

R05

FH/TH/24/0232

PROPOSAL: Erection of a first floor extension and two storey side extension

LOCATION: 31 Crow Hill BROADSTAIRS Kent CT10 1HT

WARD: Bradstowe

AGENT: Mr Nolan Kent

APPLICANT: Dr Sarah Kemp And Mr George Rusiecki

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The proposed first floor and two storey side extension, by virtue of its height, width and overall scale in this prominent corner location, will appear out of keeping with the surrounding pattern of development, which consists of more modest sized dwellings, whilst also cramped and congested within the site due to its proximity to and relationship with site boundaries. As a result the proposed development will appear overly dominant and obtrusive, and of a poor design, that will significantly detract from the street scene and character and appearance of the surrounding area, contrary to Policy QD02 of the Thanet Local Plan, and paragraphs 135 and 139 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

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

The area is a mix of single and two storey detached, semi-detached and terraced dwellings which vary in age, scale and design. The properties are set back from the road with amenity spaces to the front and rear.

No.31 Crow Hill is situated on the corner of Crow Hill and Cumberland Avenue. It is a single storey detached dwelling with a dormer to the rear and a detached garage which is accessed from Cumberland Avenue.

RELEVANT PLANNING HISTORY

None

PROPOSED DEVELOPMENT

This application is for a first storey extension, two storey rear extension, balcony and two storey side extension.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

QD02 - General Design Principles

QD03 - Living Conditions

Broadstairs & St Peter's Neighbourhood Development Plan

BSP9 - Design

NOTIFICATIONS

Broadstairs & St Peter's Town Council: No comment

The Broadstairs Society:

The application only shows a location plan. It would be good if there were plans showing just what is proposed. Until such time as they appear the Society can only object.

CONSULTATIONS

None

COMMENTS

The application is brought before members as the application has been made by a councillor of Thanet District Council.

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.31 Crow Hill is a detached single storey dwelling with a dormer to the rear and a detached garage accessed from Cumberland Avenue.

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 addition of the first floor and the two storey side extension will alter the appearance and form of the dwelling and be highly visible in the public realm. The roof is currently 5.5 metres high to the front ridge and 3.2 metres wide and 4.2 metres high to the ridge of the front and side projections which are 1.2 and 1.4 metres deep respectively. The proposed alteration will raise the roof height to 7.9 metres high to the ridge and 5.3 metres to the eaves. The front projection will remain 6.7 metres high to the ridge and 5.3 metres to the eaves. The proposed side extension will be 3.6 metres wide, 8.8 metres deep and 5.3 metres to the eaves and will be constructed along the boundary with Cumberland Avenue. The side extension will be 3.6 metres wide, 8.8 metres deep and 5.3 metres to the eaves and will be constructed along the boundary with Cumberland Avenue and incorporated with the first storey extension giving an overall width of 14.2 metres, overall depth of 8.9 metres with the existing bay to the right hand side, projecting 1.1 metres with a first floor addition.

No.29 Crow Hill is single storey, as is No.33 on the opposite corner of Cumberland Avenue and Crow Hill. The dwellings to the north of No.31 are all single storey and the dwelling to the rear, No.2 Cumberland Avenue is two storey property, however, this is an anomaly on this side of Cumberland Avenue as the rest of the dwellings are single storey. The dwellings opposite No.31 are two storey, in a row of two storey dwellings to the south towards Dalmeny Avenue and to the north, there are single storey chalet style dwellings. Although there are two storey dwellings opposite No.31, the addition of the first floor will be out of character for this side of Crow Hill and not in keeping with the surrounding area.

The proposed first storey will be clad in pale grey composite cladding, as confirmed by the agent via email on 31 May 2024 and the ground floor will remain rendered. There are some properties that are rendered and clad within Crow Hill, however the addition of the cladding would make the first floor extension even more visible within the public realm and would be out of keeping due to the impact to character and appearance of the host dwelling and the surrounding area.

The proposed side extension is located on the corner of Crow Hill and Cumberland Avenue. The extension will project close to the side boundary of the site, removing the open setting on this corner plot, and extending significantly beyond the front building line of properties within Cumberland Avenue. The cumulative impact of the first floor and 2-storey side extension is a development that appears cramped and congested upon the plot, and of a dominant scale that is obtrusive in its appearance, whilst being out of keeping with the surrounding pattern of development and the more modest scale of surrounding properties.

The proposed extensions will create a wide fronted dwelling containing limited features or breaks in elevation or roof form, which contributes to its dominant appearance, whilst also creating a dwelling of poor design that is not sympathetic to local character.

The proposed balcony is located above the existing rear projection, 4 metres wide, 0.9 metres deep with glass balustrading to the front and sides of the balcony. The balcony will be visible in the public realm due to the curve of Cumberland Avenue as it meets Crow Hill, however, due to the glazed balustrade, it is unlikely to create a harmful impact on the character or appearance of the host dwelling or wider area.

As set out above, when considering the height, form, design, location and relationship of the proposal with the surrounding built environment, it is felt that the additional roof height and width of the property will dominate the skyline and diminish the characteristically open and spacious environment of this part of Crow Hill and Cumberland Avenue. This would result in an incongruous prominent feature which would not promote, reinforce, or be sympathetic to the local character and appearance of the area.

The proposed development is therefore considered to result in an imposing and obtrusive form of development which would be significantly out of keeping with, and harmful to, the character, appearance and pattern of development of the area, contrary to Policy QD02 of the Thanet Local Plan and 130 of the National Planning Policy Framework.

Living Conditions

The properties that could potentially be impacted by the development are Nos. 20, 27 and 33 Crow Hill and No.2 Cumberland Avenue.

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 proposed first floor extension will extend across the full width of No.31, attaching to the proposed two storey side extension. 2.5 metres above the existing single storey, giving an overall height of 5.3 metres to the eaves. The proposed alteration will raise the roof height to 7.9 metres high to the ridge, and 5.3m to the eaves, and 8.5 metres wide. The front projection will remain and be 6.7 metres high to the ridge and 5.3 metres to the eaves. The proposed side extension will be incorporated into the new roof extension. No.29 is a single storey dwelling with a barn hip roof and rear dormer with two windows to the ground floor which face the boundary with No.31. There would be a separation distance of approximately 2.3 metres from the front elevation of No.31 to the front elevation of No.29 and 3.1 metres to the rear elevation of No.31 to the rear elevation with No.29. The first floor extension of 2.5

metres to the eaves would impact light and outlook to the two ground floor windows which face the boundary with No.31.

The windows to the first floor front elevation will look over the front amenity space and there is a separation distance of approximately 12 metres from the front elevation of No.31 to the front elevation of No.20. No.20 sits at a slightly oblique angle to No.31 and there is a detached garage to the right hand side of No.20 which would be directly across from No.31. As No.20 is at a slightly oblique angle to No.31 and there is a detached garage to the right hand side of No.20 which is situated directly across from No.31, this is considered acceptable in terms of light and outlook to No.20 Crow Hill.

The windows to the first floor rear elevation will face the rear amenity space and across to No.2 Cumberland Avenue. There is a separation distance of approximately 18.5 metres from the rear elevation of No.31 Crow Hill to the front elevation of 2 Cumberland Avenue. No.2 Cumberland Avenue has recently been granted planning permission for a first floor side and rear extension. The proposed first floor side extension at No.2 will have a window to the first floor front elevation, however, No.2 Cumberland Avenue sits at an oblique angle to No.31 Crow Hill and the windows to the rear of No.31 will look across to the proposed side elevation of the first floor extension and not into the front windows of the proposed side extension which is considered acceptable in terms of loss of privacy and overlooking to No.2 and No.31 Crow Hill.

A balcony is proposed to the left of the existing conservatory which will be 4 metres wide and 0.90 metres deep with a glazed balustrade. It will look over the rear amenity space and towards No.2 Cumberland Avenue which has been granted permission for a first floor side extension. The proposed side extension at No.2 Cumberland Avenue has no windows proposed and the proposed balcony would look towards the proposed side elevation as No.2 sits at an oblique angle to No.31. As the proposed balcony would look towards the proposed first floor side elevation of the neighbouring extension and not towards their rear amenity space,, it is not considered that there will be significantly harmful overlooking or loss of privacy to No.2.

The proposed side extension will be 3.6 metres wide, 8.8 metres deep and 5.3 metres to the eaves and will be constructed along the boundary with Cumberland Avenue. Windows are proposed to both the ground and first floor side and rear elevations of the proposed side extension. There is a separation distance of approximately 12.50 metres from the proposed side elevation of No.31 to the boundary with No.33 Crow Hill and 16.2 metres from the proposed side elevation of No.31 to the side elevation of No.33. As there is a separation distance of approximately 12.50 metres from the proposed side elevation of No.31 to the boundary with No.33 Crow Hill and 16.2 metres from the proposed side elevation of No.31 to the side elevation of No.33, this is considered acceptable in terms of light and outlook and loss of privacy to No.33 Crow Hill.

In light of the above, the proposed development is not considered to result in any 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.31 Crow Hill benefits from off street parking and although the proposed development increases the number of bedrooms on site there is on street parking available and it is therefore considered that the proposed development would not result in a significant increase in demand for on street parking or harm to highway safety.

Conclusion

In conclusion, it is considered that the proposed first floor and two storey side extension, by virtue of its height, width and overall scale in this prominent corner location, will appear out of keeping with the surrounding pattern of development, which consists of more modest sized dwellings. It would also appear cramped and congested within the site due to its proximity to and relationship with site boundaries. As a result the proposed development will appear overly dominant and obtrusive, and of a poor design, that will significantly detract from the street scene and character and appearance of the surrounding area, contrary to Policy QD02 of the Thanet Local Plan, and the advice 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

31 Crow Hill BROADSTAIRS Kent CT10 1HT

