enclosure to 20 Dickens Road and its garden and the private amenity areas of the flats within 6 Eastern Esplanade.
- * The first floor windows within the outbuilding would face east and directly overlook all of the private amenity areas serving the flats within 6 Eastern Esplanade.
- * The proposed garage allows insufficient space in front of the garage to allow a car to park outside of the garage, likely leading to vehicles overhanging the footpath.
- * Pedestrian visibility plays of 2m by 2m are not proposed to be provided, harming pedestrian safety, contrary to paragraph 111 of the NPPF and the Kent Design Guide.

Comments received following amendments:

- * The contextual elevation justifies our concerns regarding loss of light to our property as the two storey non-residential building is much higher and very close to our ground floor side window, which is the only access to light to our property from that side.

- * The eaves of the garage will not now overhang our property however there is still loss of light as previously stated.
- * Alterations to the side extension means it would no longer overhang the boundary, however it is requested that the planning officer satisfies herself that all building work in the amended scheme could be carried out within the land owned by the applicant.
- * Concerns regarding the appropriateness of a flat roof and critical windows remains
- * Lack of sunlight/daylight assessment remains
- * The balcony would continue to provide views directly into the modest courtyard gardens of flats 2 and 3, 6 Eastern Esplanade.
- * The extension and garage would continue, unless evidence is provided to the contrary, to cause a loss of light and sense of enclosure.
- * Limited comments from Council's Conservation Officer regarding impact on conservation area.
- * If approved it should be conditioned for details of materials, joinery, obscure glazing, privacy screen.

The Broadstairs Society - 7 Eastern Esplanade is in the revised Neighbourhood Plan as being a locally listed heritage asset. "The Town Council places great importance on the retention of local heritage assets as they are a finite resource which form part of its rich built heritage. Although they do not enjoy the full protection of statutory listing, they will be rigorously protected.

The application seems to acknowledge this and, consequently, the Society has no adverse comments to make subject to any views of the Conservation Officer.

Broadstairs & St Peter's Town Council - The Planning Committee of the Town Council has considered this application and has resolved unanimously to make No Comment.

CONSULTATIONS

TDC Conservation Officer - Following a review of the proposed application, although it is substantial in scale and footprint, implication to the setting and appearance of the surrounding conservation area will be somewhat limited due to existing boundary treatments. As such I do not object to the proposal on this basis.

Kent Highways and Transportation - follow up comment

I can confirm that the Kent Design Guide Parking Standard states 'Parking spaces in front of a garage, car port or car barn should provide space for the full length of the vehicle, plus an allowance for opening of a garage door where applicable. 6.0 metres should be provided in front of garages.'

By my assessment there is 5m available to the front of the garage, and it is also worth noting that garages also do not count towards parking provisions.

If the garage was amended to be an open car port, this would count towards parking allocations and the frontage need only be 5m to accommodate another vehicle.

Planning permission also does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack. This will be subject to crossover guidance which I have attached for reference (which also requires 6m depth in this circumstance).

Although I acknowledge that the applicant may be unable to achieve pedestrian splays, this is an existing access onto an unclassified road for which these would not typically be requested. It is also proposed to be widened creating a betterment to existing arrangements and as such I am content that these are not required.

Kent Highways and Transportation - Initial comment

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

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 development on the neighbour due to overlooking and loss of privacy to No 20, and to consider whether the proposed development would be out of keeping within the conservation area in terms of scale.

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.

Concern has been raised by the neighbour that alterations to the windows and the front of the building have been carried out prior to the submission of the application. In this regard the application is being assessed on the information provided which shows existing and proposed elevations and floor plans from which an appropriate assessment can be made.

Concerns have been raised that the separate private amenity areas for the flats within Number 6 have not been shown on the submitted plan. This detail is not required to be submitted as part of the application, however impact on neighbouring residential occupiers is assessed through the application.

Character and Appearance

The site lies within the Broadstairs Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in relation to conservation areas, requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area. Local Plan Policies SP36 and HE02 relates to development in Conservation Areas and supports development proposals which preserve or enhance the

character or appearance of the area, and accord with other relevant policies of the Local Plan.

Policy QD02 supports development that promotes or reinforces the local character of the area and is compatible with neighbouring buildings and spaces and is consistent with Policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan which requires development proposals to conserve and enhance the local character and sense of identity and reflect the design characteristics of the area. These policies are equally supported by paragraph 130 of the National Planning Policy Framework (NPPF) which requires development to be sympathetic to local character and history, including the surrounding built environment. These policies are supported by paragraph 197 of the NPPF which states that in determining applications, local planning authorities should take account of (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The Neighbourhood plan includes No 7 in the List of Local Heritage Assets, which lists buildings of merit that are not in a Conservation Area (Appendix 4). The boundaries of the original Broadstairs Conservation Area did not include this part of Eastern Esplanade, however in June 2009 the conservation area was extended to the north and south, and therefore the application site now falls within the Broadstairs Conservation area as identified on the Thanet Local Plan proposals map.

Policy BSP4 refers to Seafront Character Zones and this site falls within Category 4, as identified by Map 6 of the Neighbourhood Plan. This policy recognises the distinctive design of properties in the area, including the use of traditional materials and incorporation of 'architectural features such as balconies and verandas to take advantage of sea views and sea air.' The policy notes that 'On the Eastern Esplanade there has, however, been a significant loss of these buildings, and replacement by new buildings of inferior quality and/or inappropriate type, including badly designed brick-built blocks of flats. Further loss of this traditional building stock in the areas falling within this category will be rigorously resisted to prevent further loss of character here.'

It is proposed to erect a single storey extension to the side and rear of the property following demolition of the existing garage. The extension would be located alongside the boundary with No 6 and wrap around the rear of the property and include a glazed link between the extension and the side of the property to avoid obscuring existing windows. The extension would occupy the space of the existing garage but be set in further from the boundary. The common boundary with No 6 is not straight however the drawings show the extension set in approximately 0.4 metres from the boundary to allow for the roof eaves to remain inside the curtilage of the site. The extension would be single storey in design with an eaves height of 2.5 metre and overall height of approximately 3.5 metres. The extension would be taller than the existing 2.2 metre high garage, however its height has been kept to a minimum through the use of a false pitched roof running around its perimeter. The flat roof includes a lantern rooflight above the kitchen/living area towards the rear, and the roof and rooflight would mostly be concealed from wider views behind the false pitched roof. Concern has been raised that the flat roof would be out of keeping with the architectural design of the property. The extension replaces a fairly plain looking flat roofed garage, and the front

elevation would be set back approximately 13 metres from the front boundary of the site with the public highway. The false pitched roof to the front and sides would most screen the presence of the flat roof when viewed from the public highway and therefore it is considered there is limited harm from the scale and design of the extension in this instance.

It is proposed to install crittal heritage metal double glazed windows within the front elevation of the extension to match the windows within the front elevation of the property and the extension has been designed to have moulded eaves detailing to match that of the ground floor bay window. Concern has been raised that crittal windows are not appropriate for the age of the building and that there are no joinery details provided. The building is of some merit, as identified by the Neighbourhood Plan, however, the building is not heritage listed and the development is considered residential in scale, with the design and the use of materials acceptable in this instance. Joinery details are not required given the nature of the proposed windows.

The facing brickwork is to match existing brickwork and the roof is to be finished with plain clay roof tiles to match existing. The glazing enclosing the first floor balcony is to be removed to reveal the original features of the front facade and a timber balustrade installed to match balustrading on adjacent properties.

With regards to the front elevation of the property the alterations would see the fairly plain garage replaced with a modest single storey extension, which is considered residential in scale and design, and respects the architectural design of the main dwelling. The glazed link between the extension and the flank elevation of the property allows original window features of the building to be appreciated, including the interesting architectural detailing of the curved projection. The materials to be used would allow the extension to blend successfully into the main dwelling and the removal of the somewhat cumbersome glazed balcony enclosure would allow original detailing of the dwelling to be more fully appreciated. The alterations visible from the principal elevation of the property are considered to enhance the overall appearance of the building in line with policy BSP4 of the Neighbourhood Plan, and would preserve and enhance the conservation area as a whole.

The extension runs approximately 13.5 metres alongside the common boundary with No 6, being approximately 7.4 metres beyond the rear of the existing garage, and extends approximately 3 metres beyond the rear elevation of the main dwelling. The rear elevation comprises a set of bi-folding doors facing into the rear garden, and french doors facing towards the side boundary with Dickens Road. The proposed extension is likely to be visible from surrounding gardens and properties, particularly as the land levels gradually towards the rear, however the rear garden has significant screening from the high level boundary wall. The extension is to be finished with materials to match the main dwelling and is considered to be residential in scale and design and would respect the design of the main dwelling. An existing window opening within the flank elevation (facing the boundary with Dickens Road) is to be blocked up and a door opening installed in the location of an existing window. These alterations would be mostly screened by the high level wall. The extensions and alterations to the rear of the property are not considered harmful to the main building or to the wider conservation area.

At first floor level to the rear it was originally proposed to create a large terraced area above the existing flat roof, with access from the rear bedroom following the replacement of the window with french doors. Following concerns that this would lead to potential overlooking towards neighbouring properties the terraced area has been removed from the scheme. It is still proposed to replace the existing window with french doors, however this would open onto a 1 metre deep balcony and include a 1.8 metre high privacy screening on its southern edge. The alteration would be visible from the public highway however it is not unusual to see french doors and balconies on residential properties in the vicinity and in this instance the alteration would not appear overly dominant, or result in significant harm to the appearance of the building, and is considered to have minimal impact on the wider conservation area, and the development is therefore acceptable.

At the far end of the garden the existing garage is to be replaced by a larger garage with a home office at first floor level within the roof, with two pitched roof dormer windows. The building would have a height to eaves of 3.3 metres and a barn hipped ridge height of approximately 6 metres; the eaves height to the barn hip at either end being approximately 4.8 metres. The front edge of the garage is currently set back 4 metres from the edge of the pavement and it is proposed to site the new garage approximately 5.5 metres from the edge of the curtilage, and increase the width of the opening within the wall to provide improved visibility splays. A 1.8 metre high close boarded timber fence and gate is proposed within the boundary wall following the widening of the access. This element of the proposal has also been amended since its initial submission and the garage is now shown set away from the boundary with No 20 and the previous large window above the garage doors has been replaced by an oriel window. The facing brickwork and roof tiles are to match the main dwelling and the external surfaces of the dormers are to be finished with plain hanging tiles to match.

The existing single storey flat roofed garage is fairly unassuming as it is set back from the highway and not immediately visible from the public realm. The proposed garage would be larger than the existing garage in both width and height. A streetscene drawing has been provided to show the scale and height relationships of the proposed garage, with the main dwelling, and the neighbouring property (No 22). The drawing shows the eaves height similar to the eaves of No 20, and the roof pitching away from the boundary. The proposed garage would be visible from the public realm, however it would sit in approximately alignment with the front elevation of the neighbouring property and would not therefore appear unduly prominent within the streetscene. Within Dickens Road there are a variety of architectural styles, including garages and extensions that are visible from the public realm. The proposed building would be finished with a hipped roof to match the roof form of the main dwelling, and with materials to match the main dwelling, and in keeping with the traditional form of materials used within the street. There would be a separation distance between flank elevations of approximately 2 metres, and the proposed building would not appear overly dominant in relation to the neighbouring property by virtue of its overall height and design, with the roof form pitching away from the boundary. It should be noted that Dickens Road gradually rises away from Eastern Esplanade, and No 20 is at a higher land level to the proposed garage. The separation between buildings together with the difference in land levels allows the building to sit comfortably within the streetscene.

With regards to the local plan policies and paragraph 197 of the NPPF the proposed development would be residential in scale and design and complement the main dwelling. The design of the extension and that of the outbuilding, together with the use of traditional materials are considered to respect the character and appearance of the surrounding conservation area and preserve this non-designated heritage asset for future use as a family dwelling, in line with the requirements of policies SP35, SP36, HE02 and QD02 of the Thanet Local Plan, policies BSP4 and BSP9 of the Broadstairs and St Peter's Neighbourhood Plan, and the NPPF.

Living Conditions

The proposed development would provide a gym in the location of the existing garage and an enlarged kitchen, living and dining room area to the rear. The side and rear extension is single storey in design with the false pitched roof that pitches away from the common boundary with No 6. Approved plans showing the conversion of the neighbouring building into flatted accommodation indicate a stairwell within the side projection nearest to the common boundary. Concerns have been raised that the side extension would cause loss of outlook and loss of light to occupiers of No 6 due to its close proximity to windows. The floor plans showing the conversion of No 6 into self contained flats indicate that the two storey extension opposite the proposed side extension, serves as a communal entrance and a stairwell to the flats. Stairwells and communal spaces are not considered main habitable rooms. Furthermore, the proposed extension is single storey with a roof that pitches away from the boundary and therefore whilst there may be some loss of light to the neighbouring property it is not considered to result in significant loss of light or outlook, nor a sense of enclosure, to the detriment of neighbouring residential amenity in this instance to warrant refusal. There are no windows within the side elevation of the extension, where it faces towards the common boundary with No 6, and therefore no direct overlooking or loss of privacy towards occupiers of this property.

The windows within the rear elevation face into the rear garden and towards the boundary with Dickens Road. There is a significant distance from these windows to windows of neighbouring properties and whilst these windows would be closer to the rear boundary than existing ground floor windows, they are not considered to result in significant additional overlooking or loss of privacy towards neighbouring residential occupiers above that which may occur through existing mutual overlooking from existing windows, or through the use of the garden.

Concerns have been raised that the terrace above the existing flat roof would result in overlooking and loss of privacy towards neighbouring occupiers, including into rear garden areas, in particular the private garden spaces of the flats in No 6. The amended drawing removes the terrace from the scheme and now shows a 1.2 metre deep balcony, with French doors providing access from Bedroom 2. The balcony is not considered large enough to allow for a large number of people to gather or sit out for long periods of time, and the balcony has a 1.8 metre high privacy screen across its southern end which has been designed to extend beyond the front edge of the balcony to reduce opportunities of backwards overlooking towards the windows in the rear of the neighbouring property.

Whilst the French doors and balcony would provide a larger window than the present window, and a viewing area from which to look out, the views are unlikely to be significantly different to the views that are currently possible from the existing window, from which it is possible to look across surrounding gardens. The balustrade to the front edge of the balcony would reduce views from the french doors to some degree and the privacy screening to the side would reduce opportunities of sideways and backward views towards No 6. There is approximately 26 metres from the balcony to the flank elevation of No 20 where there is a single obscure glazed window, and a greater distance to the garden area of No 20. Whilst there may be some overlooking towards this and neighbouring gardens, the views would be over some distance and are unlikely to be significantly different to the mutual overlooking that already exists between gardens from first floor windows.

The enlargement of the garage at the far end of the garden would result in the building increasing in footprint and height. The amended scheme shows the garage set away from the common boundary with No 20, and the dormer windows are shown fitted with obscure glazing.

Concerns have been raised that the enlarged garage would result in loss of light from the window within the side elevation of No 20. This window is obscure glazed and appears to serve a WC. Whilst there may be some loss of light to this window from the proposed development, the garage would be set away from the boundary and it is unlikely that there would be loss of outlook from this obscure glazed window, furthermore a WC is not considered to be a main habitable room, and therefore it would be unreasonable to refuse the application on the grounds of loss of light or outlook in this instance.

The dormer windows face back towards the main dwelling and towards neighbouring gardens and windows. These windows are shown to be fitted with obscure glazing which would limit opportunities for direct overlooking and loss of privacy. There is a separation distance of between 23 and 25 metres to the windows within the rear elevation of No 6 and therefore together with obscure glazing, it is unlikely that the development would result in unacceptable overlooking or loss of privacy in this instance.

The large window in the flank elevation, facing Dickens Road, has been changed to a smaller oriel window and would provide light into the space. As this window faces onto the public highway, where there is existing mutual overlooking, it is unlikely to result in unacceptable overlooking or loss of privacy.

The enlarged garage is to be used as a home office by the occupiers of the main dwelling. Many people have outbuildings and/or work from home where there is no change of use to the residential property. There is no evidence to say that the building would not be used for purposes incidental to the enjoyment of the dwellinghouse. If in the future the outbuilding were to be used for any purposes that are not incidental to the enjoyment of the main dwelling, such as commercial or business use, the Council's Planning Enforcement section would need to investigate to ascertain whether a further planning application would be required for a potential planning change. In addition if the use of the building were to create a noise disturbance that created a statutory noise nuisance Environmental Health would have powers within its legislation with which to act.

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 by the proposed development and therefore the proposal meets the requirements of Thanet Local Plan QD03 and the NPPF.

Highway Safety

The proposal would result in the loss of the garage to the side of the property however there is ample space within the 13 metre driveway to the front of the property to accommodate off-street parking.

The proposed garage to the rear replaces an existing garage for which there is an existing dropped kerb. Kent Highways initially made no comment on the application, however following concerns from neighbours regarding the depth of hardstanding to the front of the garage KCC were further consulted. They confirm the Kent Design Guide Parking Standard requires a depth of 6 metres in front of garages. However they also note that garages do not count towards parking provision. In this instance there is ample parking provision within the site for off-street parking and this is a 'householder' planning application and it is not proposed to create a separate unit of accommodation for which off-street parking provision would be required. Overall it is not considered that the proposal would result in a material increase in demand for parking on the street, affecting either parking amenity or parking safety, with adequate off-street provision provided.

With regards to pedestrian visibility splays Kent Highways note that this is an existing vehicular access onto an unclassified road for which visibility splays would not typically be requested. They also note that the proposal would widen the access, therefore creating a betterment to the existing arrangements and as such they do not require visibility splays in this instance.

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

Other Matters

The construction of the extension and any issues arising, such as whether access is required onto neighbouring land, is not a material planning consideration however it would be covered through Building Control Regulations and the Party Wall Act.

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 SP35, SP36, HE02 and QD02 of the Thanet Local Plan, policies BSP4 and BSP9 of the Broadstairs and St Peter's Neighbourhood Plan and the National Planning Policy Framework.

It is therefore recommended that Members approve the application subject to safeguarding conditions relating to the external materials, privacy screening and obscure glazed windows.

Case Officer

Rosemary Bullivant

TITLE:

FH/TH/23/1078

Project

7 Eastern Esplanade BROADSTAIRS Kent CT10 1DP

