

**A13**

**F/TH/13/0785**

**PROPOSAL:** Change of use of buildings to 2No. dwellings, erection of two rear dormer windows to "The Bakery" and erection of a side extension and external stairs to "The Granary", together with the insertion of windows and doors to both buildings and the formation of hard standings without compliance with condition 2 of planning permission F/TH/11/0848 to allow changes to the design

**LOCATION:** LAND AND BUILDINGS ADJACENT TO THE OLD GRANARY, RAMSGATE ROAD, SARRE, BIRCHINGTON, CT7 0JU

**WARD:** Thanet Villages

**AGENT:** John Elvidge Planning Consultancy

**APPLICANT:** Mr Baes

**RECOMMENDATION:** **Approve**

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the 20th June 2016.

**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 P/111/01(1) Revision B and P/111/01(2) Revision B received on 8th October 2012, 'Canterbury Road, Sarre', received on 18th April 2013, and P/110/01 (1) Revision C and P/110/01 (2) Revision C, received on 19th September 2013.

**GROUND:**

To secure the proper development of the area.

- 3 No development shall take place to "The Granary" until details of foundations designs and any other proposals involving below ground excavation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**GROUND:**

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

- 4 No development shall 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 scheme of investigation which has first 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 National Planning Policy Framework.

- 5 Prior to the first occupation or use of the development, the area shown on the drawing entitled 'Canterbury Road, Sarre', received on 18th April 2013, for the parking and manoeuvring of vehicles shall be fully operational. The area agreed shall thereafter be maintained for that purpose.

**GROUND:**

In the interests of highway safety.

- 6 Prior to the first occupation of the development the visibility splays shown on the drawing entitled 'Canterbury Road, Sarre', received on 18th April 2013, shall be provided and thereafter maintained to the access to Canterbury Road with no obstruction above a height of 1 metre.

**GROUND:**

In the interest of highway safety.

- 7 Prior to the occupation of the development hereby approved, the redundant vehicle crossing to Canterbury Road shall be removed and the footway reinstated in accordance with the specifications set out in the Kent Design Guide.

**GROUND:**

In the interests of highway safety.

- 8 The vehicular access proposed to Canterbury Road shall be constructed of a bound surface material for the first five metres of the access from the edge of the highway and shall provide for the disposal of surface water within the site so as to prevent its discharge onto the highway.

**GROUND:**

In the interest of highway safety.

- 9 Prior to the commencement of the development hereby approved, details of the parking for site personnel, operative and visitors, including the access, parking and manoeuvring space, shall be submitted to and approved in writing by the Local Planning Authority. The approved parking shall be provided prior to the commencement of the development.

**GROUND:**

In the interest of highway safety.

- 10 No gates shall be provided to the access onto Canterbury Road within 6m from the edge of the highway.

**GROUND:**

In the interest of highway safety.

- 11 At the time of development the access to Canterbury Road shall be provided at a gradient of 1 in 10 for the first 1.5m from the highway boundary and no steeper than 1 in 8 thereafter.

**GROUND:**

In the interest of highway safety.

- 12 The development shall be carried out in accordance with the submitted weatherboarding, concrete roof tile and natural roofing slate samples.

**GROUND:**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 13 Prior to the commencement of the development of "The Bakery", hereby approved, joinery details including plans, elevations and sections through glazing bars, frames and mouldings at a scale of 1:5 of all new external windows and doors shall be submitted to and approved 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 approved development.

**GROUND:**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 14 Prior to the commencement of the development of "The Granary", hereby approved, joinery details including plans, elevations and sections through glazing bars, frames and mouldings at a scale of 1:5 of all new external windows and doors shall be submitted to and approved 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 approved development.

**GROUND:**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 15 Prior to the commencement of the development of "The Granary", hereby approved, joinery details including plans, elevations and sections of the tread, handrail, baserail, balusters, newel posts and balcony at a scale of 1:5 of the new external staircase shall be submitted to and approved 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 approved development.

**GROUND:**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 16 At the time of the development the roof light within the southern elevation of the

extension to 'The Granary' shall be fitted flush with the external plane of the roof slope.

**GROUND:**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 17 All rainwater goods installed shall be constructed of cast iron or aluminium.

**GROUND:**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 18 Prior to the commencement of the development hereby approved, details of the location of bin storage, shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage facilities and clothes drying facilities as approved shall be provided prior to the first occupation of the dwellings hereby approved and shall be kept available for that use at all times.

**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.

SITE, LOCATION AND DESCRIPTION

The site lies outside of the village confines of Sarre, within a loose group of agricultural buildings around Sarre Windmill. This group is set between Canterbury Road and Ramsgate Road and is distinct from the built up area of the village and the dwellings which address Ramsgate Road. The site is also within the Former Wantsum North Shore Landscape Character Area. The land rises steadily from west to east across the site.

'The Granary', also known as the Mill Shop, is Grade II Listed, dating from the late C18th or early C19th.

To the East of the site is the Grade II Listed Sarre Windmill, which dates from 1820. Also to the east is the site of an Anglo-Saxon cemetery, parish Church of St Giles and associated remains, which is a Scheduled Ancient Monument.

RELEVANT PLANNING HISTORY

F/TH/82/0140 - Conversion of disused farm building into residences and erection of one new dwelling - Refused

F/TH/90/0825 - Erection of 2 single storey buildings to form retail shop and granary store and change of use of the existing outbuildings to tearooms of use in connection with Sarre Mill- Granted

F/TH/11/0848 - Change of use of buildings to 2no. dwellings, erection of two rear dormer windows to "The Bakery" and erection of a side extension and external stairs to "The Granary" together with the insertion of windows and doors to both buildings and the

formation of hard standings - Granted

L/TH/12/0262 - Application for listed building consent for the erection of single storey side extension, insertion of window, reconstruction of external stairs together with internal alterations, following demolition of existing side extension - Granted

### PROPOSED DEVELOPMENT

This application seeks alterations to the previously approved proposal, under application number F/TH/11/0848, to allow alterations to the design of the proposal, including internal alterations to the existing building allowing additional living space for the property.

The variations to the scheme from that which has already been granted includes the installation of a new pair of doors to the front elevation, which would be a replacement for an existing door, and the insertion of two new windows to replace one existing larger window. To the rear it is proposed to remove a proposed set of French doors and install a smaller set of French doors towards the side of the building, insert new windows and replace one window with a small dormer to match the two dormers already granted.

No alterations are proposed through this application to "The Granary", which is understood to now be in different ownership.

### DEVELOPMENT PLAN POLICIES

#### **Thanet Local Plan 2006**

H1 - Residential Development Sites  
TR12 - Cycling  
TR16 - Car Parking Provision  
D1 - Design Principles  
D2 - Landscaping  
HE12 - Archaeological Sites and Preservation  
SR5 - Play Space  
CC1 - Development in the Countryside  
CC2 - Landscape Character Areas

### NOTIFICATIONS

Letters have been sent to neighbouring properties, a site notice has been posted and an advert has been placed in the local newspaper. No representations have been received in response.

Ramsgate Conservation Area Advisory Group - Raise concerns the design is "plain and pedestrian".

### CONSULTATIONS

**KCC Highways and Transportation** - No objection as no alterations are proposed from the previous approval.

**KCC Archaeology** - No objection, subject to conditions being attached to any grant of permission requiring the submission of details of a programme of archaeological work, details of foundation designs and submission of a programme of building recording.

## COMMENTS

This application has been brought before Planning Committee as a departure from Thanet Local Plan Policy H1. The main issues for consideration are the principle of the development and its impacts on heritage assets, the character and appearance of the area, living conditions and transport.

### **Principle**

Policy H1 of the Local Plan states that on non-allocated sites, such as that which is the subject of this application, residential development will only be permitted on previously developed land within the built-up confines, or where specifically permitted by other Local Plan Policies. Policy CC1 of the Local Plan 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.

The site lies outside of the village confines of Sarre, within the Countryside. The proposed development is therefore contrary to policies H1 and CC1 of the Thanet Local Plan. However, the principle for the development has already been established and an extant permission exists for the change of use of these buildings to dwellings. On this basis, it is therefore considered that the principle of the development is acceptable.

### **Heritage Assets**

The site is adjacent to Sarre Mill, which is a Grade II Listed Building constructed in 1820 and heightened in 1856. The Granary is also Grade II listed, under the title 'Mill Shop', dating from between the late C18th and early C19th. The Windmill was first listed in 1963, whilst the Mill Shop was first listed in 1990. It is considered that, at the time of their listings, the bakery was within the curtilage of the Windmill and Granary and, as such, is considered to be curtilage listed. It is considered that the existing buildings, together with Sarre Windmill and other buildings, form part of an historic farmstead.

'The Bakery' is listed due to its location within the curtilage of the listed building and has heritage significance in its own right and as part of the complex of agricultural buildings around Sarre Windmill. This building is currently disused, although some renovation works have already taken place. The proposal would include significant further alterations to this building to facilitate its use for residential purposes; however, as identified in the previous application, these alterations would primarily be to the elevation which faces away from the primary listed buildings. It is considered that the residential use of this building would also, in principle, be appropriate and provide a viable use of the heritage asset.

The development would also include the removal of C20th accretions from the building, improving its immediate setting.

The National Planning Policy Framework requires that regard is had for whether development would cause harm to the significance of heritage assets. Where harm is identified, permission should be refused unless there are public benefits, such as securing the long-term viable use of the building, which outweigh the harm caused.

The front elevation of 'The Bakery', which addresses the listed buildings, would be little changed from its current appearance. In place of an existing timber door is proposed a pair of French doors. These doors would be to the western wing of the building, which is a subservient addition to the main, brick built part of the building. It is considered that this

replacement door would be identifiable as a modern introduction, allowing the development of the building to be read. Furthermore, it would act as an interesting counterpoint to the retained pair of double doors to the eastern wing of the building and, as such, it is considered that this alteration is acceptable. The replacement of the existing window to the front elevation with two smaller windows is considered a positive change, with these windows being of a proportion which relates better to those within the brick section of the building.

The main changes to this building are to its rear elevation where an extension, which appears to have been used as part of a piggery and considered to be of little merit, is to be removed. The relocation of the French doors into the western wing of the building is considered to be positive, retaining symmetry to the main brick section of the building. The introduction of small new windows and a third, central, dormer are considered to be neutral, affecting the least prominent elevation of this building which is considered to be of limited heritage significance and would not be readily visible in conjunction with the primary listed buildings. It is considered that these alterations would not harm the overall character of the building and provide an acceptable level of intervention which is required to allow the buildings viable reuse.

The proposed development would largely maintain the integrity of the two buildings and I consider that the conversion of the buildings for residential use and the scale and nature of the interventions is such that the proposals would not compromise this and would not cause unacceptable harm to the significance of the heritage assets or their settings. In my opinion, the proposal would represent the optimum viable use of these listed buildings.

KCC Archaeology have requested that programmes of work are secured for archaeological works, building recording and foundation design. Studies have been carried out in relation to archaeological works and building recording and, as such, no condition is required in this respect. Furthermore, it is only "The Granary" which is to be significantly extended and, as such, it is considered that the details submitted should be in respect of works to this building solely.

### **Character and Appearance**

The site lies within the countryside where special regard must be had for preserving the rural character and appearance of the area. Additionally, the site is within the Former Wantsum Channel North Shore Area, where development will only be permitted where it would not damage the setting of the Wantsum Channel, and long views of Pegwell Bay, the Wantsum Channel, the adjacent marshes and the sea.

The proposals are considered to represent the optimum viable use of heritage assets and, given that the proposal would not add to the built form and its location which does not feature in long views, the proposal would not harm the character and appearance of the area.

### **Living Conditions**

The application does not propose any significant enlargements to 'The Bakery'. Furthermore, only one new upper floor window is proposed, which would be a significant distance from the nearest neighbouring property and adjacent to two dormers which have already been granted permission. I am therefore satisfied that no significant overlooking, loss of light or sense of enclosure would be created to detrimentally affect the living conditions neighbours.

It is considered that the dwellings would provide adequate living conditions for future occupiers.

### **Transportation**

The development would be served by a vehicular access onto Canterbury Road, as has been previously approved. At present, the site is served by an access onto Ramsgate Road, whilst an additional access is also provided to the north of the site onto Canterbury Road.

### **Conclusion**

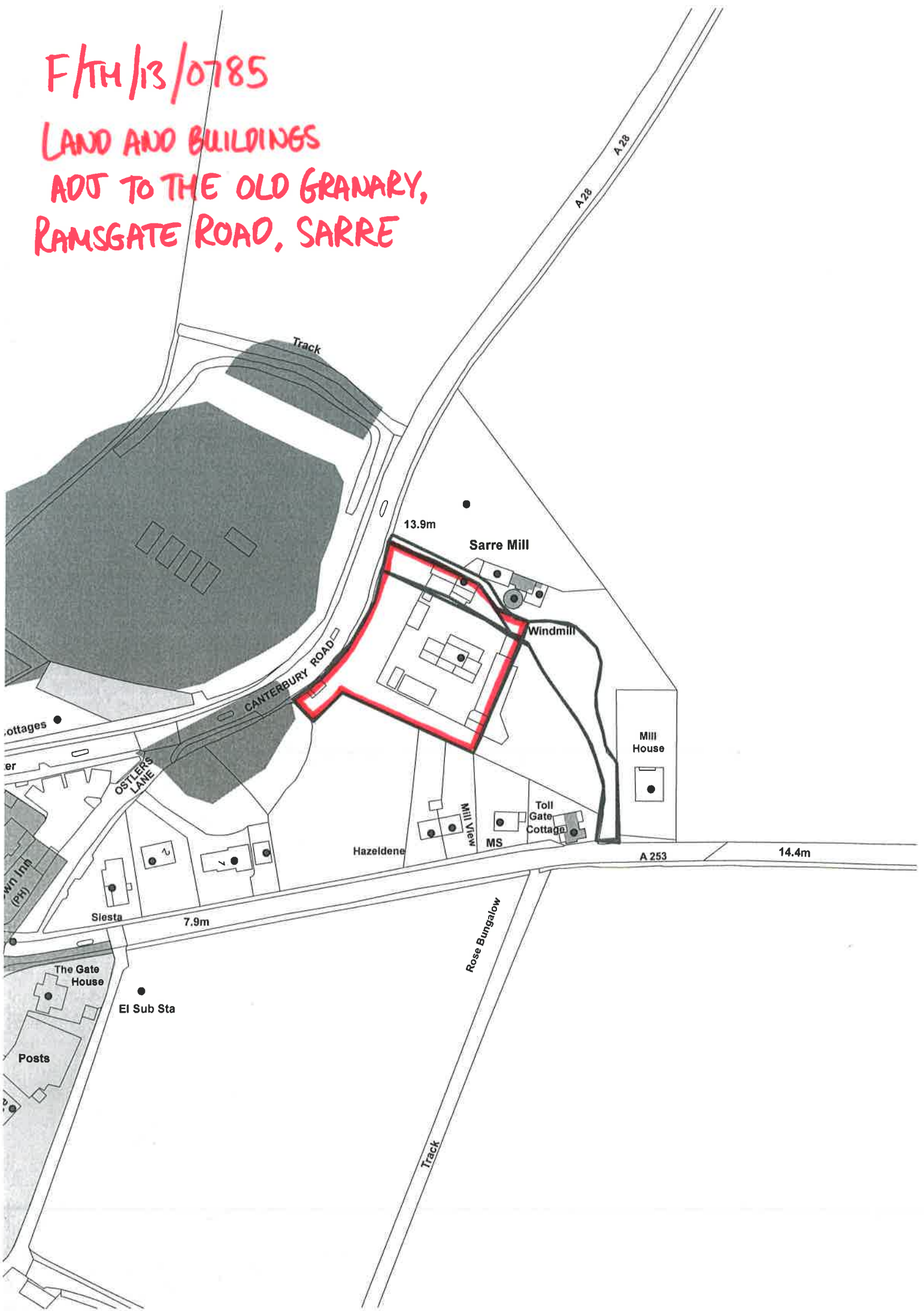
The proposed development would introduce additional residential units within the Countryside and therefore is not supported by Local Plan Policies H1 and CC1. However, there is extant permission for the conversion of these buildings, whilst the proposal is considered to be acceptable in all material respects. It is therefore recommended that permission is granted.

### **CASE OFFICER**

Luke Blaskett



F/TH/13/0785  
LAND AND BUILDINGS  
ADJ TO THE OLD GRANARY,  
RAMSGATE ROAD, SARRE



F/TH/13/0785 – Land and Buildings Adj. to the Old Granary, Ramsgate Road, Sarre

