

R09

FH/TH/24/0220

PROPOSAL: Erection of a single storey rear extension following demolition of existing conservatory (Retrospective)

LOCATION: 61 Ashburnham Road RAMSGATE Kent CT11 0BH

WARD: Nethercourt

AGENT: No agent

APPLICANT: Mrs Hannah Newman

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The proposed rear extension, by virtue of its depth, height, and relationship with and proximity to the neighbouring dwelling, will result in an unacceptable loss of light and outlook and create an unacceptable sense of enclosure, to the detriment of the living conditions of the occupiers thereof, contrary to Policy QD03 of the Thanet Local Plan and paragraph 135 of the NPPF.

SITE, LOCATION AND DESCRIPTION

The application site is situated within an established residential area of Ramsgate.

The area is largely characterised by detached and semi-detached single and two storey dwellings with terraced properties at the eastern end of Ashburnham Road. The properties are set back from the road with amenity spaces to the front and rear.

No.61 Ashburnham Road is a modern two storey semi-detached dwelling within a row of 8 similar semi-detached dwellings and has an open amenity space to the front which could be used for parking and is in keeping with neighbouring properties.

RELEVANT PLANNING HISTORY

None

PROPOSED DEVELOPMENT

This application is retrospective for the erection of a single storey rear extension. The rear extension has been constructed and is 6 metres wide, 4.2 metres deep with a sloping roof and roof light, 3.1 metres high, reducing to 2.95 to the rear elevation. The rear extension is

set in 0.20 metres from the boundary with No.59 Ashburnham Road and there is a separation distance of 1 metre to the boundary with No.63. There are no windows to the side elevations, however there are double doors and a window to the rear which overlook the rear amenity space.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. Three representations have been received and are summarised below:

Loss of light

Loss of outlook

Sense of enclosure

CONSULTATIONS

None

COMMENTS

The application is brought before members at the request of Councillor Nixey to allow members to consider the impact of the proposal on neighbouring light and outlook and sense of enclosure.

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

Principle

The site comprises an existing dwelling within the urban confines and the principle of extending an existing dwelling is considered to be acceptable subject to all other material considerations.

Character and Appearance

No.61 Ashburnham Road is a semi-detached two storey dwelling with an amenity space to the front and rear.

Paragraph 135 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture and appropriate landscaping; are sympathetic to local character and

history; establish and maintain a strong sense of place; and provide a high standard of amenity for existing and future users.

Policy QD02 of the Local Plan outlines that the primary planning aim of new development is to promote or reinforce local character and provide high quality and inclusive design that is sustainable in all other respects. Proposals should therefore relate to surrounding development, form and layout, be well designed, pay particular attention to context and identity of location, scale, massing, rhythm, density, layout and materials and be compatible with neighbouring buildings and spaces. Any external spaces and landscape features should be designed as an integral part of the scheme.

The single storey rear extension has been constructed to the rear of the property which is block built, rendered and painted white, it is not visible from the public realm. As the single storey extension has been constructed to the rear of the property and cannot be seen from the public realm, it is unlikely to create any harmful impact on the character and appearance of the host dwelling or wider area.

The proposed development is therefore considered to comply with Policy QD02 of the Thanet Local Plan and paragraph 130 of the National Planning Policy Framework.

Living Conditions

The properties that could potentially be impacted by the development are Nos.59 and 63 Ashburnham Road either side of the application site.

Paragraph 123 of the NPPF states 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 135 states that decisions should ensure the development creates places that are inclusive and accessible and which promote health and well-being, with a high standard of amenity for future users.

Policy QD03 outlines that new development must not lead to unacceptable living conditions through overlooking, noise, vibrations, light pollution, overshadowing, loss of natural light or a sense of enclosure.

The development has been constructed and is 6 metres wide, 4.2 metres deep with a sloping roof and roof light, 3.1 metres high, reducing to 2.95 to the rear elevation. The applicant has stated the height of the rear extension is 2.8 metres however, from measuring the plans it appears to be 3.1 metres. Officers have considered the proposal as built on site in situ.

The rear extension is set in from the boundary with No.59 Ashburnham Road by 0.20 metres and is built in line with the existing side elevation of the rear extension at No.63, with a separation distance of approximately 1 metre to the boundary with No.63. There are no windows to the side elevations, however there are double doors and a window to the rear which overlook the rear amenity space.

No.63 Ashburnham Road currently benefits from a rear extension and the extension at No.61 sits forward of the rear elevation of the extension at No.63 by 0.75 metres. As there are no windows to the side elevation of the rear extension at No.61, that there is approximately 1 metre to the boundary with No.63 and that the rear extension sits forward of the rear elevation of the rear extension at No.63 by a modest 0.75 metres, it is not considered that there is a significant impact to light and outlook or loss of privacy to No.63.

No.61 shares a common boundary to the east of No.59 and the rear extension has been built along the existing boundary and set in by 0.20 metres. No.59 Ashburnham Road does not have a rear extension, however it has a small projection of 1 metre to the left hand side which serves the kitchen. The neighbouring property, No.57 also benefits from a rear extension which appears to be similar in depth to the rear extension at No.61 with a separation distance of approximately 1 metre to the boundary with No.59 and a further 2.5 metres to the side elevation of the rear extension at No.57.

The dining and living room at No.59 are one through-room, with a window overlooking the front and doors at the rear to access the rear amenity space. When assessing the 45 degree line, the line cuts into the rear extension at No.61 at 1.5 metres and has a height of 3.1 metres at the rear elevation closest to neighbouring windows at No.59. As the rear extension at No.61 has been set in by just 0.20 metres, it is 4.2 metres in total length with the 45 degree line cutting in at 1.5 metres and a height of 3.1 metres to the rear elevation, which exceeds the existing brick wall by 1 metre, falling to 0.70 metres along the remaining 2.2 metres of boundary treatment. From visiting the site and assessing the relationship between the properties, the development as a whole is considered to result in an unacceptable sense of enclosure and impact upon light and outlook to the neighbouring property.

In light of the above, the proposed development is considered to result in significant harm to the living conditions of the neighbouring property occupiers, in line with Policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

No.61 Ashburnham Road benefits from off street parking and the proposed development does not increase the number of bedrooms on site. It is therefore considered that the proposed development would not result in any significant increase in demand for on street parking or harm to highway safety.

Conclusion

In conclusion, it is considered that the proposed development would have significant impact upon neighbouring residential amenity and therefore does not accord with the Thanet Local Plan and the advice or the guidance of the National Planning Policy Framework. It is therefore recommended that members refuse the application.

Case Officer

Dawn Rollason

TITLE:

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Project

61 Ashburnham Road RAMSGATE Kent CT11 0BH

