

A14

F/TH/13/0848

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 of condition 2 attached to planning permission reference number F/TH/11/0848 to allow alterations to the internal layout, insertion of a window to side elevation and to retain the existing external staircase

LOCATION: THE OLD GRANARY, SARRE WINDMILL, RAMSGATE ROAD, SARRE, BIRCHINGTON, CT7 0JU

WARD: Thanet Villages

AGENT: E K Drawing Service Ltd

APPLICANT: Mr M Aaronovich

RECOMMENDATION: **Approve**

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 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/1111/01(1) Revision B and P/1111/01(2) Revision B received on 8th October 2012, 'Canterbury Road, Sarre', received on 18th April 2013, and BDG8886, received on 11th October 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 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written 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 National Planning Policy Framework.

- 6 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.

- 7 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.

- 8 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.

- 9 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.

- 10 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.

- 11 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.

- 12 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.

- 13 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:

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 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.

- 15 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.

- 16 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 and newel posts 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.

- 17 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.

- 18 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.

- 19 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 internal layout of the building, the insertion of a window to the side elevation and the retention of the existing external staircase.

No alterations are proposed through this application to "The Bakery", 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.

CONSULTATIONS

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 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 Granary' is two storeys in height, is finished with shiplap timber boarding and a clay tiled roof. Internally the timber frame of the building is visible, whilst the ground floor has been converted into a cafe, with an associated kitchen. An external timber staircase is provided, granting the only access to the first floor. The proposed development would largely retain the buildings in their current form and would also include the removal of C20th accretions from both buildings, improving their immediate setting. This application proposes changes to the 2011 permission. These changes are solely to 'The Granary', with the works to 'The Bakery' remaining unchanged by this application.

To 'The Granary', the granted works include the demolition of the existing side extension, including the part constructed toilet block and replace it with a single storey, pitched roof

extension of similar size. This extension would be finished in weatherboarding, under a fibre cement 'slate' roof. The main building would remain largely as existing, the only alterations being the insertion of a window at ground floor level. In addition, the current application seeks the erection of a new staircase, the insertion of a new side window and alterations to the internal layout.

Externally, it is proposed to erect a new staircase to serve the first floor door. A staircase with a landing area had previously existed in this location, although it was in a very poor state of repair. The previous scheme sought to replace this staircase like for like; however, this application alters the staircase. It is not considered that the design of the staircase added to the significance of the building, whilst similar staircases to that which is now proposed are not uncommon to agricultural buildings. A smaller, but similarly designed, staircase exists on the neighbouring windmill. Furthermore, the addition of one window within the side elevation, which already contains one window, is not considered to be harmful. Internally, it is proposed to remove the bathroom from the kitchen area, within the new extension and reintroduce a new bathroom at first floor level, together with alterations to the staircase. It is not considered that these changes would be of any material harm to the character of the building.

It is considered that the changes to this building, to enable its use as a dwelling, are relatively minor. Having regard for the existing condition of this listed building, it is not considered that the proposed changes, subject to conditions regarding materials and detailing, harm the significance of the building, the settings of other heritage assets or the character and appearance of the area.

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. It is considered that these works should be secured by condition.

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 Granary'. Furthermore, no new upper floor windows are proposed which would give rise to any unacceptable overlooking. 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

No alterations are proposed to the previously approved access and car parking. It is therefore considered that this aspect of the proposal remains acceptable.

Conclusion

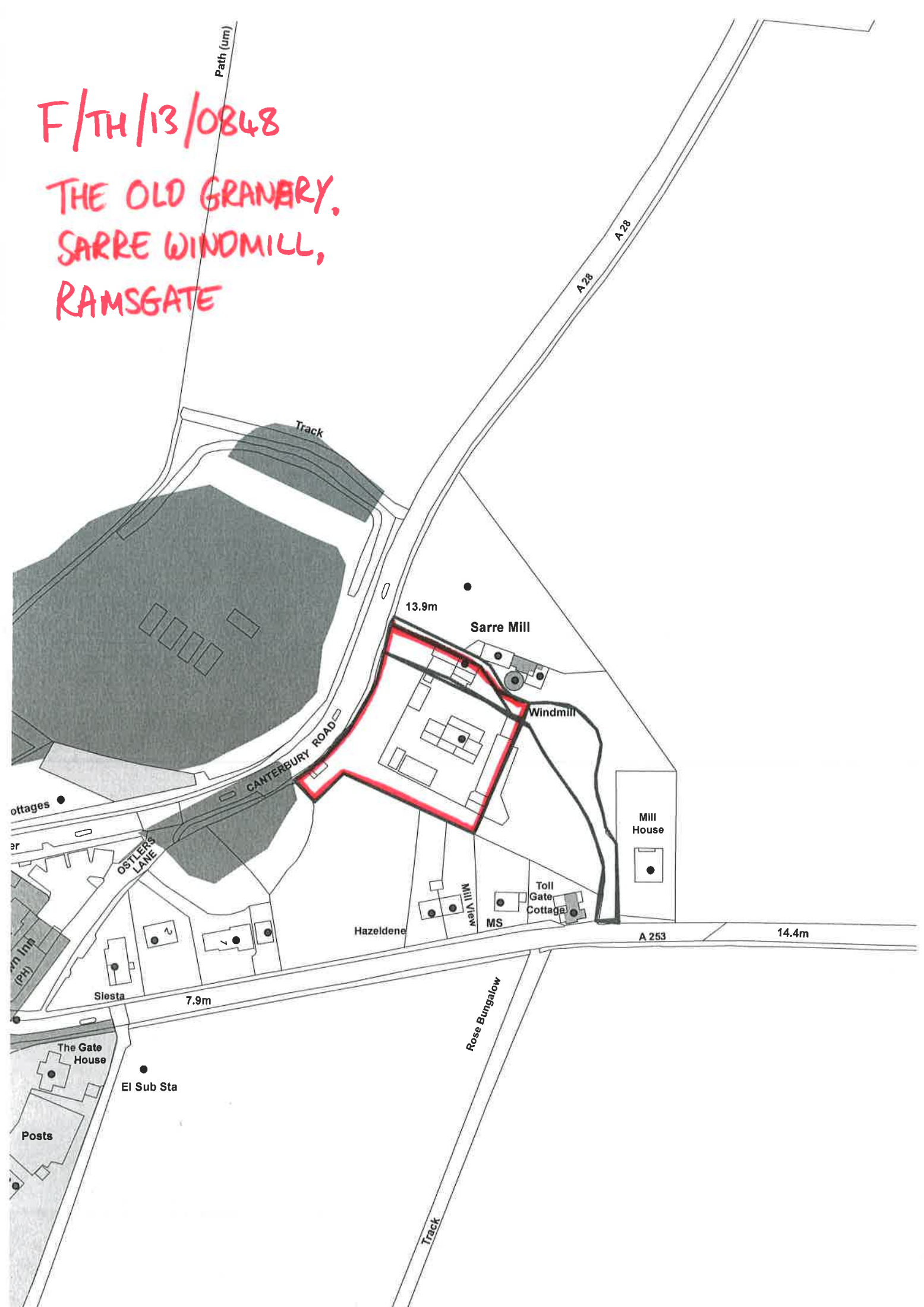
The proposed development would introduce additional residential units within the Countryside and therefore is not supported by Local Plan Policies H1 and CC1. However, there is extant permission for the conversion of these buildings, whilst the proposal is considered to be acceptable in all material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

CASE OFFICER

Luke Blaskett

F/TH/13/0848

THE OLD GRANARY,
SARRE WINDMILL,
RAMSGATE



F/TH/13/0848 – The Old Granary, Sarre Windmill, Ramsgate Road, Sarre

