

**A09**

**F/TH/14/0097**

PROPOSAL: Erection of 2No. two-storey dwellings with associated car parking

LOCATION: GARAGES AT ST JOHNS AVENUE, RAMSGATE

WARD: Newington

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/LOT/007 and 022/LOT/008, received on 3rd February 2014, and 022/LOT/009B received on 10th March 2014.

**GROUND:**

To secure the proper development of the area.

- 3 The area shown on drawing numbers 022/LOT1/007 and 022/LOT1/008, received on 3rd February 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.

- 4 Prior to the commencement of the development hereby approved, details of the areas to be used for the loading, unloading and turning of construction vehicles shall be submitted to and approved in writing by the Local Planning Authority. The areas as are agreed 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 interests of highway safety.

- 5 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.

- 6 All first floor side facing windows shall be provided and maintained with obscure glass and shall be non opening.

**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.

- 7 No further alterations to the building, whether approved by Classes A, B or C of Part One of 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.

**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](http://www.southernwater.co.uk)

**SITE, LOCATION AND DESCRIPTION**

The site is located off St Johns Avenue, to the end of a short vehicular access. The area is wholly in residential use, and as a planned development has a strong character of two storey road fronting dwellings. The area is considered to be spacious with generous separations between pairs of semi-detached properties which are also set back from the road. Around the junction of access road with St Johns Avenue, this character alters, giving way to terraced properties which are smaller than the semi-detached properties which are prevalent in the wider area.

The site itself lies to the rear of properties on St Johns Avenue and is currently occupied by garages and associated car parking.

**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 occupy the south east of the site, with four car parking spaces, turning areas and access to the north west. The dwellings would be finished in brick and render, under a concrete tile roof.

## 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. Three representations have been received in response, raising the following concerns:

- Some of the garages are rented by a scout group, who would be displaced by the development
- The development would be overlooked by back gardens on both sides
- Loss of access of neighbouring properties
- Inadequate access for service vehicles
- Loss of privacy to neighbours
- Loss of boundary treatments to neighbouring properties

## CONSULTATIONS

**Kent County Council Highways and Transportation** - No objection, subject to conditions regarding measures to prevent surface water being discharged onto the highway; the provision of wheel washing facilities; the provision of construction vehicle loading and unloading areas during construction; and the use of a bound surface material for the first 5m of the access.

**Southern Water** - No objection; however, as there are no public surface water sewers capable of serving the site, an alternative means of surface water drainage will be required

## COMMENTS

This 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 HE1, 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 area is wholly residential in character. The area, generally, has a strong degree of unity, with two storey semi-detached dwellings of similar scale and design. This character alters to around the access to the site, with terraced housing introduced to the area. The site contains existing garages, together with parking and manoeuvring areas, which already disrupt the character of the area. This site is to the rear of properties with no street frontage. However, there are blocks of garages in the approximate location of the proposed dwelling which themselves provide a degree of built form and activity. It is considered that the proposal would not significantly increase the amount of development or activity in this area, albeit it is accepted that these dwellings would be two storeys in height, and, on balance, the development would not significantly harm the character of the area. The scale and height of the development is also considered to be appropriate for this location, although it is not considered that the dwellings would be prominent in any public views. The design and use of materials of this dwelling is also considered to be appropriate, relating well with the character of dwellings within the wider area.

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 two storey dwellings would be located to the rear of properties on St Johns Avenue and Riversdale Road. The closest property to the proposed dwellings is No.23 Riversdale Avenue, which would be set approximately 12m from the side elevation of proposed development to the north east. To the south, the closest properties, No.'s 6 and 6a, would be set approximately 18m from the south western elevation. Given these separation distance, together with the relationship the proposal would have with these neighbours, I am satisfied that no unacceptable sense of enclosure or loss of light would be caused. Whilst side facing windows are proposed, which face towards neighbouring properties at relatively close distance, the applicant has confirmed that these windows would be obscure glazed and non-opening. Having regard for this, together with the separation distance to neighbouring properties, it is not considered that any unacceptable loss of privacy or perception of loss of privacy would result. Front and rear facing windows are also proposed, which would be clear glazed and openable; however, due to the location of these windows and their relationship with neighbouring properties and their gardens, only the rear parts of neighbouring gardens would be overlooked and it is not considered that this degree of overlooking is sufficient to warrant the refusal of the application.

The dwellings would be of an acceptable size, with rooms served by windows to provide natural light and ventilation. Each property would also have access to a rear garden which would provide door step play space and general amenity space. The rear gardens of

properties would, to a degree, be overlooked by existing neighbouring properties; however, it is not considered that this overlooking would be severe and would not result in an unacceptable standard of accommodation.

## **Highways**

The existing site has been used for open car parking and garaging, which would generate its own vehicle movements. 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 dwellings would be served by four car parking spaces to the front of the properties. These spaces would utilise the existing vehicular access onto St Johns Avenue. It is considered that this provision would be sufficient to meet the needs generated by the development. The site also incorporates turning areas, sufficient to allow vehicles to enter and exit the site in a forward gear. It is considered that the access and turning areas are sufficient to ensure that the development would not be materially harmful to the local highway network or pedestrian safety.

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

Concern has been raised that the site access would be inappropriate for access by service vehicles. Having regard for the width of the access, it is considered that a fire appliance could access the site. Refuse vehicles could equally gain access to the site, although the refuse stores are within an acceptable carry distance to St Johns Avenue, where refuse vehicles can also stop.

Concern has also been raised regarding the loss of access to neighbouring properties. Access across the site for neighbouring properties is a civil issue, which can not be considered as part of this planning application.

## **Other Matters**

Concern has been raised that some of the existing garages are used by a local scout group. The loss of storage space for an organisation is not considered to be a material planning consideration and can not, therefore, be given weight in the determination of this application.

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**

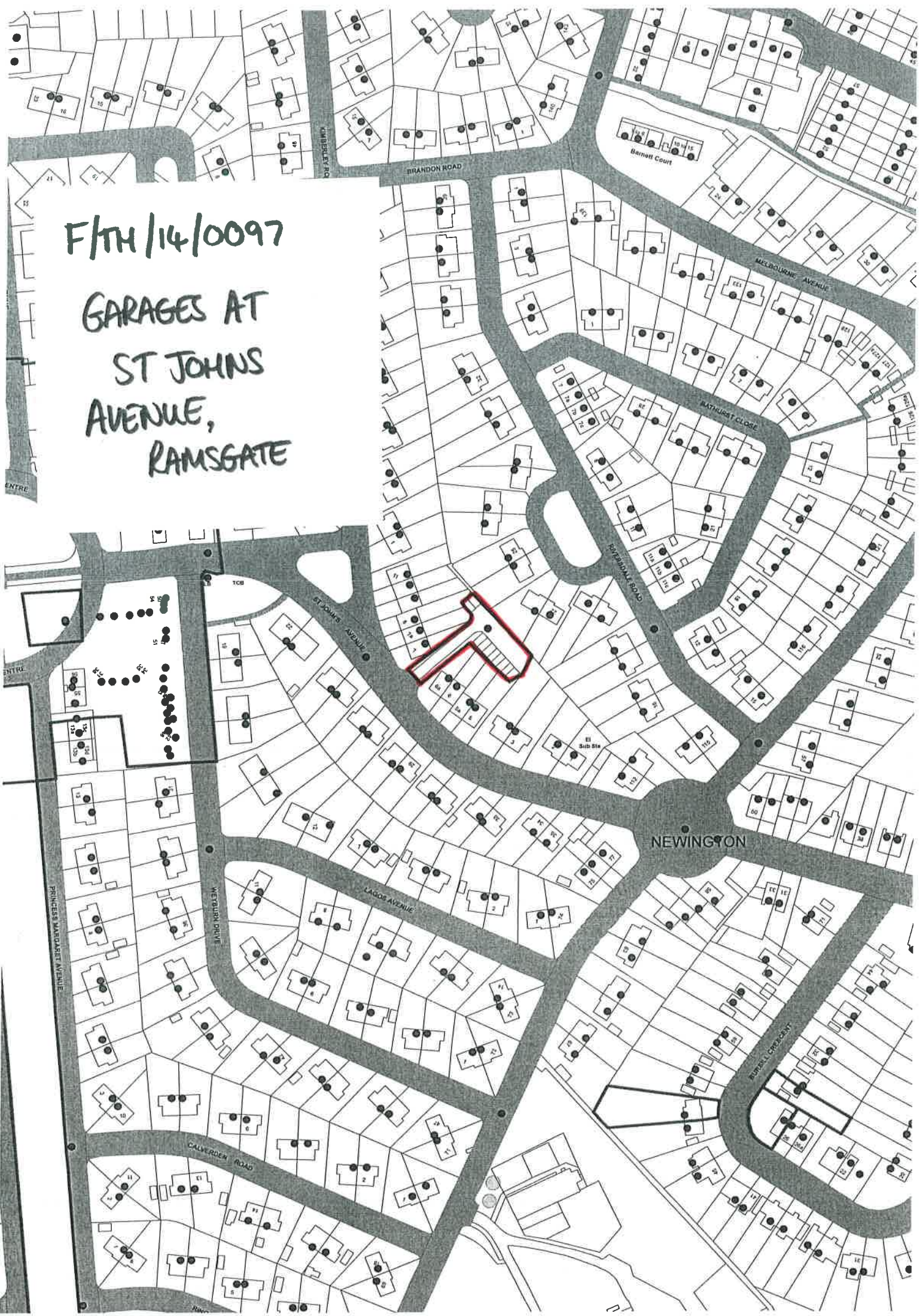
It is considered that the principle of the proposed development is acceptable. Furthermore, it is considered that the proposal would be of no detriment to the character

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/14/0097  
GARAGES AT  
ST JOHNS  
AVENUE,  
RAMSGATE





F/TH/14/0097 – Garages at St Johns Avenue, Ramsgate

