

A02

FH/TH/24/0650

PROPOSAL: Erection of dormer to rear elevation together with 2No rooflights to front elevation and installation of cladding to rear dormer (retrospective application)

LOCATION: 31 Dane Crescent Ramsgate Kent CT11 7JU

WARD: Eastcliff

AGENT: No agent

APPLICANT: Mr Daniel Stewart

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 01, 04 and 05, received 12 July 2024.

GROUND;

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The property is a two storey dwelling located in Dane Crescent which comprises predominantly two storey dwellings set back from the highway with small front gardens. The property forms a semi-detached pair with No 33.

PLANNING HISTORY

FH/TH/16/0182 GTD 15 April 2016

Erection of single storey rear extension following demolition of existing outbuilding

FH/TH/16/1038 GTD 22 September 2016

Retrospective application for erection of single storey rear extension following demolition of existing

FH/TH/24/0652 - Erection of 2.7 metre and 2.45 metre high slated fence with 2.2m high close boarded fence to east boundary and 2.4 metre high close boarded fence to west boundary (retrospective application) - decision pending

FH/TH/24/0653 - Installation of decking to rear and erection of bike shed (retrospective application) - decision pending

PROPOSED DEVELOPMENT

This is a retrospective application for the erection of a dormer within the rear facing roof slope, alongwith 2 rooflights within the front facing roofslope. The dormer is clad with light blue horizontal Cedral cladding.

PLANNING POLICIES

Thanet Local Plan 2020

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 at the request of Cllrs Albon and Crittenden to enable Members to consider the impact of the development on the neighbours and the street scene.

The main considerations in assessing the application are the impact on the character and appearance of the area and impact on the living conditions of neighbouring residential occupiers.

This application relates to the dormer extension only. Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, allows for the erection of dormer extensions providing the development meets the detailed conditions. which includes the use of materials similar to those used within the main dwelling. In this instance the horizontal cladding used on the external surfaces of the dormer have not been used on the main dwelling, and therefore planning permission is required for the dormer.

Character and Appearance

Thanet Local Plan Policy QD02 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 dwelling is a semi-detached property with No 33. Due to the drop in land levels the adjoining property is at a higher land level, with the ridge line of the main roof stepping down. This pattern is repeated with the semi-detached pairs to the east towards Dane Park Road at the brow of the hill. The neighbouring end of terrace property to the west (No 29) has an attached single storey garage that maintains visual separation between properties when viewed from the highway.

The flat roofed dormer has a height of approximately 2.5 metres, and stretches approximately 5.7 metres across the width of the property, and is set in from the sides, down from the ridge and up from the eaves. The dormer replaces 2 roof lights and allows the loft room to be used as a bedroom with an en-suite with stairs from the first floor. The dormer has one window serving the bedroom and one serving the en-suite, and 2 roof lights within the front facing roofslope to provide additional light to the room.

The dormer has been clad with light blue horizontal Cedral cladding. Whilst tile hanging, or cladding to match the colour of the roof tiles, would allow the dormer to blend in more with the roof, the colour finish has been chosen to match the colour of the fencing within the rear garden (subject to a separate planning application ref FH/TH/24/0652). The dormer is not immediately visible from Dane Crescent as it has been set in from the edge of the gable end of the roof, and set down from the main ridge, and neighbouring properties provide significant screening of the development. Limited views of the edge of the dormer are possible through the gap between the site and No 29 through the gap afforded by the single storey garage and the curvature of the road.

The dormer would be visible from neighbouring gardens, however only fleeting views are possible from the public highway and it would not, therefore, appear unduly prominent or intrusive within the streetscene. Views of the dormer from longer distances, such as from St Luke's Road to the south, are more than 63 metres away, over which distance the dormer would have limited visual impact.

Given the limited opportunities to view the dormer from the wider public realm it is considered the development has limited impact on the character and appearance of the area and accords with the requirements of policy QD02 and the NPPF.

Living Conditions

The dormer would provide a bedroom and en-suite within the roof. The windows within the dormer face into the rear garden and beyond, towards the rear elevations of properties fronting St Luke's Road at a distance of approximately 48 metres.

The windows provide light to the bedroom and en-suite and faces into the rear garden where they would have a similar relationship with neighbours to the existing first floor windows. Views from these windows are unlikely to result in unacceptable additional overlooking above that which may already exist through mutual overlooking between neighbouring properties.

Given the above it is considered the proposed development would be compatible with neighbouring dwellings and not lead to unacceptable living conditions through overlooking,

overshadowing, loss of natural light or sense of enclosure and would therefore meet the requirements of Thanet Local Plan Policy QD03 and the NPPF.

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, QD02 and QD03 of the Thanet Local Plan and the National Planning Policy Framework.

It is therefore recommended that Members approve the application.

Case Officer

Rosemary Bullivant

TITLE:

FH/TH/24/0650

Project

31 Dane Crescent Ramsgate Kent CT11 7JU

