

A03

F/TH/12/0340

PROPOSAL: Erection of 2No two bed dwellings

LOCATION: LAND ADJACENT 42 TO 44, EFFINGHAM STREET,
RAMSGATE

WARD: Central Harbour

APPLICANT: Thanet District Council

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 Compulsory Purchase Act 2004).

- 2 No development shall take place until details of the means of 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 prevent pollution in accordance with policy NRM2 of the South East Plan.

- 3 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 4 Prior to the commencement of the development hereby approved precise 1:5 joinery details of all windows and bays, to be sash boxes rebated within a reveal, shall be submitted to and agreed in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the permitted development.

GROUND:

To secure a satisfactory treatment of the property that safeguards its special character and appearance as part of the Conservation Area in accordance with Policy D1 of the Thanet Local Plan and guidance contained within the National Planning Policy Framework.

- 5 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, 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.

- 6 Prior to the commencement of the development hereby approved precise details of the railing construction, to include finial detail, at a scale of 1:10 shall be submitted to and agreed in writing by the Local Planning Authority. Such details as are agreed shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the permitted development.

GROUND:

To secure a satisfactory treatment of the property that safeguards its special character and appearance as part of the Ramsgate Conservation Area in accordance with guidance contained within the National Planning Policy Framework.

- 7 All rainwater goods installed within the development hereby approved shall be constructed of cast iron.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.

- 8 The second floor window in the north-west facing elevation of the building hereby approved shall be non-opening, and provided and maintained with obscure glass.

GROUND:

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

- 9 Full details of the type, materials and style of door surround, shall be submitted to, and agreed in writing by, the Local Planning Authority, prior to the commencement of the development hereby approved.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.

- 10 The canopy of the bay windows within the development hereby approved shall be covered in lead.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.

- 11 The proposed development shall be carried out in accordance with plan numbered AD/09-10/100/01 received by the Local Planning Authority on 2 April 2012 and AD/09-10//100/02A, received by the Local Planning Authority on 27 April 2012.

GROUND:

To secure proper development of the area.

INFORMATIVE:

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39a Southgate Street, Winchester, SO23 9EH (tel 01962 858688) or www.southernwater.co.uk.

SITE, LOCATION AND DESCRIPTION

The site is located within the Ramsgate Conservation area, and forms a vacant corner of land on the North West corner of Effingham Street. The site also adjoins Guildford lawn, comprising a row of Victorian houses known as the Guildford Lawn Villas, with a row of Georgian terraces behind. Effingham Street has a mixture of 2 – 4 storey properties of varying design and age, and overall the area is predominantly residential.

PLANNING HISTORY

A Certificate of lawful use application was applied for in 1999 for the existing use of the land for the parking of vehicles. This certificate was issued in June 2007.

A county council application was granted in 2004 for the provision of a temporary library building on the site. An additional application was approved for the use of the land as a contractors compound for use during the rebuild of Ramsgate Library in 2007 (M/TH/06/1317)

An application for the erection of two dwellings was submitted in 2010 and subsequently withdrawn.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of 2no. dwellings on the site, with associated rear gardens. The dwellings are three storey, with Mansard roofs behind a parapet, with a rendered finish on the external façade of the buildings. A brick wall with railings above is proposed along the edge of the site with Guildford Lawn.

PLANNING POLICIES

Thanet Local Plan (2006)

H1 - Principle of residential development

D1 - Design

TR16B - Parking Provision

NOTIFICATIONS

Letters of notification were sent to surrounding properties, and a site notice was posted at the site. 3 letters of objection were received from neighbouring property occupiers, outlining the following concerns:

- Lack of parking provision for the new dwellings in an area which is already heavily parked up.
- The site should be used for parking for local residents

Ramsgate Town Council-object due to congestion and lack of parking in the surrounding area. Also note that residents would like open spaces in the area.

Ramsgate Conservation Area Advisory Group- "The proposal will be a welcome addition to the streetscape and has both quality and scale."

CONSULTATIONS

Kent Highway Services- Raise no objections. Note that no obstructions should be placed within the front garden areas and secured and covered parking spaces should be provided at a basis of one space per bedroom.

Southern Water - request an informative is attached to consent outlining that that a formal connection to the public sewer is required together with details of means of draining surface water which should not drain into a public foul sewer.

Conservation Officer – No objections subject to conditions regarding materials, joinery, railings and door surrounds.

Kent County Council Archaeologist– Condition requiring watching brief should be attached to any consent.

COMMENTS

The application is brought before planning committee as Thanet District Council is the applicant. The main issues in determining this application are the principle of development, the impact upon the character and appearance of the surrounding area, the impact upon living conditions and the impact upon highway safety.

Principle of Development

The site is located within the built up area of Ramsgate and has previously been used for the temporary siting of structures serving the library and as an informal parking area by local residents. The land is not considered to be previously developed, as no permanent structures are or were present on the site. Policy H1 states that all new residential development will only be provided on allocated sites and land that is previously developed within the built urban confines. Notwithstanding this policy objection to the development, there are instances where housing development on non-previously developed land in the urban confines may be acceptable.

Character and appearance

Effingham Street is one of the oldest streets in Ramsgate, with a mixture of design styles, storey heights and housing types. The majority of dwellings in the streetscene are 2- 4 storeys in height. The proposed dwellings would be three-storey in height, with a mansard roof and bay windows at ground floor level. The external height and design of the dwellings will appear in keeping with the appearance of other properties in the street, and the white rendered finish on the building matches a number of similarly designed buildings

along the road. The materials to be used in the building works are also appropriate within the Conservation area, with a natural slate roof, steel railing (matching properties opposite), and cast iron rainwater goods. Due to the gradient of the road (sloping upwards to the corner site) and the varying height of buildings on Effingham Street, the height of the proposal is considered acceptable in relation to the adjacent two storey workshop building. The depth and mass of the building will match other houses on Effingham Street, however the side elevation will be highly visible on the corner as it fronts Guildford Lawn. The elevation is proposed to be white render finish, with a window at second floor level, and this elevation will match no.41 opposite which has the same positional relationship with George Street as the application site with Guildford Lawn. A side brick boundary wall will also front Guildford Lawn enclosing the rear amenity spaces of the dwellings, and the wall will not appear obtrusive in this position.

The plot is within the built urban confines, and the proposal would finish off the row of buildings by filling the vacant plot of the land. The existing area is not considered to be of merit to the character and appearance of the Ramsgate Conservation area. The proposed properties are of similar scale and proportions to existing development in the surrounding area and therefore the proposal respects the existing form of development, and would make a positive contribution to the visual amenities of the Conservation area.

Living conditions

The rear elevation of the property will face towards a three storey building, used by the Small Boat Owners Club, which has two dormer windows at second floor level facing the application site. The rear facing windows in the two dwellings will not overlook any private amenity space, and will not cause any mutual overlooking between residential properties. A side window at second floor level is proposed facing the front elevation of no.8 Guildford Lawn, serving a 2nd floor bedroom, approximately 13 metres distance between the windows. This window will be conditioned to be obscured glazing, and will therefore not result in any direct mutual overlooking between windows.

The position of the dwellings will match the tight pattern of development in the area, and will not result in any sense of enclosure to nearby residential properties. Overall it is considered that the proposal will not result in any significant detrimental impact on living conditions of neighbouring properties.

The proposed dwellings will have adequate outlook from all habitable rooms, and the layout of the units is considered acceptable. Small private gardens are proposed to the rear, and this external space will be able to be used for bin storage, clothes drying and cycle storage. Therefore the standard of accommodation created is considered acceptable.

Highways

The site is within the town centre area of Ramsgate, and it is considered that new development proposals will not be required or expected to provide on-site car parking spaces. The highways officer has raised no objections to the lack of off street parking. Each property will have a rear garden area with separate rear access, meaning that each

property will be able to securely store cycles. The provision made for cycle parking is considered appropriate vehicular parking for new dwellings in this location. The visibility on the corner of the site is a concern raised by residents, and the railing position on the corner of the site has been amended to increase the visibility for cars travelling along Guildford Lawn, and those turning from Effingham Street into George Street. It is considered that the sight lines on the corner of the junction are acceptable, and the highways officer has raised no objection to the application. Overall it is considered that the proposal will not cause any detrimental impact on highways safety, and the proposal is in line with Policy TR16 of the Thanet Local Plan.

Other factors

Southern Water Services has commented that a formal application is required for connection to the public sewer, and an informative will be attached to any potential consent to reflect this.

Objections have been raised to the proposal by local residents, as the open space has previously been used as an informal car parking area by residents, and it has been commented that the residents were promised the land for the purpose once work on the Ramsgate Library had finished. This is not a material planning consideration in respect of this planning application.

Conclusion

It is considered that the proposal would make a positive contribution to the streetscene and the Ramsgate Conservation Area and therefore represents an acceptable development on non-previously developed land. It is therefore recommended that permission be approved subject to the imposition of safeguarding conditions.

Cheryl Macer
CASE OFFICER

F/TH/12/0340

LAND ADJ 42-44 EFFINGHAM STREET, RAMSGATE



GIS by ESRI (UK)



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Organisation	Not Set
Department	Not Set
Comments	
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LAND ADJACENT 42 & 44, EFFINGHAM STREET,
RAMSGATE.

