

A08

F/TH/24/0172

PROPOSAL: Replacement of windows and doors, with double glazed timber sash and casement windows to front elevation and double-glazed timber and uPVC sash and casement windows to rear elevation together with replacement of skylight and rear timber door

LOCATION: 6 Clarendon Road MARGATE Kent CT9 2QL

WARD: Cliftonville West

AGENT: Mr Luke Beadle

APPLICANT: Mr Bruce Ford

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 amended drawings numbered T1-6266 3 Rev C and the Proposed Window & Door Schedule drawing numbered T1-6266 5 Rev C received 11 April 2024.

GROUND:

To secure the proper development of the area.

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.

SITE, LOCATION AND DESCRIPTION

The property is a substantial 3 storey building located on the north side of Clarendon Road comprising 4 No self contained flats. The dwelling is set back from the highway with a small front garden enclosed by a low level brick wall with stepped access from the street to the lower ground level flat, and a flight of stairs to the main entrance door located at an elevated ground floor level. The front elevation comprises 3 bay windows with decorative brickwork and parapet wall with accommodation within the roofspace. The building has the appearance of a semi-detached property with No 5, and is terraced linked to the neighbouring semi-detached pair of properties (Nos 7 and 8) by a two storey flat roof side extension. This part of Clarendon Road was designated as the Northdown Road Conservation Area on 20 October 2016.

PROPOSED DEVELOPMENT

It is proposed to replace existing single glazed timber and UPVC sash and casement windows with double glazed like for like replacements.

Within the front elevation it is proposed to replace all windows at first floor level and the two sets of windows within the front roofslope. To the rear and side it is proposed to replace all windows and a door (except those on the lower ground floor) together with the replacement of an existing skylight with a double glazed skylight.

PLANNING POLICIES

Thanet Local Plan 2020

- SP36 - Historic Environment
- HE02 - Development in Conservation Areas
- HE03 - Heritage Assets
- QD01 - Sustainable Design
- QD02 - General Design Principles
- QD03 - Living Conditions

NOTIFICATIONS

Neighbours have been notified, a site notice posted and an advert placed in the local newspaper and no representations have been received.

CONSULTATIONS

TDC Conservation Officer - Following a review of the proposed application I would raise no objections from a heritage perspective.

ANALYSIS

This application is reported to the Planning Committee as the applicant is Thanet District Council. The consideration for Members to assess is the impact on the character and appearance of the area and impact on the living conditions of neighbouring residential occupiers.

Character and Appearance

The property is not heritage listed however it lies within the Northdown Road Conservation Area and therefore the development needs to be assessed against Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which 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 requires appropriate materials and detailing to be included in the design and the extension must not result in the loss of features that contribute to the character or appearance of the conservation area. Any new development that detracts from the immediate or wider landscape setting of any part of a conservation area will not be permitted. This policy is supported by paragraph 203 of the NPPF which states that in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Thanet Local Plan Policy QD02 relates to general design principles and similarly 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 135 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.

The building has a mix of single glazed sliding sash and casement windows, in timber and UPVC, that are in a poor state of repair and in need of replacing including a rooflight. The applicant confirms that all replacement windows will be double glazed units. Within the front elevation it is proposed to replace all windows at first floor level and the two sets of windows within the front roofslope. To the rear and side it is proposed to replace all windows and a door (except those on the lower ground floor). The replacements are all double glazed and have the same sliding sash or casement design which is set out in the Proposed Window and Door Schedule submitted with the application.

The Conservation Officer has been consulted and raises no objections to the proposal from a heritage perspective. Whilst the council does not encourage the use of UPVC within conservation areas there is already UPVC present within the property and the use of UPVC windows in this instance would have a neutral impact.

The windows within the rear and side elevation of the property, including the rooflight, are not immediately visible from the wider public realm and as the property is not heritage listed the use of double glazed replacement windows is not considered harmful. The existing windows are in a poor state of repair which detracts from the overall appearance of the building. Their replacement with like for like replacements would make a positive contribution to the appearance of the building, and the streetscene in general, and thereby make a positive contribution to the conservation area. The proposal therefore accords with Thanet Local Plan policies SP36, HE02 and QD02 and the NPPF.

Living Conditions

It is not proposed to enlarge or create additional door or window openings within the property and therefore the window relationship to neighbouring properties would remain the same. The double glazed units would replace existing poorly maintained windows and be of benefit to occupiers of the building.

The proposed development accords with Thanet Local Plan Policy QD03 and the NPPF.

Conclusion

The proposed development would not result in harm to the character or appearance of the Conservation Area or the residential amenities of occupiers of the property or impact upon nearby residential properties. The development is acceptable in all other material respects and accords with Thanet Local Plan Policies HE02, QD02 and QD03, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990, and as such it is recommended that Members approve the application.

Case Officer

Rosemary Bullivant

TITLE: F/TH/24/0172

Project

6 Clarendon Road MARGATE Kent CT9 2QL

