

A05

FH/TH/24/0864

PROPOSAL: Erection of single storey pitched roof annexe building following demolition of existing garden room

LOCATION: Old Convent Farm House Reading Street Broadstairs Kent CT10 3AX

WARD: Beacon Road

AGENT: Mr J Elvidge

APPLICANT: Mr J Nichols

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 3201_PL_101A, 103A and 104A and received 3rd October 2024.

GROUND;

To secure the proper development of the area.

3 All excavations within the existing spread of the trees to be retained shall be carried out manually; using only hand held tools and any roots exposed thereby shall be bridged over in the construction of the foundations.

GROUND

To protect existing trees and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policy QD02.

4 The annexe hereby permitted shall be constructed using slate roof tiles, horizontal shiplap board stained dark, brown, brick plinth to match existing, and timber double glazed windows in accordance with the plan received 03 October 2024 unless otherwise agreed in writing by the Local Planning Authority.

GROUND

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site is located to the north of Reading Street, and opposite the Conservation Area. The site is a semi-detached Grade II Listed property located adjacent to an allocated housing site. The plot is narrow in width but quite deep, and a number of TPO trees are located in and around the site. There is an existing single storey garden house within the rear garden.

RELEVANT PLANNING HISTORY

FH/TH/20/0658 - Erection of outbuilding in rear garden - Granted - 14th July 2020

F/TH/19/0835 - Erection of two storey dwelling to front garden - Refused - 28th August 2019

F/TH/18/0843 - Erection of two storey dwelling to front garden - Refused - 24th October 2018

PROPOSED DEVELOPMENT

The proposal is for the erection of a single storey detached annexe outbuilding within the rear garden of the property. The annexe is 5-9.1m deep, 5-8m wide, and 2.3m high to eaves level. The ridge height was originally proposed at 4.7m, but this has been amended to 4.3m.

The annexe is pitched roof, with timber double glazed windows, horizontal shiplap board stained dark brown, brick plinth to match the main house, and slate roof tiles.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP35 - Quality Developments

QD02 - General Design Principles

QD03 - Living Conditions

Broadstairs & St Peter's Neighbourhood Development Plan

BSP9 - Design

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. One letter of support has been received.

Broadstairs Town Council - No comment

Broadstairs Society - No adverse comment to make on this application.

CONSULTATIONS

No consultation responses received.

COMMENTS

The application is brought before members as the applicant is an elected Council Member.

Principle

The proposed annexe is to replace an existing garden house at the far end of the rear garden. It is larger in footprint than the existing garden house, with the intention being to provide ancillary living accommodation to be used by occupiers with a connection to those occupying the main dwelling.

Policy H023 of the Thanet Local Plan permits annexes for ancillary accommodation where the proposed annexe is:

Within the curtilage of the principal dwelling and shares its vehicular access;

Is occupied only in connection with the main dwelling in single family use;

Is in the same ownership as the main dwelling;

Designed in such a way as to easily allow the annexe to be used as an integral part of the main dwelling when it is no longer needed for independent occupation;

Has no boundary demarcation or sub division of the land between the main dwelling and the annexe;

Of a scale subservient to the principal dwelling and complies with the Council's design policies.

A supporting statement has been submitted with the application confirming that the proposed annexe will be situated within the curtilage of Old Convent Farm House and the existing off-street parking facilities and access to the front of the site will be shared. The annexe will be occupied by persons connected to those persons occupying the main dwelling, and will remain in the same ownership. There is no physical barrier of other form of demarcation proposed between the annexe and the main house and the annexe is being designed so that, when it is no longer required in use as ancillary accommodation, it could be used for alternative uses that are incidental to the enjoyment of the dwellinghouse, with sole access to the annexe from the rear garden area. Given the single storey scale and modest footprint of the annexe it is considered to be subservient to the host dwelling. The principle of the development is therefore considered to comply with Policy HO21 of the Thanet Local Plan.

Character and Appearance

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 property is Grade II Listed. The proposed annexe is located within the rear garden in the location of the existing garden room at the far end of the garden. The footprint is larger than the existing garden room, but it maintains an 'L shape', with the narrowest section only 5m deep and the wider section 9.1m deep. The main property is also 'L shape' so in terms of the proximity to the house the deeper section is 17m from the existing rear elevation and the shallower section is 12.5m from the existing rear elevation. At the closest point between the corner of the annexe and the corner of the house there is a distance of 8.5m.

Given the rear location of the annexe, and the presence of vegetation on the boundary, the annexe is not currently likely to be visible from the surrounding area; however, the neighbouring site to the west is a development site for housing, which means the annex will become more visible from a public viewpoint in the future. The outbuilding has a limited eaves height of 2.3m, so only the roof of the annexe is likely to be visible above the existing 2m high (approximately) timber fence and trellis. The original plans showed a proposed ridge height of 4.7m, one metre higher than the existing garden house. Concern was raised that this increase in height, along with the public views achievable from the west, would result in a visual impact, with the outbuilding appearing too dominant within the setting of the listed building. Amended plans have been submitted reducing the height of the annexe to 4.3m, which aligns with the ridge height approved for the outbuilding to the rear of the neighbouring semi-detached property. Subject to these amendments the impact upon the visual amenities of the area is considered to be acceptable.

In terms of the impact upon the setting of the Grade II Listed building, given the spacing that will remain between the proposed annexe and the main dwelling, the rear location of the annexe, and the amended ridge height, it is considered that the proposal will not obscure views of the listed building that could impact upon its significance. The annexe is of a modest scale, and is to be constructed using horizontal shiplap boarding stained dark brown with slate roof tiles, and brick plinth, and timber framed windows. The use of these traditional materials will appear in keeping with the original dwelling, and will continue to appear subservient within the garden area of the historic building. The neighbouring semi-detached property has also had permission granted for an outbuilding, and therefore a precedent has been set for this relationship.

Overall, the proposed annexe is considered to have an acceptable impact upon the character and appearance of the area and the setting of the Grade II Listed building, and is therefore considered to comply with Policy QD02 of the Thanet Local Plan and the NPPF.

Living Conditions

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 annexe, given its detached nature and setback location adjacent to the rear boundary of the site, is far enough from existing neighbouring properties to prevent any harm to their light or outlook.

In terms of privacy, the proposed windows are at ground floor level, and the window closest to the semi-detached neighbouring property is setback, with a distance of 12.5m to the neighbouring property, and with a 2m setback from the side boundary. Given this location and the height, it is not considered that the proposed windows would result in significant overlooking of the neighbouring property.

The impact upon neighbouring amenity is therefore considered to be acceptable, and in accordance with Policy QD03 of the Thanet Local Plan.

Trees

There are a number of trees on the boundary with the neighbouring properties, some of which have Tree Preservation Orders. There are no TPO trees located within the rear garden, although there are trees within both neighbouring sites that have tree preservation areas that are adjacent to the side boundaries. A plan has been submitted showing the proximity of the closest TPO tree to the proposed annexe. The footprint of the proposed annexe falls partly within the spread and root protection zone of the TPO, and therefore a hand digging condition within this area is recommended for the foundations. Given the limited height of the proposed annexe, it is not considered that the crown of the tree will be affected by the annexe. It is therefore not considered that the proposed annexe would significantly impact upon the health of the TPO tree, or result in future pressure for its removal.

The impact upon trees is therefore considered to be acceptable, and in accordance with Policy QD02 of the Thanet Local Plan and the NPPF.

Conclusion

The proposed annexe would accord with the criteria set out within Policy HO23 of the Thanet Local Plan for ancillary accommodation. It is modest in size, and would appear to be subservient to the Grade II Listed building, and is not considered to result in significant harm to its setting. There will be limited impact upon trees and neighbouring living conditions. The proposal is therefore considered to comply with Policies QD02 and QD03 of the Thanet Local Plan, and the NPPF.

It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Emma Fibbens

TITLE:

FH/TH/24/0864

Project

Old Convent Farm House Reading Street Broadstairs Kent CT10 3AX

