

A05

F/TH/14/0091

PROPOSAL: Erection of 2No. two storey semi detached dwellings following demolition of existing garage block.

LOCATION: GARAGES ADJACENT TO, 34 PRINCE ANDREW ROAD, BROADSTAIRS, KENT, CT10

WARD: Beacon Road

AGENT: Cube Architecture

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 The proposed development shall be carried out in accordance with the submitted application as shown by the drawings numbered 022/LOT6/001A and 022/LOT6/003, received on 10th March 2014.

GROUND:

To secure the proper development of the area.

- 3 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.

- 4 Prior to the first occupation or use of the development, the area shown on drawing number 022/LOT6/003, received on 10th March 2014. 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 agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

- 5 Prior to the commencement of the development hereby approved, details of the areas for the loading and unloading of vehicles, vehicle turning facilities and

parking facilities for site personnel and visitors to be used during the construction of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The areas as approved, shall be provided prior to the commencement of the development and shall be kept available for the duration of the construction of the development.

GROUND:

In the interest of highway safety.

INFORMATIVE

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

SITE, LOCATION AND DESCRIPTION

The site is within a wholly residential area. The area has a strong degree of uniformity, with a character of spacious two storey dwellings which are a mixture of semi-detached and terraced. The dwellings are set well back from the road with large front gardens. The buildings are typically constructed of brick work to their ground floors with either painted render or hanging tiles to their first floors, under a concrete tile roofs.

RELEVANT PLANNING HISTORY

It is not considered that there is any planning history relevant to the determination of the current application

PROPOSED DEVELOPMENT

This application is for the erection of a pair of semi-detached two storey dwellings, each providing three bedrooms. The dwellings would be of similar scale and layout as the existing pairs of semi-detached dwellings to the north east. Each dwelling would be provided with car parking for two vehicles together with manoeuvring areas to the front of the each property. The dwellings would be finished in brick work and render, under a concrete tile roof. The design and access statement confirms that the dwellings are intended to provide affordable housing.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

H1 - New Residential Development
H4 - Windfall Sites
TR12 - Cycling
TR16 - Car Parking Provision
D1 - Design Principles
D2 - Landscaping
SR5 - Doorstep Play Space

NOTIFICATIONS

Letters have been sent to neighbouring properties and a site notice has been posted. Two representations have been received in response, raising the following concerns:

- The existing garages form a boundary to neighbouring gardens
- Loss of parking
- Loss of access

CONSULTATIONS

Kent County Council Highways and Transportation - Raise no objection, subject to conditions requiring details of the new vehicle crossovers, provision of loading, unloading and parking areas during construction, ensuring that the parking areas proposed are provided in a manner which does not lead to water or other material being deposited on the highway, the provision and retention of car parking and turning areas and details of cycle parking.

Kent Police - The sides and rear of the site should be secured with a fence or wall of at least 1.8m in height. The development should also incorporate appropriate lighting, secure locking devices and bin and cycle storage.

Southern Water - No objection.

Broadstairs and St Peters Town Council - Recommend that the application is approved.

COMMENTS

The application is reported to Planning Committee as the applicant is Thanet Council.

It is considered that the main considerations in the assessment of the application are the principle of the proposed development and its impact on the character and appearance of the area, the living conditions of neighbouring properties and future occupiers and the local highway network.

Principle

Thanet Local Plan policy H1, states that on non-allocated sites, such as is the subject of this application, residential development will only be permitted on previously developed land within the built up confines.

The land is occupied by numerous garage buildings and associated hard standing and I am satisfied that the land is therefore previously developed. The site also lies within the built-up confines of Broadstairs, as shown on the Local Plan Proposals Map. The principle of the proposal is therefore acceptable.

Character and Appearance

The site lies at the end of a short spur off Prince Andrew Road, which is currently in use as an access to the garages on site. It is proposed to erect a pair of semi-detached two storey dwellings of similar scale to the existing pairs of semi-detached dwelling adjacent to the site. The existing pairs of semi-detached properties are staggered back from each other so that they retain a generous set back from the road. The proposal seeks to

continue this pattern of development, setting the buildings back from their immediate neighbours by a comparable distance, with car parking provided to their fronts.

The area has a strong degree of uniformity to the scale, form and design of the buildings. The scale of the buildings also seeks to replicate that of the neighbouring properties, being two storeys in height and of comparable width. Equally, the design mimics the simple style of the neighbouring properties, with brick to its ground floor and pale render to its upper floor, under a concrete tile roof. These materials are exhibited on the neighbouring properties and in the wider area. Front and side gardens, together with generous rear gardens, continue the spacious landscaping between properties.

For the reasons outlined above, it is considered that the proposal would sit comfortably within the area, causing no harm to the character or appearance of the area.

Living Conditions

The proposed dwellings would be set away from neighbouring properties. The side elevation of the closest property, which is No.34 and is to the north east, would be set 4m away from the side elevation of the proposed development, with the proposed dwellings being set back in the plot. No.34 has no side facing windows. Whilst the proposal would intersect the 45 degree line from the closest rear facing windows of this neighbouring property, given the separation distance between dwellings of 4m, it is not considered that this would cause an unacceptable degree of loss of light or sense of enclosure. The original proposal did include side facing windows which would have caused an unacceptable degree of overlooking, however, amendments have been made to the scheme to remove these windows and, as such, I am satisfied that no unacceptable overlooking would be caused.

The properties to the north west, the closest of which is No. 32 Westover Gardens, would be set a significant distance from the proposed development, at a distance of approximately 23m between the front elevation of the proposed dwellings and the side elevation of No.32. Given the separation distance between properties, it is not considered that any loss of light, sense of enclosure or overlooking would be caused to the properties in Westover Gardens. The properties to the south are set even further away and therefore the impact would lessen further.

It is considered that the proposed dwellings would provide an acceptable standard of accommodation, being of a reasonable overall size and having reasonable sized rooms, benefiting from natural light. The development would include a garden area for each property which would provide general amenity space and adequate door step play space.

Highways

The existing site has been used for open car parking and garaging. Whilst existing parking areas would be lost, within this location there are no policies which require the retention of existing car parking. Furthermore, there is evidence that the area is little used and, as such, its loss would not cause any material harm.

The proposal would utilise the existing spur off Prince Andrew Road to provide vehicular access the site. Each property would be provided with two car parking spaces. The proposed access and parking layout would provide sufficient space for manoeuvring, whilst it is considered that two parking spaces is sufficient to meet the needs generated by

the development. KCC Highways have raised no objections to the development; however, they have recommended that several conditions are attached to any grant of permission to ensure that the parking and turning areas integrates with the public highway, a bound surface material is used for the parking areas which prevents the discharge of water onto the highway, the car parking and access areas are provided prior to the first occupation of the dwellings, provision is made for loading and unloading areas and site personnel parking during construction, and wheel washing facilities are provided during construction. It is considered that the majority of the proposed conditions are reasonable and necessary. However, it is noted that wheel washing facilities, used to prevent the deposition of material on the public highway, is covered under separate legislation and, as such, it would be unreasonable duplication to attach this condition to any grant of permission. Furthermore application form states that it is proposed to utilise permeable paving for the parking areas and, as such, conditions requiring the use of a bound surface material and details of measures to prevent the discharge of water onto the highway are unnecessary.

The dwellings include large rear gardens capable of providing sufficient cycle parking facilities for the development.

Other Matters

Concern has been raised that existing accesses to neighbouring properties would be lost should this development be permitted. Rights of access are a civil matter and are not a material planning consideration.

Concern has been raised that the development would lead to the loss of existing boundary treatments, leading to boundaries being open. Again, this is a civil issue which can not be considered as part of this application. However, it is noted that the submitted plans show fences to the majority of the boundaries.

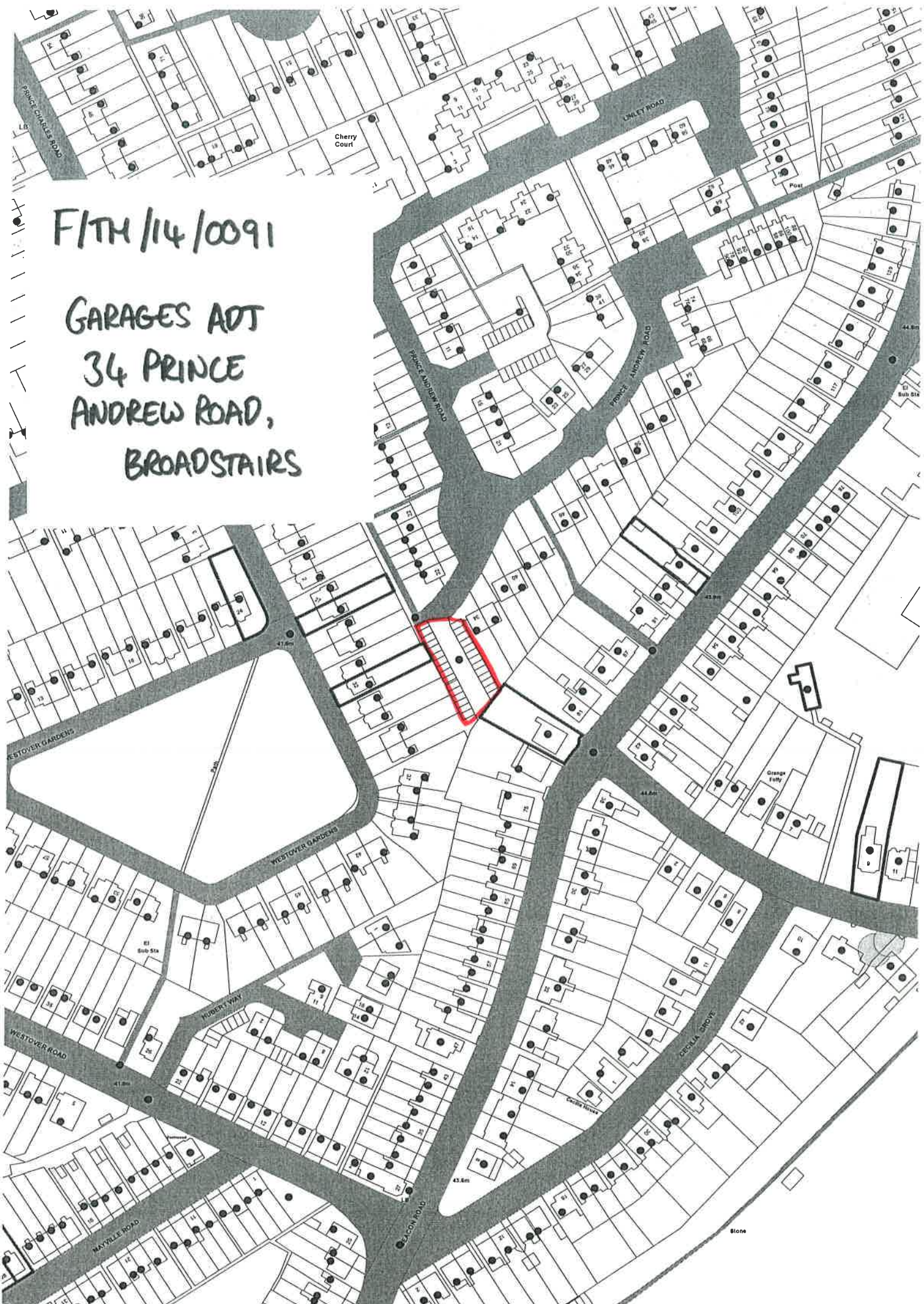
Conclusion

It is considered that the principle of the proposed development is acceptable. Furthermore, it is considered that the proposal would be of no detriment to the character and appearance of the area, the living conditions of neighbouring properties or future residents, or the local highway network, and would be acceptable in all other material respects. It is therefore recommended that planning permission is granted.

Case Officer
Luke Blaskett

F/TH /14 /0091

GARAGES ADT
34 PRINCE
ANDREW ROAD,
BROADSTAIRS



F/TH/14/0091 – Garages adj. 34 Prince Andrew Road, Broadstairs

