

Date: 10 July 2017  
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## PLANNING COMMITTEE

19 JULY 2017

A meeting of the Planning Committee will be held at **7.00 pm on Wednesday, 19 July 2017** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

### Membership:

Councillor Grove (Chairman); Councillors: Jaye-Jones (Vice-Chairman), Bambridge, Buckley, K Coleman-Cooke, Connor, Edwards, J Fairbrass, Fenner, Partington, L Piper, R Potts, D Saunders, Taylor and Tomlinson

## A G E N D A

Item  
No

Subject

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST**

'To receive any declarations of interest. Members are advised to consider the advice contained within the Declaration of Interest Form attached at the back of this Agenda. If a Member declares an interest, they should complete that form and hand it to the Officer clerking the meeting and then take the prescribed course of action.'

3. **MINUTES OF PREVIOUS MEETING** (Pages 3 - 22)

To approve the Minutes of the Planning Committee meeting held on 21 June 2017, copy attached.

4. **SITE VISIT**

4a **FH/TH/17/0363 - 36 CORONATION CLOSE, BROADSTAIRS** (Pages 23 - 28)

5. **SCHEDULE OF PLANNING APPLICATIONS** (Pages 29 - 32)

To consider the report of the Director of Community Services, copy attached for Members of the Committee.

***Note: Copies of correspondence relating to applications received will be available for members' perusal in the Members' Room from 5.00pm on the Friday before the meeting until the date of the meeting.***

Item  
No

Subject

**For Approval**

5a **A01 - F/TH/17/0295 - PLOTS 5, 6 AND 7, YOUNGS NURSERY, ARUNDEL ROAD, RAMSGATE** (Pages 33 - 44)

5b **A02 - FH/TH/17/0471 - 8 WILDERNESS HILL, MARGATE** (Pages 45 - 50)

5c **A03 - FH/TH/17/0651 - 120 WESTWOOD ROAD, BROADSTAIRS** (Pages 51 - 56)

**For Deferral**

5d **D04 - OL/TH/16/1416 - LAND ADJOINING 1 CHILTON LANE, AND CANTERBURY ROAD EAST, RAMSGATE** (Pages 57 - 72)

**Declaration of Interests Form**



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# Public Document Pack Agenda Item 3

## Planning Committee

### Minutes of the meeting held on 21 June 2017 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

**Present:** Councillor Bob Grove (Chairman); Councillors Jaye-Jones, Bambridge, Buckley, K Coleman-Cooke, Connor, Edwards, J Fairbrass, Fenner, Partington, L Piper, R Potts, D Saunders, Taylor and Tomlinson

**In Attendance:** Johnston, Matterface and Wells

#### 192. **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

#### 193. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### 194. **MINUTES OF PREVIOUS MEETING**

It was proposed by the Vice Chairman, seconded by Councillor Saunders and agreed that the minutes of the Planning Committee held on 17 May 2017 be approved and signed by the Chairman.

#### 195. **APPEALS UPDATE**

Members noted the report.

#### 196. **SCHEDULE OF PLANNING APPLICATIONS**

#### 197. **A01 - FH/TH/17/0363 - 36 CORONATION CLOSE, BROADSTAIRS**

PROPOSAL: Erection of two storey rear extension together with porch to front elevation

Speaking as ward councillor was Councillor Matterface.

It was proposed by the Chairman and seconded by the Vice-Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED 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:

16/208/03 Revision B received 16/05/17

16/208/04 Revision B received 16/05/17

16/208/SP/LP Revision A received 16/05/17

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 D1 of the Thanet Local Plan.”

Further to debate, the motion was put to the vote and declared LOST.

Then, it was proposed by Councillor Partington and seconded by Councillor Tomlinson:

“THAT Members conduct a SITE VISIT in order to assess the situation.”

Upon the motion being put to the vote, it was declared CARRIED.

**198. A02 - FH/TH/17/0301 - 61 CLARENCE AVENUE, MARGATE**

PROPOSAL: Erection of a part two storey, part single storey rear extension, with 8No. rooflights, and 4No rooflights to front elevation.

Speaking in favour of the application was Mrs Norwood.

Speaking as ward councillor was Councillor Wells.

It was proposed by the Chairman and seconded by Councillor J Fairbrass:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED 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 drawing numbered DSN/2A received 15 May 2017 and DSN/3C received 16 May and dated 2017

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the erection of the extensions 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 D1 of the Thanet Local Plan.

4 The first floor window in the North and South elevation of the extensions hereby approved shall be provided and maintained with obscure glass.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.”

Following debate, the motion was put to the vote and declared CARRIED.

**199. A03 - FH/TH/17/0325 - 17 LERRYNGARDENS, BROADSTAIRS**

PROPOSAL: Erection of a two storey side and rear extension and a single storey side extension incorporating garage; alterations to existing boundary wall and creation of new access/driveway onto Lerryn Gardens following demolition of existing garage

Speaking raising points of concern was Mr Buffrey.

Speaking as ward councillor was Councillor Matterface.

It was proposed by the Chairman and seconded by Councillor Partington:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED 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:  
16/1780/PL05 Revision E received 08/05/17  
16/1780/PL/06 Revision E received 08/05/17

16/1780/PL/07 Revision E received 08/05/17  
 16/1780/PL/08 Revision E received 08/05/17  
 16/1780/PL/09 Revision E received 08/05/17  
 16/1780/PL/10 Revision E received 08/05/17  
 16/1780/PL/11 Revision E received 17/05/17

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 D1 of the Thanet Local Plan.

4 Vehicular access to and egress from the adjoining highway shall be limited to the access shown on drawing No 16/1780/PL/11 Revision E only. Any other access or egresses shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.

GROUND:

In the interests of highway safety.”

Following debate, the motion was put to the vote and declared CARRIED.

**200. A04 - OL/TH/17/0305 - LAND REAR OF ASHBRE MANOR ROAD, ST NICHOLAS AT WADE**

PROPOSAL: Outline application for the erection of 2No. semi-detached two storey dwellings, with alteration to existing access, including layout and access

Speaking in favour of the application was Mrs Scott.

It was proposed by the Chairman and seconded by Councillor J Fairbrass:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

1 Approval of the details of the scale and appearance of any buildings to be erected, and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

5 Prior to the first use of the development hereby permitted, the means of access as shown on drawings numbered 2757-SK01E and 706/201, shall be provided and thereafter maintained.

GROUND:

In the interests of Highway Safety.

6 Details to be submitted pursuant of Condition 1 above shall include a bound surface material for the first 5m of the access from the edge of the highway.

GROUND:

In the interests of highway safety.

7 Prior to the first occupation of the development hereby permitted, the approved visibility splays as shown on plans numbered 706/202 and 706/201, received 01 March 2017, shall be provided with no obstructions over 1m above carriageway level. The approved splays shall thereafter be implemented in full and maintained.

GROUND:

In the interests of highway safety.

8 Prior to the first occupation of the development hereby permitted, the refuse storage facilities and refuse storage collection point, as shown on the approved plan numbered 2757-SK01E, shall be provided and thereafter maintained.

GROUND:

To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

9 Prior to the first occupation of the development, the area shown on plan numbered 2757-SK01E for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area approved shall thereafter be maintained for that purpose.

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

10 The development hereby approved shall be carried out in accordance with the submitted plans numbered 2757-SK01E, 706/201, and 706/202, received 01 March 2017.

GROUND:

To secure the proper development of the area.”

The motion was put to the vote and declared CARRIED.

**201. A05 - F/TH/17/0450 - CAR PARK, DALBY SQUARE, MARGATE**

PROPOSAL: Change of use from car park to communal garden use.

It was proposed by the Vice Chairman, seconded by Councillor Tomlinson and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED 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 PGA\_001 Rev A, PGA\_002 Rev A, PGA\_003 Rev A and PGA\_004 Rev A received 11 May 2017

GROUND:

To secure the proper development of the area.

3 The proposed development shall be carried out in accordance with the approved planting plan numbered PGA\_004 Rev A received 11 May 2017 and the approved planting schedule entitled 'Planting for Dalby Square North Car Park' received 29 March 2017.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first use of the site as communal gardens, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in



the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

5 Prior to the commencement of development hereby permitted, a detailed construction management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall include the following information:

- Provision of construction vehicle loading/unloading and turning facilities on site for the duration of construction.
- Provision of parking facilities for site personnel and visitors for the duration of construction.
- Provision of measures to prevent the discharge of surface water onto the highway.
- Provision of wheel washing facilities for the duration of construction.

Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of highway safety.”

**202. A06 - FH/TH/17/0501 - WHITE WALLS, HOLLAND CLOSE, BROADSTAIRS**

PROPOSAL: Erection of a first floor side extension with balcony to rear, single storey rear extension with terrace over and balustrade fencing, erection of single storey front garage extension with pitched roof, alterations to fenestration together with the removal of front veranda

It was proposed by the Vice Chairman, seconded by Councillor Tomlinson and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED 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 07 A, 08 A, 09 A, 10 A, 11 A, 12 A received 25 May 2017.

GROUND:

To secure the proper development of the area.

3 The development hereby approved will be finished in white render, grey render and split face slate cladding as annotated on the approved plans numbered 11 A and 12 A received 25 May 2017.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

4 The colour and finish of the tiles to the development 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 D1 of the Thanet Local Plan.”

**203. R07 - F/TH/17/0286 - 49 - 50 HAWLEY SQUARE, MARGATE**

PROPOSAL: Erection of a four storey building containing 9no. self-contained flats, 2no. 1-bed flats, 6no. 2-beds flats and 1no. 3-bed flat

Speaking as ward councillor was Councillor Johnston.

It was proposed by the Chairman and seconded by Councillor Taylor:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be REFUSED for the following reason:

1 The rear façade of the proposed development would, by virtue of the introduction of balconies and the inappropriate size and placement of fenestration, be out of character with other rear elevations of properties in the surrounding area which are traditional in design and subservient to their principle front elevations. The proposed development therefore fails to preserve or enhance the character and appearance of the conservation area resulting in significant harm to the designated heritage asset not outweighed by public benefits contrary to paragraphs 26, 63, 64 and 131, 132 and 134 of the NPPF.’”

Following debate, the motion was put to the vote and declared LOST.

Then it was proposed by Councillor Partington and seconded by Councillor Tomlinson:

“That the application be APPROVED for the following reasons:

‘There would be no substantial harm to character and appearance of the conservation area.’”

Upon being put to the vote, the motion was declared CARRIED.

**204. R08 - F/TH/17/0014 - THE BARN, ST MARGARETS ROAD, BIRCHINGTON**

PROPOSAL: Retrospective application for the change of use from former stables/barn to a single dwelling

Speaking in favour of the application was Mr Elvidge.

It was proposed by the Chairman and seconded by the Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be REFUSED for the following reason:

1 The site is outside the built up area boundary of any settlement and, as such, represents an unsustainable and isolated form of development within the countryside contrary to saved policies H1 and CC1 of the Thanet Local Plan and paragraphs 14 and 55 of the National Planning Policy Framework.

Upon being put to the vote, the motion was declared CARRIED.

**205. D09 - F/TH/16/1160 - DISUSED RAILWAY LINE, COLLEGE ROAD, MARGATE**

PROPOSAL: Erection of 10no. dwellings together with formation of vehicular access to Tivoli Road

Speaking raising points of concern was Mr Poynter.

Also speaking raising points of concern was Mr Jackson.

It was proposed by the Chairman and seconded by Councillor L Piper:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be DEFERRED AND DELEGATED to the Director of Community Services to approve subject to receipt of a legal agreement securing the agreed planning obligations and the following safeguarding 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 16.986.MB.PL02 Rev B, 16.986.MB.PL03 Rev A, 16.986.MB.PL05 Rev A, 16.986.MB.PL06 Rev A, and 16.986.MB.PL07 Rev G, received 06 June 2017; revised drawings numbered 16.986.MB.PL16 Rev A and 16.986.MB.PL17 received 24 May 2017; revised drawing numbered 16.986.MB.PL15, received 18 May 2017; revised drawing numbered 16.986.MB.PL01 Rev A, received 23 February 2017; and drawing numbered 16.986.MB.PL04 Rev A, received 22 August 2016.

GROUND:

To secure the proper development of the area.

3 Prior to the commencement of development hereby permitted, a detailed sustainable surface water drainage scheme for the site shall be submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of within the site boundary via infiltration without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.

GROUND:

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficiency of the drainage provisions, in accordance with the NPPF.

4 Prior to the first occupation of any part of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for its implementation, and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

GROUND:

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficiency of the drainage provisions, in accordance with the NPPF.

5 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

GROUND:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

6 No development shall take place until details of the means of foul drainage have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To prevent pollution in accordance with the NPPF.

7 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation

strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

GROUND:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

8 The developer must ensure a watching brief is carried out by a suitable consultant during demolition and foundation works. Any measures to control any contamination identified during these activities shall be agreed with the Local Planning Authority prior to the construction of development hereby permitted.

GROUND:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

9 No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

GROUND:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework, as the site lies on a principal aquifer and in Source Protection Zones 1 and 2.

10 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded.

11 Prior to the commencement of development hereby permitted, a detailed construction management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall include the following information:

- Timing of HGV movements (HGV movements to and from the site will not be allowed during school drop-off and pick-up times),
- Methodology for the provision of a construction access to the site, and associated traffic management (it appears that temporary traffic management will be required and this should be agreed with the Street Works Team at KCC),
- Provision of construction vehicle loading/unloading and turning facilities on site for the duration of excavation and construction works,
- Provision of parking facilities for site personnel and visitors for the duration of construction.
- Provision of measures to prevent the discharge of surface water onto the highway.
- Provision of wheel washing facilities for the duration of construction.

Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of highway safety, and considering the restricted nature of the site, its proximity to Salmestone Primary School, the one-way system and the existing levels of on-street parking in the immediate vicinity.

12 Prior to the first occupation of any part of the development hereby approved, the provision of the vehicular access road through the site (including the speed restraint measures), the road widening, improvements to the pedestrian public right of way to the northern boundary of the site (to include its widening and resurfacing), and the provision of the pedestrian footpath to the western boundary of the site, as shown on plan numbered 16.986.MB.PL07 Rev G, shall be completed and made operational for use.

GROUND:

In the interests of highway safety and pedestrian movement.

13 Prior to the construction of the vehicular access road hereby approved, a plan showing the gradient of the access road, which shall not exceed a gradient of 5% for a distance of at least 6m, or 7% thereafter (in accordance with Kent Design standards for a minor access road), and shall have a cross-sectional gradient of no more than 2.5%, shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

In the interests of highway safety.

14 Prior to the first occupation of any part of the development hereby permitted, 2.4m x 48m visibility splays as shown on the approved plan numbered 16.986.MB.PL07 Rev G, shall be provided and thereafter maintained, with no obstructions over 1.05 metres above carriageway level within the splays.

GROUND:

In the interests of highway safety.

15 The area shown on the plan numbered 16.986.MB.PL07 Rev G, as vehicle parking spaces and turning areas, shall be kept available for such use at all times and such land and access thereto shall be provided in relation to each dwelling as shown prior to the first occupation of each respective dwelling hereby approved.

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

16 Prior to the installation of any lighting on the access road or within the parking areas, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall:

- a) Identify those areas/features on site that are particularly sensitive nocturnal species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;

b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

GROUND:

In the interests of nature conservation in accordance with the NPPF.

17 Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- the treatment proposed for all hard surfaced areas beyond the limits of the highway
- walls, fences, other means of enclosure proposed
- a mixed native species hedgerow along the southern boundary of the site
- bat and bird boxes to be provided within the site

shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan.

18 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

19 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The landscape management plan shall be carried out as approved.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan

20 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

21 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

- o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

22 No further alterations to any of the buildings, or the erection of garden buildings, or erection of boundary or internal fences or means of enclosure, whether approved by Classes A, B, C, D, or E of Part One or Class A of Part Two of Schedule 2 to the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

23 The first floor bathroom window in the eastern front elevation of unit 7 hereby permitted shall be provided and maintained with obscure glass, and be non-opening below a level of 1.7m from internal floor level.



GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with Policy D1 of the Thanet Local Plan.”

Following debate, the motion was put to the vote and declared CARRIED.

206. **D10 - OL/TH/16/0417 - LAND BETWEEN MANSTON ROAD AND PRESTON ROAD, ADJOINING MANSTON GREEN INDUSTRIES MANSTON**

PROPOSAL: Outline application for mixed use residential and business development comprising 19 dwellings, 4 live-work units, and a detached building incorporating a shop and cafe, together with associated access roads, paths and vehicle parking, including access and layout

It was proposed by the Vice Chairman, seconded by Councillor Tomlinson and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be DEFERRED AND DELEGATED to the Director of Community Services to approve subject to receipt of a legal agreement securing the agreed planning obligations and the following safeguarding conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected and the landscaping of the site, (hereinafter called ‘the reserved matters’) shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

5 No development or other operations shall take place on site until a detailed construction management statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:

- (a) Provision for construction vehicle loading/unloading and turning facilities for the duration of the construction period;
- (b) the location of any temporary buildings and compound areas;
- (c) the location of parking areas for construction and other vehicles;
- (d) the measures to be used to prevent the deposit of mud and other deleterious material on the public highway; and,

The development shall be carried out in accordance with the approved construction management statement.

GROUND:

In order that the Local Planning Authority may retain control over the construction activities in the interests of the amenities of the locality in accordance with the NPPF.

6 Prior to the first use of any of the development hereby permitted, a scheme detailing measures to prevent the discharge of surface water onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as agreed.

GROUND:

To ensure satisfactory development of the site.

7 The development hereby approved shall incorporate a bound surface materials for the first 5 metres of the access from the edge of the highway.

GROUND:

In the interests of highway safety.

8 Details pursuant to condition 1 shall include full details (in the form of scaled plans and / or written specifications) to illustrate the following: -

- i) Parking provision in accordance with adopted standard.
- ii) Turning areas
- iii) secure, covered cycle parking facilities

The scheme shall be implemented as approved prior to the first occupation of the units hereby approved.

GROUND:

In the interests of highway safety

9 Prior to the use of the site commencing the accesses and associated alterations in Manston Road and Preston Road shown on the submitted plans or as amended by details to be submitted to and approved by the Local Planning Authority shall be completed.

GROUND:

In the interests of highway safety

10 Details pursuant to condition 1 (in the form of scaled plans and / or written specifications) shall include, but not necessarily be limited to, the following; proposed roads, footways, footpaths, verges, junctions, sewers, retaining walls, service routes, vehicle overhang margins, embankments, accesses, carriageway gradients, driveway gradients and street furniture.

The development shall be laid out and constructed in accordance with the approved details prior to the first occupation of the dwellings hereby permitted.

GROUND:

In the interests of highway safety

11 Prior to the first use of any of the units hereby approved the following works between a dwelling or the shop/café and the adopted highway shall be completed:

- a) Footways and/or footpath, with the exception of the wearing course;
- b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

GROUND:

In the interests of highway safety

12 Prior to the first use the existing access to and egress from the site shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.

GROUND:

In the interests of highway safety

13 Prior to the first use of any development served by the new accesses onto Manston Road or Preston Road hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan for that access. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1 metre above the level of the adjacent highway carriageway.

GROUND:

In the interests of highway safety.

14 Details pursuant to condition 1 shall include full details (in the form of scaled plans and / or written specifications) to illustrate the provision of an internal pedestrian link between the Manston Road and Preston Road accesses.

GROUND:

In the interests of highway safety

15 Prior to the first use of the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.

GROUND

In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF and saved policy D1 of the Local Plan.

16 No dwellings hereby permitted shall exceed 2 storeys in height.

GROUND:

In the interests of the amenities of the locality in accordance with the NPPF and to define the terms of the permission.

17 No development shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

18 No development or other operations shall commence on site until the existing trees and/or hedgerows along the site boundaries to be retained have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

GROUND:

To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF and saved policy D2 of the Local Plan.

19 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of

- i. archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
- ii. following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record in accordance with Saved policies HE11 and HE12 of the Local Plan.”

Meeting concluded : 8.50pm

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## SITE, LOCATION AND DESCRIPTION

The character of the area is residential dwellings, which are predominantly two storey in nature, with grass verges to the road and some street trees giving a pleasant character.

The application site is located on the northern side of Coronation Close, Broadstairs. The site comprises a two storey hipped roof, semi-detached property facing onto the turning circle at the end of the cul-de-sac. The property is constructed in red/brown brick, plain tiles and white uPVC windows. Off street parking is provided to the front of the property.

## RELEVANT PLANNING HISTORY

None

## PROPOSED DEVELOPMENT

Planning consent is sought for the erection of a front porch together with single and two storey extensions to the rear. The proposed extension will provide an open plan kitchen/dining room at ground floor and an additional bedroom at the first floor. The existing single storey flat roof extension will be removed as part of the development.

The proposed extension would project out a distance of 3.6m from the main wall of the dwelling house and extend 5.4 metres across leaving a gap of 300mm to the boundary. The two storey element of the scheme is set in a further 1.1m; a total of 1.4m from the boundary with number 34 Coronation Close.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan Saved Policies 2006**

D1 - Design

## NOTIFICATIONS

### *Initial comments*

Two letters of representation were received. The following concerns were raised:

- Overbearing impact
- Loss of outlook
- Loss of sunlight and overshadowing
- The extension will be over-powering
- Bedroom window will overlook objectors garden
- Over use of the drainage
- Proposal is out of character with the area and dominant
- Noise from re-located bathroom
- Does not comply with the "45 degree rule"



## *Further comments on revised drawings*

Two letters received, raising the following concerns:

- Obstruct sunlight to objectors living space – affecting enjoyment of the summer sun in the garden
- Still affecting 45 degree angle
- Still out of character- no other semi-detached property having a two storey extension
- Extension is now an irregular shape and domineering
- Noise from re-located bathroom

**Broadstairs & St. Peter's Town Council:** Objection with concerns -Design, location of bathroom with no windows or ventilation and detrimental impact on neighbour.

## COMMENTS

This application is brought before members by Cllr Matterface to consider the impact of the development upon neighbour amenity.

### **Principle**

The site lies within the urban confines of Broadstairs and the proposal is for the extension of an existing residential dwelling. It is therefore considered that the principle of the development is acceptable, subject to the assessment of material considerations.

### **Character and Appearance**

The proposed front porch projects out approximately 1.3m from the front wall of the property adjacent to the front door and extends across 3.2m. The proposed porch is similar in appearance to existing porches within the close and is considered to relate well to the dwelling.

With regard to the two storey extension this is located on the western side of the rear elevation adjacent to the boundary with 38 Coronation Close and extends approximately 4.4m across the rear elevation. The proposed rear extension will have a hipped roof and is set down from the main ridgeline by approximately 0.9m. The single storey element is adjacent to the two storey extension and on the eastern side adjacent to the boundary with 36 Coronation Close. It is therefore considered that the proposed extension will have limited visibility from the street scene, as they are located to the rear and will have no significant impact upon the character and appearance of the area in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

The proposed materials are proposed to match the existing dwelling, which is considered appropriate in this instance.

In summary, the scale, design and siting of the proposed extensions are considered to have sufficient regard to the main property and would not have a significant adverse impact on the

character of the area to warrant refusal, and therefore accords with the objectives of Thanet Local Plan policy D1.

## **Living Conditions**

The proposed front porch extension is located in the front garden area and will not adversely affect the property or the neighbouring occupiers in terms of overlooking, loss of light or sense of enclosure, due to its relatively modest size and distance from neighbouring occupiers.

With regard to the rear extensions, it is confirmed that since the original submission of the application negotiations have been undertaken to ensure that significant harm would not result to neighbour amenity. Concern was raised about the proposed extensions relationship with No. 34 Coronation Close. On the basis of the concerns raised the plans were amended; the overall ridge height has been reduced, the two storey element has been moved further away from the boundary with No.34 and a single storey element has been introduced.

Following amendments the proposed two storey extension will measure approximately 3.6m deep and 4.4m wide, 4.5m to the eaves and 6.6m to the ridge. One window will be located in the first floor rear elevation serving bedroom 2 and a window and bi-folding doors (single storey element) at ground level serving the kitchen/dining room. No windows are proposed in the side elevations. There is a minimum distance of 15m to the rear boundary with No.90 in Prince Charles Road and approximately 19m to the property itself. It is considered that this separation distance is appropriate and would not result in overlooking that would be significantly different to the existing situation.

There is a separation distance of approximately 0.4m from the proposed extension to the side boundary with No.34 Coronation Close. No.34 Coronation Close has French doors set in approximately 1.2m from the shared boundary, these windows serve an open plan lounge/dining area, and this space also has a window to the front of the property. On the side facing the side is a window which serves a kitchen; this also has a further window in the rear elevation of this projection.

The proposed extension is to the west of No.34 Coronation Close; however, the proposed extension will now be stepped in from the side boundary with a single storey element which is considered to be a sufficient arrangement to limit the impacts of the extension with regard to a sense of enclosure or loss of light. With this in mind, I do not consider this element of the proposal, on balance, to result in significant harm to the residential amenity of the adjacent neighbours.

## **Transportation**

The proposed extension will increase the number of bedrooms by one. This is considered to be a modest increase in the size of the property and parking along Coronation Close is unrestricted, therefore it is considered that there will be no significant change in highway safety.

## **Conclusion**

The proposal is considered to preserve the character and appearance of the street scene to comply with the Development Plan. The proposal will result in an impact on the residential amenity of the neighbouring property, but this impact is not considered to be significantly harmful so as to warrant refusal of planning permission. It is therefore recommended that planning permission be granted subject to conditions.

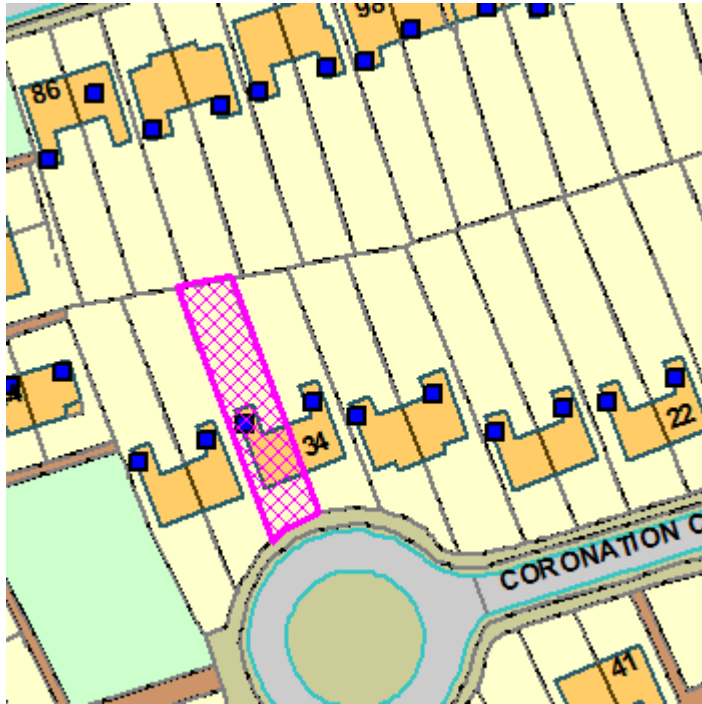
**Case Officer**

Gill Richardson

TITLE: FH/TH/17/0363

Project 36 Coronation Close BROADSTAIRS Kent CT10 3DL

Scale:



THANET DISTRICT COUNCIL

PLANNING COMMITTEE

19 July 2017

BACKGROUND PAPERS TO SCHEDULE OF APPLICATIONS

The Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 (as amended)

- (A) Standard Reference Documents - (available for inspection at the Council offices)
1. Thanet District Council Local Plan saved policies
  2. Cliftonville Development Plan Document
  3. Government Circulars and the National Planning Policy Framework issued by the Department of Communities and Local Government.

- (B) Register of Applications for Planning Permission (Article 40 of the Town and Country Planning (Development Management Procedure) (England) Order 2015))

(Copy of applications together with accompanying plans or drawings are available for inspection at the Council offices)

- (C) Background Papers in relation to specific reports in the Schedule of Planning Applications

(Copies of background papers and any appeal decisions referred to are available for inspection at the Council offices and via the Council's website)

I certify that the above items are not exempt information.

- (D) Exempt information in accordance with paragraph of Schedule 12 (A) of the Local Government Act 1972.

N/A

I certify that the above items are exempt information.

Prepared by: IAIN LIVINGSTONE



SIGNED:.

Proper Officer

DATE:10 July 2017

## THANET DISTRICT COUNCIL

### REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

#### PART A

**TO: THE PLANNING COMMITTEE**

**DATE: 19 July 2017**

Application Number	Address and Details	Recommendation
A01 F/TH/17/0295	<p><b>Plots 5, 6 And 7 Youngs Nursery Arundel Road RAMSGATE Kent CT12 5DZ</b></p> <p>Erection of 3no. 3-bed detached chalet bungalows</p>	Approve
A02 FH/TH/17/0471	<p>Ward: Cliffsend And Pegwell <b>8 Wilderness Hill MARGATE Kent CT9 2QF</b></p> <p>Alterations to roof to facilitate loft conversion, erection of 1no. dormer window, insertion of 2no. rooflights and 2no. windows to front elevation together with insertion of 1no. window to south west side elevation</p>	Approve
A03 FH/TH/17/0651	<p>Ward: Cliftonville West <b>120 Westwood Road BROADSTAIRS Kent CT10 2PB</b></p> <p>Erection of first floor rear extension</p> <p>Ward: St Peters</p>	Approve

## THANET DISTRICT COUNCIL

### REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

#### PART B

**TO: THE PLANNING COMMITTEE**

**DATE: 19 July 2017**

<b>Application Number</b>	<b>Address and Details</b>	<b>Recommendation</b>
D04 OL/TH/16/1416 MAJOR	<b>Land Adjoining 1 Chilton Lane And Canterbury Road East RAMSGATE Kent</b>	Defer & Delegate

Outline application for erection of 14No.  
detached dwellings including access,  
layout and scale

Ward: Cliffsend And Pegwell

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**A01**

**F/TH/17/0295**

PROPOSAL:                   Erection of 3no. 3-bed detached chalet bungalows

LOCATION:                    Plots 5, 6 And 7 Youngs Nursery Arundel Road RAMSGATE  
Kent CT12 5DZ

WARD:                        Cliffsend And Pegwell

AGENT:                      No agent

APPLICANT:                 Mr Dillon, Chandler And Sells

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 2017-020-03 Rev B, 2017-020-04 Rev B, 2017-020-05 Rev B, and 2017-020-02 Rev C, received 17th May 2017; revised drawings numbered 2017-020-09 Rev C, 2017-020-10 Rev C, and 2017-020-11 Rev C, received 16th May 2017; revised drawing numbered 2017-020-01 Rev A, received 30th March 2017; revised drawing numbered 2017-020-12 Rev A, received 28th April 2017; and drawings numbered 2017-020-06, 2017-020-07, and 2017-020-08, received 1st March 2017.

GROUND:

To secure the proper development of the area.

3       Prior to the commencement of development hereby permitted, details of the measures to be undertaken to protect the public underground water supply sources (which shall include proposed surface water and foul drainage plans) shall be submitted to, and approved in writing by the Local Planning Authority.

GROUND:

To prevent pollution in accordance with the NPPF.

4 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority

**GROUND:**

To ensure that the archaeological history of the site is recorded in accordance with the advice contained within National Planning Policy Framework.

5 No development shall take place until the access and highway improvements (including the provision of a footway, the provision of a bell mouth at the junction, and alterations to the bus shelter/stopping zone) as shown on plans numbered 2017-020-01 Rev A and 2017-020-02 Rev C, are provided and made operational.

**GROUND:**

In the interests of highway safety.

6 Prior to the commencement of works hereby permitted, construction vehicle loading/unloading and turning facilities, and parking facilities for site personnel and visitors shall be provided for the duration of construction.

**GROUND:**

In the interests of highway safety.

7 The area shown on the approved plan numbered 2017 - 020 - 02 Rev C as vehicle parking spaces and turning areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

**GROUND:**

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

8 Prior to the commencement of development hereby approved, full details of both hard and soft landscape works, to include:

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- o the treatment proposed for all hard surfaced areas beyond the limits of the highway
- o walls, fences, other means of enclosure proposed

shall be submitted to, and approved in writing by, the Local Planning Authority.

**GROUND:**

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan

9 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

**GROUND:**

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

10 Prior to the commencement of the development hereby approved of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

**GROUND:**

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

11 Prior to the first occupation of plot 7 hereby permitted, a 1.8m high obscure glazed privacy screen shall be erected along the northern side of the rear balcony, and thereafter maintained.

**GROUND:**

In the interests of neighbouring privacy, in accordance with Policy D1 of the Thanet Local Plan.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no windows or other openings shall be inserted in the first floor rear elevation of the dwelling on plot 5 hereby approved without the prior written permission of the Local Planning Authority.

**GROUND:**

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with Policy D1 of the Thanet Local Plan.

### INFORMATIVES

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

It is the responsibility of developers to have the appropriate waste storage facilities and containers in place prior to the property being occupied. For more information, please contact Waste and Recycling on 01843 577115, or visit our website <http://thanet.gov.uk/your-services/recycling/waste-and-recycling-storage-at-new-developments/new-developments/>

It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site

## SITE, LOCATION AND DESCRIPTION

The site is located within the village confines of Cliffsend, within an area which is predominantly in residential use. Properties within the area are a mixture of bungalows, chalet bungalows with accommodation within the roof and some two storey dwellings. To the east of the site, beyond the dwellings on Windsor Road are agricultural fields.

The existing site has been recently cleared, and is part of the larger grassed site containing numerous poly tunnels and associated buildings along part of its western boundary with Arundel Road. The application site is non previously developed land, although 2no. dwellings have recently been constructed on land that was originally part of the Youngs Nursery site.

## RELEVANT PLANNING HISTORY

OL/TH/07/1366 - Outline application for twelve dwellings following demolition of existing buildings, including layout and means of access - Refused and Dismissed at Appeal

F/TH/12/0916 - Erection of two storey dwelling, together with associated car parking - Granted

OL/TH/13/0426 - Outline application for 9no. dwellings including matters of access, layout and scale - Refused. This decision was appealed and the Inspector allowed the appeal, granting permission subject to conditions.

F/TH/15/0096 - Erection of detached two storey dwelling - Granted - 16/04/15

F/TH/15/0920 - Erection of two-storey detached dwelling - Granted - 17/12/15

## PROPOSED DEVELOPMENT

The application is for the erection of 3no. dwellings on part of the land where permission for 9no. dwellings was previously approved. Two dwellings that front Canterbury Road West have already been approved and constructed. This proposal is for land adjacent to the recently constructed dwellings, but the proposed 3no. dwellings would front Arundel Road. The proposed dwellings are all detached, contain 4no. bedrooms, and are of a chalet bungalow design. Each of the proposed dwellings has a driveway to the front, with parking for at least 2no. vehicles, and a rear garden.

## DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

H1 - Residential Development Sites  
H4 - Windfall Sites  
HE12 - Archaeological Assessment  
TR12 - Cycling  
TR16 - Car Parking Provision  
D1 - Design Principles  
D2 - Landscaping  
SR5 - Playspace  
CC2 - Landscape Character Areas  
EP13 - Groundwater Protection Zones  
SR11 - Private Open Space

## NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. No letters of objection have been received.

Cliffsend Parish Council - We are aware that Southern Water will not accept proposed surface water drainage, and they have advised that no deep piling allowed. we would like this point reiterated.

Will there be a new public road?

There appears to be a small living area for the amount of bedrooms? The amount of bedrooms is a lot compared to the amount of car parking spaces.

We are also concerned with what is happening to the piece of land between plot 7 & 9?

## CONSULTATIONS

KCC Highways and Transportation - (final comment) I refer to the amended plans submitted for the above on 30th March and confirm I now have no objections subject to safeguarding conditions.

(original comment) I refer to the above planning application and note that it is not a reserved matters application further to the extant outline permission 13/0426, which required improvements to Arundel Road

and its junction with Canterbury Road West. As such the required improvements should be included in the current application at least to the extent of the site frontage in Arundel Road and at the junction with Canterbury Road West. The outline of the improvements appears to be

shown on the site plan but are not encompassed by the application red line, and in fact the application red line also does not include an access to the existing highway.

The highway improvements approved under the outline consent included closure of the existing bus lay-by through infilling with an extended footway, relocation of the bus stop and an improved width and radius on the east side of Arundel Road. The bus stop has already been relocated as part of the previous wider highway improvements along Canterbury road West and so the developer is no longer required to do this. In addition I understand the Parish Council wish to retain some parking within the lay-by, which currently provides 2 parking spaces at the eastern end. It would be acceptable to retain these spaces and therefore the infilling of the lay-by with a footway would only need to extend from the improved radius at the junction up to the current extent of double yellow lines approximately half way along the lay-by. This work would not involve any stopping up of the highway as the new footway would remain part of the highway. The application red line should therefore be amended accordingly and the necessary improvements indicatively shown on the plans, so that suitable conditions can then be attached to the planning consent. The parking arrangements shown for the dwellings are acceptable.

Environment Agency - We have assessed this application as having a low environmental risk. We therefore have no comments to make.

However the following points should be noted wherever infiltration drainage (such as soakaways) is proposed at a site:

- o Appropriate pollution prevention methods (such as trapped gullies or interceptors) should be used to prevent hydrocarbons draining to ground from roads, hardstandings and car parks. Clean uncontaminated roof water should drain directly to the system entering after any pollution prevention methods.
- o No infiltration system should be sited in or allowed to discharge into made ground, land impacted by contamination or land previously identified as being contaminated.
- o There must be no direct discharge to groundwater, a controlled water. An unsaturated zone must be maintained throughout the year between the base of the system and the water table.

A series of shallow systems are preferable to systems such as deep bored soakaways, as deep bored soakaways can act as conduits for rapid transport of contaminants to groundwater.

Southern Water - The proposed surface water drainage is not acceptable to Southern Water. Alternative methods for surface water disposal, avoiding infiltration to the ground, should be investigated.

The proposed site lies within Source Protection Zone and is situated above Southern Water adits in very close proximity of the Public Water Supply Abstraction (groundwater sources). These are critically important public water supply abstractions with extensive shallow adits and disinfection only treatment of the public water supply mean that careful consideration must be given to the protection of the public water supply. Southern Water will rely upon consultations with the Environment Agency, to ensure the imposition and enforcement of appropriate conditions.

Southern Water will object to any discharge to underground strata. Thanet Chalk block is probably the most contaminated aquifer in our region and has the highest level of protection being a WFD Groundwater Protection Area. Given the already high nitrate levels in the Thanet Chalk, which exceed the DW PCV, we would not expect the EA to approve any more discharges to ground that would add to the nitrogen loading.

KCC Biodiversity - An ecological scoping survey has been carried out and assessed that the site has limited potential for protected species to be present as the site is entirely bare earth as all the vegetation on the site has recently been cleared.

When we commented on the application in April 2017 we highlighted that the vegetation present within the site had potential to be utilised by protected/notable species. Our comments included the below information to highlight that site clearance must not be carried until the requested ecological survey(s) and necessary mitigation had been implemented.

Comments provided April 2017:

To avoid a breach of wildlife legislation further site clearance works cannot commence until all the reptile survey has been carried out and any necessary mitigation implemented.

As no ecological surveys have been carried out across the whole of the site there is no understanding of the ecological interest of the proposed development site and if protected/notable species were present within the development site prior to any of the site clearance works commencing.

We understand from reviewing the aerial photos and speaking the applicant that the site has been regularly cleared over the years and there is limited connectivity to the surrounding habitat. So while we are unable to advise that the works did not result in the killing/injuring of protected species the semi-regular clearance of the site would have resulted in less time for any significant reptile populations establishing on site.

We accept the due to the current condition of the site there is no requirement for any details of ecological mitigation to be submitted for comments. However we advise that there is a need for the landscaping to be beneficial for biodiversity and features to be incorporated in to the development which will benefit biodiversity. This advice is in accordance with Paragraph 118 of the NPPF "opportunities to incorporate biodiversity in and around developments should be encouraged".

KCC Archaeology - Can we request a condition for a programme of archaeological works be attached which will hopefully involve dealing with the remaining site as a whole rather than piecemeal as we have had so far.

## COMMENTS

The application is brought before Planning Committee as a departure to Local Plan Policy H1. The main considerations are the principle of the development, impact on character and appearance of the area, impact on living conditions and highway safety.

### **Principle**

The site is non-previously developed land. Policy H1 states that residential development on non-allocated sites will be permitted on previously developed land within the existing built up confines unless specified by other Local Plan Policies. This policy constraint, however, need to be balanced with the fact that there is a current need for housing in Thanet, and on this basis the National Planning Policy Framework (NPPF) indicates that applications for housing should be considered in the context of the presumption in favour of sustainable development.

The principle of residential development on this site has been established by the Planning Inspector's decision on the previous outline application, which encompassed the current site and the surrounding site, and granted approval for residential development on the basis of the improvement to the visual presentation of the site, the beneficial impacts on the local services, and the weight of increasing the supply of housing on the decision making process. This decision is a material planning consideration in the process.

Further to this decision, three full applications for the erection of single dwellinghouses on both the adjacent site (which falls within the overall site originally granted outline consent), and part of the application site itself, have been granted planning approval.

Policy SR11 of the Thanet Local Plan seeks to protect the development of private open space where it provides active recreational facilities; meets a deficiency in recreational facilities or has intrinsically beneficial qualities and makes a contribution to the character of the area either in itself or by virtue of the longer distance views it affords. The site does not provide any opportunity for recreation and, subject to the assessment of whether the site contributes to the character of the area which will be assessed later in this report, the proposal would not be contrary to this policy.

The development of this site therefore is acceptable in principle subject to the detailed consideration of the impact on the character and appearance of the area, neighbouring properties, and highways safety.

### **Character and Appearance**



The site lies within an area characterised by detached dwellings that are either single storey or 2-storey in height. The site includes three of nine plots previously granted outline planning permission for residential development, with two of the adjacent plots each granted planning permission within the last year for single detached chalet style bungalows.

Development within the village is varied, with each dwelling typically of a different design to the next. It is therefore essential that not all of the 9no. dwellings that are likely to come forward are of the exact same design.

The submitted street elevation shows that the proposed dwellings are varied in their design, although they share similar characteristics. They each have pitched roofs, with dormer windows or gables within the southern elevations, and each front elevation differs with either a porch, overhang or staggered building line. The scale and height of the proposed development is considered to be in keeping with the area, and the plots are in keeping with the surrounding pattern of development, and are similar to the plot sizes of the previous approval. The only concerns when considering the proposed plans was the scale of plot 7, which was significantly larger than the other two plots, and would have appeared overly dominant from the road. Amended plans have been submitted showing the scale of this dwelling reduced at first floor level, and the side elevation fronting Canterbury Road West less dominant in appearance now, with just a single gable feature. The scale and design of plot 7 is considered to be acceptable.

Proposed materials include brick, cladding, slate roof, UPVC windows and doors, and permeable paving to the front of the property. These materials are considered to be acceptable and in keeping with the character of the area, subject to the submission of samples.

Overall the development would be in accordance with Policy D1 of the Thanet Local Plan and the guidance within National Planning Policy Framework, as it would preserve the character of the area.

## **Living Conditions**

The nearest neighbouring dwelling is at least 15m from the proposed development, so there will be limited impact upon neighbouring light or outlook.

With regards to loss of privacy, the rear elevation of the 2-storey element of the proposed dwellings is almost 19m from the side elevation of the neighbouring property to the rear. This distance does not cause a concern for plots 6 and 7, which will look onto the side elevation of the neighbouring property, but concern has been raised with plot 5, and the potential for direct overlooking of the neighbouring properties rear garden. Amended plans have been submitted showing the first floor rear balcony within plot 5 removed and replaced with a high level window. The impact upon privacy for the neighbouring property to the rear is now considered to be acceptable.

With regards to the proposed dwellings, there is considered to be no loss of light or outlook, as all three dwellings generally follow the same front and rear building lines. Plot 7 is provided with a balcony to the rear, and amended plans have been submitted showing the

provision of an obscure glazed privacy screen to the side, in order to avoid significant overlooking of plot 6.

The properties are of good size, and each property is provided with a secure rear garden area, which complies with Policy SR5 of the Thanet Local Plan.

The impact upon neighbouring living conditions, and the living conditions of future occupiers, is therefore considered to be acceptable.

## **Transportation**

The proposal includes parking for a minimum of 2no. vehicles for each of the detached dwellings. The parking areas are accessed off Arundel Road.

KCC Highways and Transportation have been consulted, and have advised that the highway improvements as required through the original outline application should be carried out. These include the closure of the existing bus lay-by through infilling with an extended footway, relocation of the bus stop and an improved width and radius on the east side of Arundel Road. The bus stop has already been relocated as part of the previous wider highway improvements along Canterbury road West, so KCC have advised that the developer is no longer required to do this. KCC are also aware that the Parish Council wish to retain some parking within the lay-by, which currently provides 2 parking spaces at the eastern end. As such, KCC have advised that it would be acceptable to retain these spaces, with the footway infill only needing to extend from the improved radius at the junction up to the current extent of double yellow lines approximately half way along the lay-by. Amended plans have been submitted showing these highway improvements, which KCC now raise no objection to, subject to safeguarding conditions.

KCC also raise no objections to the parking arrangements shown for the dwellings.

The impact upon highway safety is therefore considered to be acceptable.

## **Drainage**

The proposed site lies within Source Protection Zone and is situated above Southern Water adits in very close proximity of the Public Water Supply Abstraction (groundwater sources). These are critically important public water supply abstractions with extensive shallow adits and disinfection only treatment of the public water supply mean that careful consideration must be given to the protection of the public water supply.

Southern Water has advised that the proposed surface water drainage is not acceptable, and that alternative methods for surface water disposal, avoiding infiltration to the ground, should be investigated.

The applicant has advised that they have contacted Southern Water to discuss alternative options, and that Southern Water have agreed that surface water runoff from the scheme can be discharged into the nearest combined drain, instead of through the soak away

system. The applicant has advised that they are happy to do this and obtain all formal consents from southern water.

The Environment Agency have assessed this application as having a low environmental risk, and therefore have no comments to make.

Drainage provision is therefore considered to be acceptable.

## **Biodiversity**

An ecological scoping survey has been submitted, which assesses the site as having limited potential for protected species to be present, as the site is entirely bare earth as all the vegetation on the site has recently been cleared.

KCC accept the due to the current condition of the site there is no requirement for any details of ecological mitigation to be submitted for comments, but advise that there is a need for the landscaping to be beneficial for biodiversity and features to be incorporated in to the development which will benefit biodiversity. This can be incorporated within any future landscaping plan, to be submitted via condition.

The impact upon biodiversity is considered to be acceptable, on the basis of the surveys submitted, although it is not clear whether species may have been present on the site prior to the clearance of the site, but this is not a planning consideration and is covered by Wildlife Legislation.

## **Archaeology**

Thanet is rich in archaeological potential, and in this instance KCC have recommended a condition for a programme of archaeological works for the overall site, rather than through piecemeal development. The impact is acceptable subject to this condition, which is supported through Policy HE12 and the NPPPF.

## **Conclusion**

Given the planning history of the site, the proposal would represent sustainable residential development within the village confines of Cliffsend, with no significant harm to the living conditions of neighbouring properties or highways safety. It is therefore recommended that members approve the application.

## **Case Officer**

Emma Fibbens

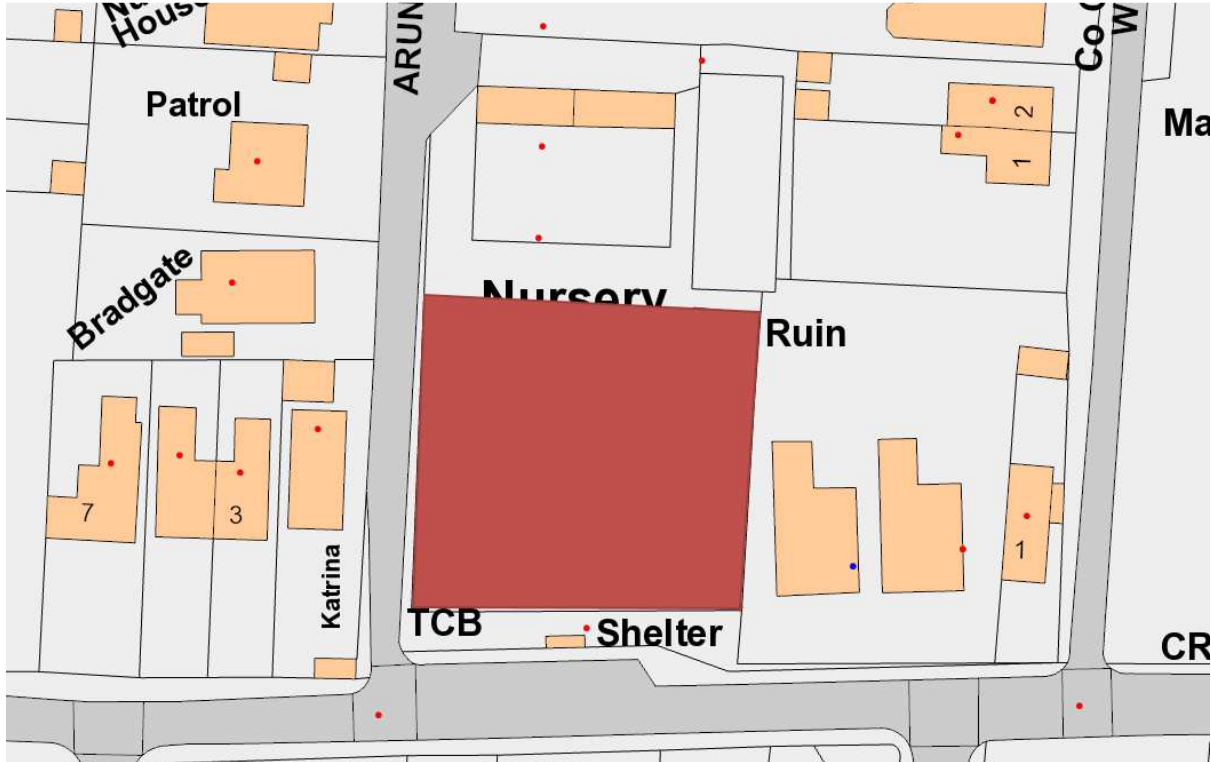
TITLE:

F/TH/17/0295

Project

Plots 5, 6 And 7 Youngs Nursery Arundel Road RAMSGATE Kent CT12 5DZ

Scale:



**A02** **FH/TH/17/0471**

**PROPOSAL:** Alterations to roof to facilitate loft conversion, erection of 1no.

dormer window, insertion of 2no. rooflights and 2no. windows to front elevation together with insertion of 1no. window to south west side elevation

**LOCATION:**

8 Wilderness Hill MARGATE Kent CT9 2QF

**WARD:**

Cliftonville West

**AGENT:**

Ms Victoria Havercroft

**APPLICANT:**

Nathan Wenn

**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 drawing numbered PR01.04 Rev C and dated received 26 May 2017

**GROUND:**

To secure the proper development of the area.

3 The external materials and external finishes to be used in the erection of the extensions 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 D1 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site is located on the corner of Dane Road and Wilderness Hill and in close proximity to Dane Park. Development within the immediate area varies in design and scale, with buildings along Wilderness Hill being large in scale and within close proximity to the road, and properties along Dane Road being large detached dwellings set back from the road. The site is comprised of a two storey detached dwelling with bay windows at ground and a first floor balcony facing Dane Road.

## RELEVANT PLANNING HISTORY

F/TH/06/1056 - Erection of a detached two storey dwelling with garage. Granted 31/10/2006

F/TH/94/0009 - Erection of a detached garage. Granted 01/03/1994

## PROPOSED DEVELOPMENT

The proposed development is the alteration to the roof to facilitate a loft conversion, erection of one dormer window and two rooflights and one window to the front elevation, and one window to the side elevation.

## DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies

D1 - Design

## NOTIFICATIONS

Neighbour notification letters were sent to the properties directly surrounding the site and a site notice was posted near the site. No comments have been received.

## CONSULTATIONS

None received.

## COMMENTS

The application is brought before members as the applicant is related to a member of staff.

The main considerations in determining this application are the impact on the character and appearance of the area, the impact on the living conditions of neighbouring property occupiers and highway safety.

### **Character and Appearance**

The proposed dormer will be inserted in the southern side of the front roofslope, facing towards Wilderness Hill. The design of the dormer will match the existing gable on the northern side of the front elevation. One new window will be inserted in the existing gable on the front elevation and the gable on the side elevation facing towards Dane Road. The new

windows will match the window in the proposed dormer. The addition of the dormer and windows to the existing gables are considered to be modest alterations that will have no significant impact upon the character and appearance of the area.

Two rooflights will be installed in the front roofslope facing towards Wilderness Hill. These rooflights do not make any alterations to the scale or bulk of the roof and would normally be permitted development.

On the south eastern side of the property the roof will be altered to allow for the loft conversion. A new flat roof will be erected level with the main ridge that runs parallel to Wilderness Hill. The pitched roof over the existing balcony, facing Dane Road, will be increased in height so that it is level with the main ridge of the property. The flat roof section will have limited visibility from Dane Road and the Lower end of Wilderness Hill due to the height of the property above the road and the change in ground levels. The flat roof will be visible from the northern end of Wilderness Hill, however the extension is set in from the existing side elevation by 4m and behind the main gable by 1.4m. On the north-eastern side of the property the roof extension will have a flat elevation set behind the existing hipped and pitched roofs and constructed from tile hanging to match the existing roof.

Given the location of the roof extension and the modest scale of the dormer and windows, it is considered that there will be no significant impact upon the character and appearance of the area in line with policy D1 of the Thanet Local Plan.

### **Living Conditions**

The proposed rooflights, dormer and window in the front elevation will face towards Wilderness Hill. Directly opposite the site there is an area of overgrown land and Ashcroft Nursing Home is located to the north of the site. Any views from the new windows in the front elevation would be towards the public highway and the area of land opposite. Views from these windows considered not to be significantly different to the views that can be obtained from the existing first floor windows.

The new window in the southern gable will face towards Dane Road. In this location the southern side of Dane Road is adjacent to Dane Park and therefore these windows will look towards the highway and the public park.

The proposed roof extension will increase the height of the roof facing Dane Road by 1m so that it is level with the main ridge of the property. Set behind this ridge the extension will be part flat roof and part pitched roof. At the rear of the property the height of the eaves will be increased by 1.8m. The roof will pitch away from the boundary with 107 Dane Road and the flat roof section is set 3.6m away from the side elevation of number 107. The flat roof will be set in from the northern side elevation of the main gable by approximately 1.4m and projects above the rear ridge by 1.4m. There are a number of windows and doors in the north eastern elevation of number 107 Dane Road, however these windows and doors are already in close proximity to the rear elevation of 8 Wilderness Hill and the side elevation of the new roof will be set away from number 107 by approximately 1.6m. Given the separation distance and the design of the roof it is considered that the proposed extension will cause no significant change in outlook or light to these neighbouring windows.

No windows are proposed in the north eastern side elevation and there is a separation distance of approximately 26m to 6 Wilderness Hill.

Due to the location of the roof alterations and the separation distances to the neighbouring properties it is considered that there will be no significant overlooking, loss of light or sense of enclosure, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

## **Highways**

The property currently benefits from a driveway and a garage and parking along Wilderness Hill and Dane Road is unrestricted. The increase in living accommodation is modest and it is considered that the proposal would not materially increase the demand for car parking provision, there would therefore be no adverse effect in highway terms from the proposed development.

## **Conclusion**

In conclusion it is considered that the proposed development would not have a significant impact on its surroundings or residential amenity and accords with Local Plan Policy D1 and the National Planning Policy Framework. It is therefore recommended that members approve the application, subject to safeguarding conditions.

## **Case Officer**

Duncan Fitt



TITLE:

FH/TH/17/0471

Project

8 Wilderness Hill MARGATE Kent CT9 2QF

Scale:



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**A03**

**FH/TH/17/0651**

PROPOSAL:                   Erection of first floor rear extension

LOCATION:                    120 Westwood Road BROADSTAIRS Kent CT10 2PB

WARD:                        St Peters

AGENT:                      No agent

APPLICANT:                 Mr Nicholas Bishenden

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 drawing numbered NB22/02A received 14 June 2017.

GROUND:

To secure the proper development of the area.

3       The external materials and external finishes to be used in the development 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 D1 of the Thanet Local Plan.

## SITE, LOCATION AND DESCRIPTION

120 Westwood Road is a simple, traditionally designed two storey end of terrace house, set within a terrace of four properties. The property is modest in scale, set back from Westwood Road and incorporates 2no. windows and a small porch to the front elevation, set under a hipped tiled roof. The property has an existing 6m deep single storey rear extension, set in from the western boundary by 1.5m, set under a flat roof.

The immediate locality is characterised by 3no. terraces of this uniform design, set equidistance from one another, following a staggered building line, as the road bends. The wider area comprises early 20th century terrace and semi-detached houses of a similar design, an old flint barn building opposite the site, and commercial businesses to the west.

## RELEVANT PLANNING HISTORY

No relevant planning history.

## PROPOSED DEVELOPMENT

The original application proposed a first floor rear extension to extend a depth of 4m above the existing 6m deep and 4m wide single storey rear extension, set under a flat roof.

The application has been subsequently amended and now proposes the erection of a first floor extension to extend a reduced depth of 3m. The roof design has been altered and the proposal will now be set under a hipped pitched roof, which will extend from the existing roof, of a height of 5m to the eaves. The proposed extension will be finished in materials to match the existing property.

## DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles

## NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. One letter of objection and a letter from Broadstairs Town Council has been received regarding the original scheme. The letter raises the following concerns:

- The adjacent neighbour has been granted consent for a two storey rear extension and the erection of a further two storey rear extension to the other adjacent neighbour will result in a loss of light, outlook and sense of enclosure from my rear windows and garden.
- Proposal will result in the overdevelopment of the site.

Broadstairs Town Council - The scheme proposed would have a detrimental impact on neighbouring properties, including loss of light and it would cause a dense form of overdevelopment in the area. The design of the scheme is poor quality as the height of the extension is above the existing eaves of the building. The Town Council have resolved that the planning application should be refused.

One letter of objection and a updated letter from Broadstairs Town Council has been received regarding the amended scheme:

- My property will look out of balance with the other properties on the terrace.
- The size of the extension is still unacceptable and inappropriate.

Broadstairs Town Council - The amendment to 17/0651 was considered an a unanimous recommendation of 'no objection' was resolved. The Committee was pleased to see that this amendment appeared to address all the concerns that were raised in our original comments and refusal dated 14th June.

## CONSULTATIONS

None received.

## COMMENTS

The application is brought to Planning Committee as a Thanet District Council employee is the applicant.

The main considerations with regard to this planning application will be the impact of the proposed development on the character and appearance of the area and the residential amenity of neighbouring property occupiers.

### **Character and Appearance**

Partial, oblique views of the proposed rear extension will be possible given the separation distance to, and set back location of, the adjacent terrace to the east. The amended scheme will extend a relatively modest depth of 3m from the original rear elevation, and will be flush with the east side elevation, set under a hipped pitched roof which will follow the plane and eaves of the existing roof. The scale and form of the proposal will therefore be consistent with the existing form and design of the original property and the proposed materials, which will match the existing property, will appear coherent with the existing design and appearance of the dwelling and the surrounding uniform terraces.

The design, scale and siting of the proposed extension is therefore considered to reflect the design and form of the existing property, and the location of the extension to the rear will limit the prominence of the proposal within the street scene. The proposal is therefore considered to be acceptable in terms of the character and appearance of the area, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Living Conditions**

The proposed first floor rear extension will not project beyond the existing rear elevation of the adjacent neighbour to the east No. 118 Westwood Road, and will retain a 4m separation distance to this neighbour, thereby preventing any harm to their residential amenity.

The adjoining neighbour to the west, No. 122 has 2no. windows and a door to the ground floor rear elevation, which serves a bathroom and kitchen, both of which are not considered to be primary habitable rooms. The nearest first floor window to the proposal is a bedroom, which is a primary habitable room. It should be noted that a two storey extension has been

approved to the west of No. 122 Westwood Road at No. 124, measuring 3m in depth, which extends to the boundary, designed with a flat roof.

The proposed extension will be set in from the boundary by 1.5m, and will retain an approx. 2.5m separation distance to the nearest first floor bedroom window. Given the relatively modest depth of the proposed extension, together with the design of the roof, which will hip away from the adjacent neighbour, there is considered to be sufficient separation distance to prevent significant harm to the residential amenity of the nearest bedroom room. Furthermore no part of the extension falls within the 45 degree line taken from the centre of the nearest first floor neighbouring window, so there is not considered to be any significant impact on neighbouring light or outlook.

It is acknowledged that the proposal will result in additional impacts to the ground floor rear elevation windows, however the scale and siting of the proposal is not considered to be significantly overbearing, and the rear elevation windows do not serve primary habitable rooms, and therefore the impacts will not be as apparent to the living conditions of the adjoining neighbour. Furthermore the rear elevation of these properties face north, and therefore the proposal will not affect sunlight entry to this room.

There will be no windows to the side elevations of the proposed extension, thereby preventing any direct overlooking to the adjacent neighbouring properties. The proposed rear elevation window will be an addition to an existing situation of first floor rear elevation window, and will only enable oblique views, which are not considered to be significantly harmful.

Overall given the scale, location and relationship with the adjacent neighbouring properties the proposals are not considered to result in significant harm to neighbouring residential amenity. The proposal is therefore considered to be acceptable in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Conclusion**

The impact upon the character and appearance of the area and neighbouring property occupiers living conditions is considered to be acceptable and in accordance with Policy D1 of the Thanet Local Plan and guidelines contained within the National Planning Policy Framework. It is therefore recommended that members approve the application.

### **Case Officer**

Jenny Suttle

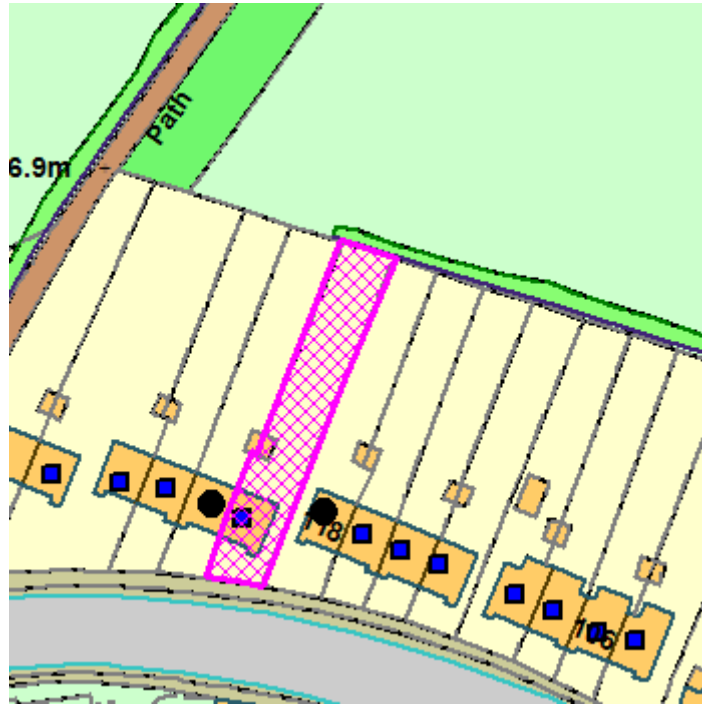
TITLE:

FH/TH/17/0651

Project

120 Westwood Road BROADSTAIRS Kent CT10 2PB

Scale:



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**D04**

**OL/TH/16/1416**

**PROPOSAL:** Outline application for erection of 14No. detached dwellings including access, layout and scale

**LOCATION:** Land Adjoining 1 Chilton Lane And Canterbury Road East  
RAMSGATE Kent

**WARD:** Cliffsend And Pegwell

**AGENT:** Michael Collins

**APPLICANT:** Mr Rob Smith

**RECOMMENDATION:** Defer & Delegate

Subject to the following conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

**GROUND:**

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

**GROUND:**

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

**GROUND:**

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

**GROUND:**

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

5 Prior to the commencement of the development hereby permitted, a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include:

- i) Details of construction access point to the site
- ii) Parking and turning for delivery and site personnel vehicles
- iii) Wheel washing facilities
- iv) Any temporary traffic management required during construction (details of this should be agreed beforehand with the Streetworks Team)

Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of highway safety.

6 No development shall take place until the highway alterations shown on plan numbered 8250Z/02 Rev A, which include the provision of parking controls outside of the site, either side of the new access, have been completed.

GROUND:

In the interests of highway safety.

7 The areas shown on the approved plans for vehicle parking and turning shall be provided prior to the first occupation of the development hereby permitted, and thereafter maintained.

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of Policy D1 of the Thanet Local Plan.

8 Prior to the first occupation of the development hereby permitted, visibility splays of 120 metres x 2.4 metres x 120 metres shall be provided at the access, with no obstructions over 1 metre above carriageway level within the splays.

GROUND:

In the interests of highway safety.

9 Prior to the first occupation of the development hereby permitted, visibility splays of 0.5 metres x 18 metres into the site on both sides of the access, with no obstructions over 0.6m above footway level, shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

10 No development hereby permitted shall commence until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing

by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without an increase to the flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.

### GROUND:

To ensure that the principles of sustainable drainage are incorporated into this proposal without increasing the on and off-site flood risk, in accordance with the NPPF.

11 No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) a timetable for its implementation, and
- b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

### GROUND:

To ensure the ongoing efficiency of the surface water drainage system and to clarify the responsibilities for the post-construction care of the approved system, in accordance with the NPPF.

12 Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where it has been demonstrated to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

### GROUND:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

13 Details to be submitted in pursuant of condition 1 above for landscaping shall show:

- the use of a bound surface material for the first 5 metres of the access from the edge of the highway;
- a lighting design strategy for biodiversity, which shows how and where external lighting will be installed, and areas/features on site that are particularly sensitive for badgers and bats;
- details of how the development will enhance the quality and quantity of biodiversity on site;
- ecological enhancement measures to be provided on site, i.e. bat/bird boxes;
- the provision of mature tree planting within the site;
- retention of the tree planting to the northern boundary of the site.

**GROUND:**

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan, and the NPPF.

14 No development shall take place until details of the means of foul disposal have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

**GROUND:**

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

15 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

**GROUND:**

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

16 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

- (i) archaeological field evaluation works in accordance with a specification and written timetable which has first been submitted to and approved in writing by the Local Planning Authority; and
- (ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

### GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the advice contained within the National Planning Policy Framework.

17 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 15128-05-C and 15128-06-B, received 27<sup>th</sup> June 2017, and the additional parking controls plan numbered 8250Z/02 Rev A, received 28<sup>th</sup> February 2017.

### GROUND:

To secure the proper development of the area.

### INFORMATIVES

It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

It is the responsibility of developers to have the appropriate waste storage facilities and containers in place prior to the property being occupied. For more information, please contact Waste and Recycling on 01843 577115, or visit our website <http://thanet.gov.uk/your-services/recycling/waste-and-recycling-storage-at-new-developments/new-developments/>

## SITE, LOCATION AND DESCRIPTION

The site is located in the countryside, on the edge of the urban area of Ramsgate. There is existing residential development to the north and east of the site, which consists predominantly of large detached 2-storey dwellings, set within substantial plots. Directly opposite the site is a car garage, and adjacent to the northern boundary of the site is a bus stop and a pedestrian crossing, with a roundabout present to either end of the site on Canterbury Road East. To the south of the site are allotments.

The site itself consists of a large area of open space, which has previously been used as agricultural land, but is now unused and slightly overgrown. Trees exist along the northern boundary of the site, and an existing gate is located halfway along the site to provide access to the site; however, this would not appear to be a formal vehicular access to the site as the gate is adjacent to the pedestrian crossing.

## RELEVANT PLANNING HISTORY

There is no relevant planning history for this site.

## PROPOSED DEVELOPMENT

The application is in outline form, and is for the erection of 14no. dwellings, with consideration of access, layout and scale. The dwellings are all 2-storey in height and detached, and consist of 11no. 5-bedroom units and 3no. 4-bedroom units. The site is accessed using a single access onto Canterbury Road East, with an internal access road extending the width of the site. Each property is provided with a minimum of 2no. parking spaces, double garage and garden.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan 2006**

H1 - Residential Development Sites  
H4 - Windfall Sites  
H14 - Affordable Housing  
HE12 - Archaeological Assessment  
TR12 - Cycling  
TR16 - Car Parking Provision  
D1 - Design Principles  
D2 - Landscaping  
SR5 - Playspace  
CC1 - Development in Countryside  
CC2 - Landscape Character Areas  
EP13 - Groundwater Protection Zones  
SR11 - Private Open Space  
CF2 - Financial Contributions

## NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. Four letters of objection have been received. The main concerns are:

- Inadequate access,
- Inadequate parking provision,
- Increase in traffic,
- Increase in pollution,
- Out of keeping with area, density too high,
- Road is dangerous, and a reduced speed limit and double yellow lines should be introduced,
- Loss of privacy and outlook,
- Loss of gap separating Cliffsend and Pegwell.

**Ramsgate Town Council** - Fully support this application.

## CONSULTATIONS

**KCC Highways and Transportation** - (*final comment*) I refer to the additional drawing number 8250Z/02 Rev A. submitted for the above and confirm I now have no objections in respect of highway matters. The proposal for 14 dwellings will not generate a significant increase in traffic on the highway network, with only around 7-8 additional vehicle movements in the network peak hours. The proposed access has suitable visibility and this can be maintained by the introduction of additional parking restrictions on the south side of Canterbury Road East as shown on the plans. The internal site road is to remain private but provides suitable access and turning for a refuse vehicle, and adequate car parking is provided within the site to ensure there is no unacceptable parking on the highway. The works to provide both the site access in the highway and the additional parking restrictions can be carried out by the developer through a legal agreement with the highway authority. No objections subject to safeguarding conditions.

(*initial comment*) I refer to the above planning application and would comment as follows:

1. The crash data submitted is not up to date and does not give details of the individual crashes. Such information should therefore be provided.
2. The site is within a 40 mph zone and therefore visibility splays of 120 metres x 2.4 metres x 120 metres are required at the access unless measured speeds indicate otherwise. These splays should be shown on the plans and be within land under the control of the applicant and/or the highway authority. The splay to the west can be measured to the centre line of the carriageway rather than the nearside edge as the existing traffic island will prevent overtaking on this approach.
3. There is existing on-street parking in Canterbury Road East along the site frontage which will obstruct the above visibility splays and this will therefore need to be prevented. Parking restrictions will therefore be required along this side of Canterbury Road as necessary to ensure the splays are clear, and these restrictions should be shown on the plans. The applicant will need to fund the implementation of these restrictions.
4. I am not aware of any previous discussions with the highway authority regarding a left-in/left-out only access arrangement, as suggested in the Transport Statement. This would

not be necessary in capacity terms bearing in mind the small number of likely vehicle movements, and in any case is likely to be readily ignored due to the significant width of Canterbury Road East at the access point. A conventional major/minor junction arrangement would therefore be acceptable.

5. The application form indicates that a new public road is to be provided within the site, which presumably means the internal road is intended to be adopted by the highway authority. As layout is not a reserved matter suitable plans should be submitted to demonstrate that the proposed adoptable road is in accordance with Kent Design. These plans should show carriageways; footways; service margins; turning heads; speed restraint measures; dimensions; visibility splays/envelopes, and extent of the proposed adoption. Vehicle swept paths for an 11.2 metre refuse vehicle should also be provided to demonstrate that such a vehicle can negotiate the access junction and internal adoptable road and turning facilities in a suitable manner.

6. A pedestrian access point to/from the eastern part of the site is noted on the plan and should be provided. However, no footway is actually shown on the plans and further details should therefore be provided.

I wish to place a holding objection until the above matters have been satisfactorily resolved.

I would also comment that the amount of private car parking shown is acceptable and although garages are not counted as providing car parking under current guidance, each plot has sufficient driveway parking. However, three visitor spaces are required and these should be provided in lay-by format within the adoptable highway and distributed evenly throughout the site.

**KCC Biodiversity** - We are satisfied with the submitted reptile survey report, and as no reptiles were recorded, no further information will need to be submitted. As this was our only previous concern, we are satisfied that sufficient ecological information has been provided.

**KCC Archaeology** -I have read the study and examined the application. The site lies in a very high area of archaeological potential as set out in the study. Development here could affect important multi-period archaeological remains but in particular remains of prehistoric date relating to the important archaeology found on the Harbour Approach Road and the known crop mark complexes on Chalk Hill.

I note the site observation that the area has been buried under a layer of fill creating an embankment on the southern edge, this probably being spoil from the Nethercourt Estate development. Archaeology could therefore be effectively well preserved but sealed at an unknown depth.

I am unclear as to the exact nature of ground modification and ground works involved in the proposals and that would be a matter to consider when more details come forward. Given the present high archaeological potential but the unknown nature of the potential impact I would advise that provision is made in any permission granted for archaeological evaluation to be followed by appropriate mitigation of the impacts of development through either investigation or preservation.



**KCC SUDs** - As Lead Local Flood Authority, Kent County Council are now able to remove its outstanding objection to this development.

The submitted drainage adequately strategy addresses all of our previously raised concerns, and demonstrates that the scheme proposed will work with the specific conditions encountered at the site. We welcome the intended use of individual plot soakaways, with separate soakaway systems for the driveways and highways. We would recommend that the Environment Agency are contacted prior to the submission of the detailed design to ensure that they are content with principle of the soakaways at the depths and locations proposed.

**Environment Agency** - We have assessed this application as having a low environmental risk. We therefore have no comments to make.

**Southern Water** - Our initial investigations indicate that there are no dedicated public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development area required. Safeguarding condition requiring drainage details recommended.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely upon your consultations with the EA to ensure the protection of the public water supply source.

**KCC Accommodation** - The County Council has assessed the implications of this proposal in terms of the delivery of its community services and is of the opinion that it will have an additional impact on the delivery of its services, which will require mitigation either through the direct provision of infrastructure or the payment of an appropriate financial contribution. This is in the form of £4535.00 per unit to primary education (Phase 1 new Ramsgate Primary Free School), £2,359.80 per unit to secondary education (Royal Harbour Secondary School Phase 2 works), and £48.02 per unit for libraries, towards the additional bookstock required to mitigate the impact of the additional borrowers generated from this development.

## COMMENTS

The application is brought before Planning Committee as a departure to Local Plan Policy H1.

### **Principle**

The site is non previously developed land outside of the urban confines. Policy CC1 states that 'within the countryside, new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside'.

Your proposal is for residential development. There is a current need for housing within Thanet. The NPPF states in para 49 that housing application should be considered in the context of the presumption in favour of sustainable development.

The site is located on the edge of Ramsgate, close to Pegwell. It is within walking distance of a primary school and park, and also from shops and services both within Pegwell and St. Lawrence High Street. The site is also on a bus route. The site is therefore considered to be sustainably located.

Within the emerging draft Local Plan, the application site is allocated for residential development for a notional 27no. units. Whilst the application site would be a departure to current Local Plan Policy H1, the direction of travel of the new Policy document to allocate the site for housing development has some weight in decision-making to support a proposal for housing development on the site.

The development of this site for housing could therefore be accepted in principle as a departure to Policy H1 subject to the detailed consideration of all other material considerations including the impact upon the countryside and the character and appearance of the area, and the impact upon highway safety being acceptable.

## **Character and Appearance**

The site is located within the countryside, and is an area of open grassland, with existing trees along the boundaries. The site is located between two roundabouts, and to the rear of the site is an existing allotment. It is not considered that the open space significantly contributes to the character and appearance of the area, and the proposed development would not appear isolated given the presence of existing residential development opposite and adjacent to the site. The site does not offer recreational opportunities, and given the presence of open space to the western and southern boundaries of this site, it is not considered that this site alone has intrinsically beneficial qualities that would prevent the release of this land to alternative uses.

The surrounding area is pre-dominantly characterised by large detached dwellings set within substantial plots. The proposal is for 14no. detached dwellings, with large driveways and deep gardens of approximately 20m. A single access into the site is provided, leading to an access road that extends the width of the site. The majority of the dwellings are setback from Canterbury Road East by approximately 40m, with large areas of landscaping to the front of the site. This is characteristic of the layout of dwellings on the opposite side of the road, close to the roundabout, where large areas of landscaping are also visible between the dwellings and the highway. Given the type of dwellings, the spacious layout, and the extensive landscaping provided to the front of the site, it is considered that the proposed development would appear in keeping with the pattern of surrounding development.

The application is in outline form only, with access, layout and scale for consideration. The central access point and general layout is acceptable. Only 3no. dwellings of those proposed are located adjacent to the front boundary of the site. Two of these have a 3m gap to the boundary and one has a 8m gap to the boundary. The dwellings with a 3m gap would appear more dominant from the street, given their forward location, however, all dwellings proposed are 2-storey in height, and the two closest to the boundary have a reduced eaves level, with dormer windows, so it is mainly the roof that would be visible above the boundary wall. Given the general spaciousness across the site, the 2-storey nature of the development, and the particular design of the closest dwellings to the road, it is not

considered that the proposed development would significantly impact upon the character and appearance of the area, but instead would appear well integrated with existing surrounding development, and provide a good quality low density scheme (18 dwellings per hectare) that adequately portrays the transition between the urban area and the countryside.

Details of the appearance and landscaping, including materials, are to be submitted as part of a future reserved matters application.

The impact upon the character and appearance of the area is therefore considered to be acceptable, and in accordance with the NPPF and Policies CC1, SR11 and D1 of the Thanet Local Plan.

### **Living Conditions**

The site adjoins only two neighbouring properties, both of which are to the east of the site, fronting Chilton Lane, and the roundabout between Chilton Lane and Canterbury Road East. The proposed development will be a minimum of 17m from the eastern boundary of the site, and 2m from the southern boundary of the site; and 27.5m from no. 1 Chilton Lane and 35.5m from no. 3 Chilton Lane. It is therefore considered that there will be no significant loss of light, outlook, or privacy from these neighbouring properties. Furthermore, the appearance of the dwellings is not being considered at this stage, and therefore the location of windows and their relationship with neighbouring properties will be assessed during the reserved matters application.

Neighbouring properties can be seen opposite the site, but these are a minimum distance of 35m from the proposed development, and will therefore not be affected.

Within the development itself, the relationship between dwellings with regards to light, outlook and privacy is considered to be acceptable due to their siting, and each of the proposed dwellings is provided with doorstep play space, in accordance with Policy SR5 of the Thanet Local Plan.

The impact upon neighbouring living conditions is therefore considered to be acceptable.

### **Transportation**

The site is provided with a single access into the site, which will be located between the bus stop and the pedestrian crossing.

The application has been submitted with an access plan and a traffic statement. KCC Highways and Transportation have been consulted and raised initial concerns with the proposed scheme. Their recommendation was for the submission of up to date crash data; 120m x 2.4m x 120m visibility splays at the access to the site (due to the location of the site within a 40 mph zone); provision of parking restrictions either side of the access to ensure the visibility splays remain clear; vehicle tracking plans to show turning for refuse and emergency vehicles within the site; the removal of a left-in/left-out only access, and the provision of a footpath link between the proposed development and the public highway at the eastern side of the site.

A revised traffic statement and amended plan was submitted, and KCC have advised that they now have no objections, as they do not consider that the proposal for 14 dwellings will generate a significant increase in traffic on the highway network, given that there will only be around 7-8 additional vehicle movements in the network peak hours. The proposed access has suitable visibility, which can be maintained by the introduction of additional parking restrictions on the south side of Canterbury Road East, and the private internal access road provides suitable access and turning for refuse and emergency vehicles. Adequate car parking is also provided within the site to ensure there is no unacceptable parking on the highway, with a minimum of 2no. parking spaces and a double garage per property.

Overall, the impact upon highway safety is considered to be acceptable.

## **Size and Type of Housing**

Policy H8 of the Thanet Local Plan requiring that 'on sites where 10 or more residential units are proposed, the council will require a mix of dwelling sizes and types to meet a range of community needs'. In addition, paragraph 50 of the NPPF advises that local planning authorities 'deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'. Current evidence from the Strategic Housing Market Assessment (SHMA) suggests that there is a shortage of larger homes of three bedrooms and more, and therefore the Council will support proposals that incorporate a higher proportion of houses.

The proposal is for the erection of 11no. 5-bedroom units and 3no. 4-bedroom units. Whilst it would have been preferable to have seen a greater mix of unit sizes that incorporated some 3-bed units, there is a need for large family dwellings within the district. The site is restricted in its limited depth, and is in an area that is characterised by large plots containing large detached dwellings. Only 14no. dwellings are proposed, and therefore the limited mix of unit sizes would not significantly impact the surrounding area. In this instance, the size and type of units is considered to be acceptable.

## **Affordable Housing**

Policy H14 requires that for development that exceeds 14 units, or for sites over 0.5 hectares, 30% affordable housing should be provided. The applicant has proposed 30% affordable housing, which equates to four of the fourteen units proposed. Of these four units, 2no. will be 4-bedroom units and 2no. will be 5-bedroom units. The Council's Strategic Housing Officer has been consulted and has advised that they are happy with the number and breakdown of the affordable units proposed, and recommend that given the size of the units, all of them should be provided as shared ownership. Subject to the submission of a legal agreement securing the provision of 30% housing, the affordable housing provision is considered to be acceptable and in accordance with Policy H14 of the Thanet Local Plan.

## **Impact on Trees**

There are numerous trees both within and outside of the site, along the northern boundary. The proposal is to remove only 2no. trees, in order to achieve the required 120m x 2.4m x

120m visibility splays from the proposed access. All other trees are to remain, with minimal tree works to be carried out, including thinning and pruning, details of which are to be submitted as part of the landscaping reserved matters.

The impact upon the trees is therefore considered to be acceptable.

## **Drainage**

Southern Water have advised that their initial investigations indicate there are no dedicated public surface water sewers in the area to serve this development, and therefore alternative means of draining surface water from this development area required.

Additional drainage details have been submitted, which show that permeable paving will be used, and a soakaway will be provided with each property. KCC SUDs have advised that the submitted drainage details demonstrate that the scheme proposed will work with the specific conditions encountered at the site, and they welcome the intended use of individual plot soakaways, with separate soakaway systems for the driveways and highways.

Subject to safeguarding conditions, the drainage strategy as proposed is considered to be acceptable.

## **Biodiversity**

An ecological scoping survey was submitted with the application. The recommendations contained within the report were that a reptile survey be carried out, given that suitable habitats for reptiles were identified both on the site, and on the adjacent allotments to the south of the site.

A reptile survey has been submitted, which concluded that no reptiles were present on site. KCC Biodiversity have advised that they are satisfied with the submitted reptile survey report, and as no reptiles were recorded, no further information will need to be submitted, and they are satisfied that sufficient ecological information has been provided.

## **Archaeology**

An Archaeological Desk Based Assessment has been submitted with the application. KCC have advised that the site lies in a very high area of archaeological potential as set out in the study, and therefore development here could affect important multi-period archaeological remains but in particular remains of prehistoric date relating to the important archaeology found on the Harbour Approach Road and the known crop mark complexes on Chalk Hill.

KCC note from the site observation contained within the study that the area has been buried under a layer of fill creating an embankment on the southern edge, this probably being spoil from the Nethercourt Estate development. Archaeology could therefore be effectively well preserved but sealed at an unknown depth.

KCC is unclear as to the exact nature of ground modification and ground works involved in the proposals and that would be a matter to consider when more details come forward.

Given the present high archaeological potential but the unknown nature of the potential impact, KCC advise that provision is made in any permission granted for archaeological evaluation to be followed by appropriate mitigation of the impacts of development through either investigation or preservation.

The impact upon archaeology is therefore considered to be acceptable subject to a safeguarding condition requiring archaeological field evaluation works.

### **Financial Contributions**

Policy CF2 of the Thanet Local Plan requires that where a proposed development would directly result in the need to provide new or upgraded community facilities, a financial contribution towards the cost of such provision will normally be sought.

KCC have been consulted and have advised that there would be a requirement for a financial contribution of £63,490.00 towards phase 1 of the new Ramsgate Primary Free School; a financial contribution of £33,037.20 towards Royal Harbour Secondary School phase 2 works; and a financial contribution of £672.28 towards book stock at the local library.

Policy SR5 of the Thanet Local Plan also requires a contribution to be made towards the upgrading of play equipment at the nearest local play area. The Open Spaces Manager has advised that there are two play areas within walking distance of the site, Nethercourt Park and Courtstairs Park, and both are in need of upgraded play equipment. A financial contribution of £12,250 is required by the proposed development towards upgraded play equipment, to offset the additional demand created by the proposed development.

The applicant has agreed to provide all of the required financial contributions, which will be secured through the submission of a legal agreement.

### **Habitat Regulations**

Thanet District Council has produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. The proposed development is 1km from the Thanet Coast and Sandwich Bay SPA, Ramsar and SSSI. Therefore, to enable the Council to be satisfied that the proposed development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required to contribute to the district wide mitigation strategy.

The tariff for this contribution is provided in the SAMM report. For this development the contribution required is in the form of £600 per unit. The applicant has agreed to this contribution, which will be secured through a legal agreement.

## Heads of Terms

The legal agreement to be submitted in support of this application will contain the following commitments:

- 30% affordable housing (shared ownership),
- £63,490.00 towards primary school provision in the form of phase 1 of the new Ramsgate Primary Free School,
- £33,037.20 towards secondary school provision in the form of Royal Harbour Secondary School phase 2 works,
- £672.28 towards library provision in Ramsgate,
- £12,250 towards play equipment at either Courtstairs or Nethercourt play area (Open Spaces Manager to confirm project details)
- £8,400 towards the Special Protection Area.

## Conclusion

The site falls outside of the urban confines on non-previously developed land, and is therefore contrary to Policy H1 of the Thanet Local Plan that requires new housing development to be on previously developed land within the urban confines. However, the site is sustainably located, within walking distance of primary schools and facilities and services within St.Lawrence High Street, there is a local need for housing, and the site is allocated for housing development within the Emerging Draft Local Plan. The site is also surrounded by open space to the west and south of the site, and therefore the retention of this open space is not essential given that the site does not offer recreational opportunities, and it does not offer intrinsically beneficial qualities. The proposed development is for 14no. large 2-storey detached units, with extensive landscaping, which is considered to be in keeping with the surrounding pattern of development, and the character and appearance of the area. There will be no significant impact upon either neighbouring living conditions or highway safety, and 30% affordable housing is proposed along with all financial contributions. It is therefore considered that the benefits of the scheme outweigh the concerns regarding its countryside location, and comply with the requirements of the NPPF. As such it is recommended that members defer and delegate the application for approval as an acceptable departure to Thanet Local Plan Policy H1, subject to the receipt of a legal agreement securing the planning obligations contained within the Heads of Terms.

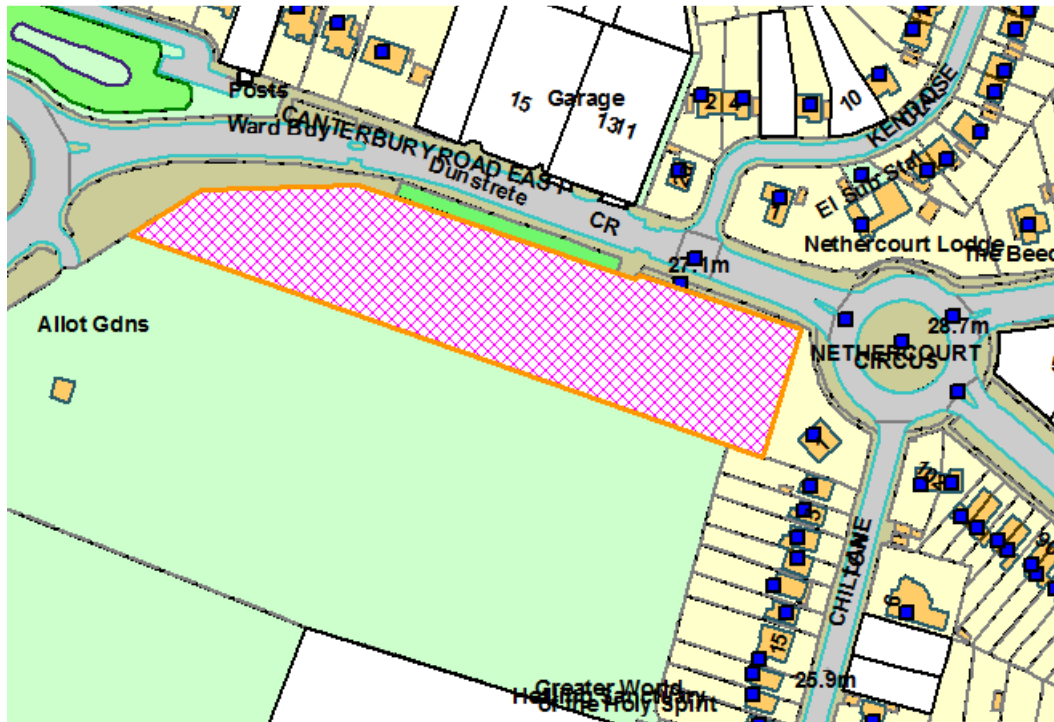
## Case Officer

Emma Fibbens

TITLE: OL/TH/16/1416

Project Land Adjoining 1 Chilton Lane And Canterbury Road East RAMSGATE Kent

Scale:





## THANET DISTRICT COUNCIL DECLARATION OF INTEREST FORM

### Do I have a Disclosable Pecuniary Interest and if so what action should I take?

Your Disclosable Pecuniary Interests (DPI) are those interests that are, or should be, listed on your Register of Interest Form.

If you are at a meeting and the subject relating to one of your DPIs is to be discussed, in so far as you are aware of the DPI, you **must** declare the existence **and** explain the nature of the DPI during the declarations of interest agenda item, at the commencement of the item under discussion, or when the interest has become apparent

Once you have declared that you have a DPI (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must**:-

1. Not speak or vote on the matter;
2. Withdraw from the meeting room during the consideration of the matter;
3. Not seek to improperly influence the decision on the matter.

### Do I have a significant interest and if so what action should I take?

A significant interest is an interest (other than a DPI or an interest in an Authority Function) which:

1. Affects the financial position of yourself and/or an associated person; or Relates to the determination of your application for any approval, consent, licence, permission or registration made by, or on your behalf of, you and/or an associated person;
2. And which, in either case, a member of the public with knowledge of the relevant facts would reasonably regard as being so significant that it is likely to prejudice your judgment of the public interest.

An associated person is defined as:

- A family member or any other person with whom you have a close association, including your spouse, civil partner, or somebody with whom you are living as a husband or wife, or as if you are civil partners; or
- Any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors; or
- Any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000;
- Any body of which you are in a position of general control or management and to which you are appointed or nominated by the Authority; or
- any body in respect of which you are in a position of general control or management and which:
  - exercises functions of a public nature; or
  - is directed to charitable purposes; or
  - has as its principal purpose or one of its principal purposes the influence of public opinion or policy (including any political party or trade union)

An Authority Function is defined as: -

- Housing - where you are a tenant of the Council provided that those functions do not relate particularly to your tenancy or lease; or
- Any allowance, payment or indemnity given to members of the Council;
- Any ceremonial honour given to members of the Council
- Setting the Council Tax or a precept under the Local Government Finance Act 1992

If you are at a meeting and you think that you have a significant interest then you **must** declare the existence **and** nature of the significant interest at the commencement of the

matter, or when the interest has become apparent, or the declarations of interest agenda item.

Once you have declared that you have a significant interest (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must:-**

1. Not speak or vote (unless the public have speaking rights, or you are present to make representations, answer questions or to give evidence relating to the business being discussed in which case you can speak only)
2. Withdraw from the meeting during consideration of the matter or immediately after speaking.
3. Not seek to improperly influence the decision.

### **Gifts, Benefits and Hospitality**

Councillors must declare at meetings any gift, benefit or hospitality with an estimated value (or cumulative value if a series of gifts etc.) of £25 or more. You **must**, at the commencement of the meeting or when the interest becomes apparent, disclose the existence and nature of the gift, benefit or hospitality, the identity of the donor and how the business under consideration relates to that person or body. However you can stay in the meeting unless it constitutes a significant interest, in which case it should be declared as outlined above.

### **What if I am unsure?**

If you are in any doubt, Members are strongly advised to seek advice from the Monitoring Officer or the Democratic Services and Scrutiny Manager well in advance of the meeting.

## **DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS, SIGNIFICANT INTERESTS AND GIFTS, BENEFITS AND HOSPITALITY**

**MEETING** .....

**DATE**..... **AGENDA ITEM** .....

**DISCRETIONARY PECUNIARY INTEREST**

**SIGNIFICANT INTEREST**

**GIFTS, BENEFITS AND HOSPITALITY**

**THE NATURE OF THE INTEREST, GIFT, BENEFITS OR HOSPITALITY:**

.....  
.....  
.....

**NAME (PRINT):** .....

**SIGNATURE:** .....

Please detach and hand this form to the Democratic Services Officer when you are asked to declare any interests.