

PLANNING COMMITTEE

APPLICATION NUMBER: CA//19/00276/FUL

SITE LOCATION: 3 South Street, Whitstable, CT5 3DR

PROPOSAL: Proposed single-storey front and rear extension together with roof extension with 2no. dormer windows and associated alterations

APPLICATION TYPE: FULL APPLICATION

DATE REGISTERED: 13 February 2019

TARGET DATE: 10 April 2019

LISTED BUILDING: NOT LISTED

CONSERVATION AREA: NO

WARD: Chestfield

APPLICANT: Mr C Stevens

AGENT: Invent Architecture

CASE OFFICER: Alastair Curran

WEB LINK: https://publicaccess.canterbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=CANTE_DCAPR_121865

RECOMMENDATION: Grant subject to safeguarding conditions

SITE LOCATION AND DESCRIPTION

1. The application site is located south of the Thanet Way. The dwelling is a detached bungalow with a dormer window within the rear roof slope and flat roof extensions to the side and rear of the building, which accommodate the garage and an extended living and dining room.
2. Adjacent to the application site to the north is 1 South Street, a large detached dwelling of a contemporary style incorporating timber cladding and grey aluminium

windows. 1 South Street is a substantially larger dwelling than those within the streetscene and incorporates a number of features replicated within the proposal. To the south is a smaller detached bungalow 1 Rosemary Garden, which occupies a corner plot with the rear facing 3 South Street. 1 Rosemary Garden is a single-storey dwelling with a conservatory facing the proposal site and a detached garage abutting the mutual boundary. Opposite the application site is a pair of semi-detached bungalows of a traditional design, with large forward facing gables and tile hanging on their front elevations. The streetscene is characterised by dwellings of varied architectural design and styles.

RELEVANT PLANNING HISTORY

3. **CA//15/00161**: full planning application refused in 2015 for a first-floor extension to the side, a two-storey rear extension and the erection of detached double garage at 1 South Street on the grounds of its overbearing impact on the living conditions of 3 South Street.
4. **CA//15/02059**: full planning permission granted in 2015 for the demolition of the existing conservatory and erection of a first-floor side extension, which incorporated an integral garage and dormer windows to front and rear at 1 South Street.

PROPOSED DEVELOPMENT

5. Full planning permission is sought for the erection of single-storey rear extension together with roof extension and associated alterations. The scheme was amended during the course of the application in that the depth of the forward facing gable has been reduced.

CONSULTATIONS

6. There were no consultees for this application.

REPRESENTATIONS

7. Neighbouring occupiers adjoining the site were notified in writing. Five representations were received during two rounds of consultation, objecting to the application on the following grounds:

- Overlooking,
- Overshadowing,
- Overbearing,
- Loss of outlook,
- Overdevelopment,
- Gentrification,
- Out of character,

DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

DBE1 - All development to incorporate sustainable design and construction measures.

DBE3 - Development proposals to be of high quality, to be assessed against specific amenity, visual, landscape, accessibility and highways criteria.

DBE6 - Alterations and extensions to respect character of the original building, to not result in overshadowing and overlooking and to avoid detriment to the amenity and character of the locality. Particular care to be given to works to heritage assets.

T9 - Parking and cycle provision to have regard to identified standards.

Supplementary Planning Guidance/Documents

Guidelines to Control Residential Intensification, adopted 2008

ASSESSMENT

8. The application is brought before the Planning Committee to determine due to the number of objections received that are contrary to the officer's recommendation. The main considerations in the assessment of this application are:
 - Character and appearance
 - Living conditions
 - Highway safety and parking

Character and appearance

9. Section 12 of the National Planning Policy Framework (NPPF) attaches great importance to the design of the built environment and states that planning decisions should aim to ensure that developments will function well and add to the overall quality of an area. Paragraph 17 states that the need to always secure high quality design should underpin decision-taking whilst paragraph 56 states that design should contribute positively to making places better for people. Policy DBE3 of the Canterbury District Local Plan 2017 endorses this, requiring new proposals to be of high quality design which respond to the objectives of sustainable development. Policy DBE3 also requires that development should be considered against a range of criteria including its visual impact, the form of the development in terms of the efficient use of land, layout, landscape, density and mix, scale, massing, materials, finish and architectural detail.
10. Policy DBE6 of the Canterbury District Local Plan 2017 requires alterations and extensions to respect character of the original building, to not result in overshadowing and overlooking impacts and to avoid detriment to the amenity and character of the locality.
11. The proposal would see a contemporary alteration to the dwelling in a similar style to that at 1 South Street. The application would result in a forward facing gable with a mix of vertical and horizontal timber cladding and feature grey aluminium windows. The depth of the gable follows the established building line. The application would

also see two rectangular central windows and a pitched dormer within the roof slope to the front. The resultant dwelling would sit comfortably within its plot.

12. It is considered that the contemporary design is in keeping with the varied character of the streetscene. Furthermore, the use of brick, render and timber cladding allows the proposal to be read as a cohesive form development. Given the above, it is considered that the proposed development would not be to the detriment of the character or appearance of the streetscene in accordance with policies DBE1, DBE3 and DBE6 of the Canterbury District Local Plan 2017 and the NPPF.

Living conditions

13. Paragraph 127 of the NPPF states that planning decisions should aim to secure a good standard of amenity for all existing and future occupants of land and buildings. Policies DBE3 and DBE6 of the Canterbury District Local Plan 2017 accord with this.
14. The ridge height of the dwelling will be increased by 700mm, however a low eaves height will be retained. A pitched roof form has been incorporated and will replace the existing flat roof. In light of the low eaves height and pitched roof form, the bulk and mass of the roof will be moved away from the mutual boundary with 1 Rosemary Gardens, ensuring that the proposal does not have an overbearing impact upon this property. The proposed extension includes a forward protruding gable to accommodate the garage and following the consultation period, the depth of the gable has been reduced. Whilst this element of the scheme will be located along the mutual boundary with 1 Rosemary Gardens, it is considered that the reduced depth coupled with the low eaves height ensures that the proposal would not have an overbearing effect on this dwelling or result in any unacceptable loss of outlook.
15. In relation to 1 South Street, this dwelling is located approximately 2m off the mutual boundary. Given the separation distance and the incorporation of a barn hip to the rear extension to be located along this boundary, it is considered that the bulk and mass will be moved away from the mutual boundary, therefore ensuring that the proposal does not have an overbearing impact upon this 1 South Street.
16. The proposed development has retained fenestration in similar locations to that of the existing dwelling and as such, the location of the proposed dormer windows is considered to be no worse than the existing arrangement. The application includes a number of openings to the front at first floor level, which will face towards the road. The application also includes alterations to the ground floor fenestration, however given the existing and proposed boundary treatments, it is considered these will not allow for any unacceptable loss of privacy.
17. Overall, the proposed development is considered to not have a harmful impact on the living conditions of neighbouring property occupiers in accordance with policies DBE3 and DBE6 of the Canterbury District Local Plan 2017 and the NPPF.

Highway safety and parking

18. Policy DBE3 of the Canterbury District Local Plan 2017 states that when assessing design quality, safe movement within and around a proposed development must be a consideration. Policy T9 states that Kent County Council's guide to vehicle parking will be applied when assessing new development.
19. The proposed development would not result in a harmful impact on highway safety and the site already provides sufficient off road parking to serve the development, in accordance with policy T9 and DBE3 of the Canterbury District Local Plan 2017.

RECOMMENDATION

20. Given the above, the proposed development is considered to have an acceptable impact on the character and appearance of the streetscene and the living conditions of neighbouring dwellings. As such, the proposal is considered to accord with policies DBE1, DBE3, DBE6 and T9 of the Canterbury District Local Plan 2017 and the NPPF. It is therefore recommended that planning permission be granted subject to safeguarding conditions.

DRAFT CONDITIONS FOR DECISION NOTICE

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Location: 3 South Street, Whitstable, CT5 3DR

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the submitted drawings received:

- 03/04/2019 - 06A
- 03/04/2019 - 07A
- 03/04/2019 - 04A
- 03/04/2019 - 08
- 03/04/2019 - 05A
- 13/02/2019 - 01

REASON: To secure the proper development of the area.