

A03

FH/TH/24/0970

PROPOSAL: Erection of a single story rear extension with raised access 0.9 metre ramp

LOCATION: 25 Brecon Square Ramsgate Kent CT12 6NS

WARD: Newington

AGENT: Mr Matthew Gerlack

APPLICANT: Mr Trevor Watson

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 submitted drawings numbered 24/671/JGPL01 Rev B received 29 November 2024.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extension hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND:

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

4 Prior to the first use of the external ramp hereby permitted, a 1.8m high obscure glazed privacy screen (to obscurity level 4 or equivalent), as shown on plan numbered 24/671/JGPL01 Rev B, shall be installed to the side of the platform adjacent to the boundary and rear door of no. 26, and therefore maintained.

GROUND:

In the interests of neighbouring amenity, in accordance with Policy QD03 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

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

Brecon Square is characterised by semi-detached two storey dwellings arranged around a green space to the centre. The two storey dwellings all have an amenity space to the front and rear.

No.25 is situated towards the southern end facing the square.

RELEVANT PLANNING HISTORY

None

PROPOSED DEVELOPMENT

This application is for the erection of a single storey rear extension with a ramp extending from the side elevation, around the rear and side elevation of the proposed extension to the door at the rear.

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. No representations have been received.

CONSULTATIONS

KCC Highways:

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements.

COMMENTS

The application is brought before members as the application has been made on behalf of Thanet District Council.

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.25 Brecon Square 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 proposed single storey extension will be 5.672 metres wide, 3.5 metres deep and 3.1 metres high to the western side elevation reducing to 2.9 metres high with a flat roof. As the single storey extension will be located entirely to the rear of the property and not visible from the public realm, it is unlikely to create a harmful impact on the character or appearance of the host dwelling or wider area.

A ramp will be erected along the side elevation and around to the rear. It will be set back from the front elevation of the dwelling by 6.3 metres and will rise 0.40 metres along the western elevation to a platform, where it will return along the rear elevation of the proposed extension rising to 0.40 metres to a platform at the end of the rear elevation of the rear extension before returning along the west elevation with another platform 0.90 metres high to the door into the dwelling at the rear. As the ramp is towards the rear of the property and rises a modest 0.40 metres, it is unlikely to create a harmful impact on the character or appearance of the host dwelling or surrounding area.

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

Living Conditions

The properties that could potentially be impacted by the development are Nos.24 and 26 Brecon Square 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 proposed single storey extension will be 5.672 metres wide, 3.5 metres deep and 3.1 metres high to the western side elevation reducing to 2.9 metres high with a flat roof. No windows are proposed to the side elevation of the proposed rear extension. As no windows are proposed to the side elevation of the proposed rear extension, it is not considered that there will be significantly harmful overlooking or loss of privacy to either No.24 or 26 Brecon Square.

No 25 is set back from the rear elevation of No.24 by approximately 2.5 metres and the proposed extension will not extend past the side elevation build line. There is a separation distance of 1.5 metres from the side elevation of the proposed rear extension to the boundary with No.24 and the rear extension will extend 3.5 metres from the existing rear elevation of the existing dwelling. As No.25 is set back from the rear elevation of No.24 by approximately 2.5 metres, with a separation distance of 1.5 metres to the boundary and the rear extension extending 3.5 metres from the rear elevation of the existing dwelling, it is not considered that there will be a significant impact to light and outlook to No.24.

A ramp will be erected along the side elevation and around to the rear. It will be set back from the front elevation of the dwelling by 6.3 metres and will rise 0.40 metres along the western elevation to a platform, where it will return along the rear elevation of the proposed extension rising to 0.40 metres to a platform at the end of the rear elevation of the rear extension before returning along the west elevation with another platform 0.90 metres high to the door into the dwelling at the rear. The proposed platforms at the western and eastern corner of the proposed rear extension, which are 0.4 metres high, will face towards the rear amenity spaces of both Nos. 24 and 26 Brecon Square. The platform is set away from the side boundary with no. 26 by approximately 0.8m. With this setback, and a limited height of 0.4m, the proposed ramp is not considered to result in significant overlooking of the neighbouring property.

The platform outside the door to the rear will be 0.90 metres high which would give the opportunity for overlooking to No.26 although there is a separation distance of approximately 0.8m to the boundary and the window closest to the boundary is to a toilet. Amended plans have been submitted showing the provision of an obscure glazed privacy screen that is 1.8 metres high and 1 metre wide, which will be affixed to the platform to prevent direct overlooking to the rear of No.26. The ramp is required to provide disabled access to the property, which is supported by East Kent's Occupational Therapy Service. As such, the need for the access is considered to outweigh the harm to neighbouring amenity, especially given the setback of the ramp and platform from the neighbouring boundary, and the installation of a privacy screen, which will be secured and maintained via condition to prevent direct overlooking.

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

Transportation

Although the development would increase the bedrooms by one, there is plenty of on-street parking in Brecon Square, 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 not have significant impact upon neighbouring residential amenity, or the character and appearance of the area, and therefore accords with the Thanet Local Plan and the advice and the guidance of the National Planning Policy Framework.

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

Case Officer

Dawn Rollason

TITLE:

FH/TH/24/0970

Project

25 Brecon Square Ramsgate Kent CT12 6NS

