

A10

F/TH/14/0087

PROPOSAL: Erection of 3No. dwellings

LOCATION: GARAGES ADJACENT 82 TO 90, CHICHESTER ROAD,
RAMSGATE, CT12 6NZ

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/LOT1/011a and 022/LOT1/012A, received on 10th March 2014.

GROUND:

To secure the proper development of the area.

- 3 No development shall take place until all off-site highway works have been completed. These works include the stopping up of the existing bell-mouth vehicular access, the provision of new dropped kerbs and the reinstatement of footpaths.

GROUND:

In the interests of highway safety.

- 4 The area shown on drawing number 022/LOT1/011a, 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 development hereby approved, full details of both hard and soft landscape works, to include:
 - species, size and location of new trees, shrubs, hedges and grassed areas to be planted

- the treatment proposed for all hard surfaced areas beyond the limits of the highway

shall be submitted to, and approved in writing by, the Local Planning Authority. Details of hardstandings shall show a consolidated surface material and shall include the method for draining surface water with the site.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan and in the interests of highway safety.

- 6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan and in the interests of highway safety.

- 7 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.

- 8 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.

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 located off Newington Road on Chichester Road. The area is wholly residential, with a mix of one, two and three storey buildings. To the east of the site there is a three storey block of flats, whilst to the west lies a terrace of two storey dwellings, which are set perpendicular to the road. The site is currently used as an informal car park and is finished with a concrete hard standing across its entirety. The buildings in the area are typically constructed of red brick work with areas of either painted render or hanging tiles, under a concrete tile roofs. The block of flats adjacent to the site and the bungalows opposite are, however, constructed in yellow brick work.

RELEVANT PLANNING HISTORY

OL/TH/09/0699 - Outline application for the erection of 1no. 4 bed dwelling following demolition of existing garages with all matters reserved - Granted

PROPOSED DEVELOPMENT

This application is for the erection of a pair of semi-detached two storey dwellings, each providing two bedrooms. The dwellings would be of similar scale as the dwellings which form the adjacent terraces. Each of these dwellings would be provided with one off-street car parking space. An additional single storey dwelling is proposed to the rear of the site, which would front onto the existing vehicular access serving the adjacent flat block. This dwelling would also provide two bedrooms. The dwellings would all be finished in yellow brick work, under a concrete tile roof, whilst the two storey dwellings would have a central panel of cladding which would replicate the neighbouring terraced dwellings. 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. No representations have been received in response.

CONSULTATIONS

Kent County Council Highways and Transportation - No objection, subject to moving the parking area so that it does not include areas of highway and moving front doors accordingly. The existing bell mouth vehicular access should be stopped up and a new vehicle crossing proved. The frontage should be finished in alternate materials to demarcate it from the highway.

Southern Water - No objection

Kent Fire and Rescue - The access road is less than 3.7m in width, below the width required for a fire appliance.

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 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 used for car parking and is covered by hard standing and I am satisfied that the land is therefore previously developed. The site also lies within the built-up confines of Ramsgate, 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 with a mix of detached, semi-detached and terraced houses, bungalows and blocks of flats. Equally, there is a range of materials within the locality. The site is considered to be located at the point where the matching rows of red brick terraces gives way to more mixed forms of development, including blocks of flats and bungalows, constructed in yellow brick. The proposed dwellings to the front of the site would be two storeys in height and of a design which references the terraced properties to the west, but constructed of yellow bricks, linking it with the properties to the north and east. It is considered that the scale and layout of these buildings would create an appropriate junction between the developments to either side and provide a welcome enclosure to the street. The detailed design and materials, likewise, references the character of the area successfully and responds positively to its setting.

The dwelling to the rear of the site would not front the street; however, it is considered that this relationship is not uncommon within the area. The terraces within Chichester Road are set at right angles to the road and are accessed via a pedestrian pathway, Surrey Close includes four dwellings which are served by a small vehicular access, whilst adjacent to the site, No.162a Newington Road is located to the rear of No.164. Having regard for the character of the area, it is not considered that the erection of one single storey dwelling in this location would harm the character of the area. Furthermore, due to its location and scale, this dwelling would not be prominent in any public views, whilst the detailed design and use of materials is also considered to be acceptable.

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 front Chichester Road, set approximately 10.5m from the rear of No.s 79 to 81. This separation is comparable with that of the approved 2009 application for the erection of one dwelling. It is considered that this separation distance is sufficient to ensure that no unacceptable loss of outlook or sense of enclosure is created. The proposed dwellings would be located to the east of the No.'s 79 to 81, with the tall three storey block of flat to the east of the proposal. Given this relationship, it is not considered that the proposal would cause any unacceptable loss of light. The only upper floor window capable of causing overlooking to these dwellings would serve a bathroom. Provided that this window is obscure glazed and non-opening, which can be secured by condition, it is not considered that any unacceptable overlooking would be caused.

Having regard for the scale and location of the bungalow, it is not considered that this dwelling would cause any loss of light, sense of enclosure or overlooking to neighbours.

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. Concern is raised that the two storey dwellings would cause a degree of overlooking to the garden and lounge/kitchen/diner of the bungalow, with these windows being approximately 11m from the side elevation of the bungalow. However, on balance, whilst this is not ideal, this relationship is not so harmful that it would warrant the refusal of the application.

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, following visits to the site on several occasions, it appears that this area is little used and, as such, its loss would not cause any material harm.

The proposed two storey dwellings would be served by parking spaces accessed directly from Chichester Road, at one space per dwelling. The bungalow to the rear of the site includes one garage which is of sufficient size to accommodate a car. It is considered that this provision would be sufficient to meet the need of the development, with some availability of on-street parking within the vicinity of the site.

The car parking spaces serving the two storey dwellings would access directly onto the highway, with no turning space. However, given the level of traffic movements on the road, it is not considered that this access would be materially harmful. The bungalow would be accessed via the existing vehicular access. All accesses would have sufficient visibility to ensure that they would not cause unacceptable harm to highway safety.

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

The existing parking court is served by a bell-mouth access to the road. KCC Highways have requested that, should permission be granted, this access should be removed and a new vehicular access across the front of the site should be constructed. It is considered

that this can be secured by condition. It is also considered that the parking areas must be made available prior to the first occupation of the development.

Other Matters

KCC Fire and Rescue have commented that the access is too narrow to allow a fire appliance to access the rear of the property. However, all the dwellings are within 45m of an accessible area and could, therefore, be reached by crews in the event of an emergency.

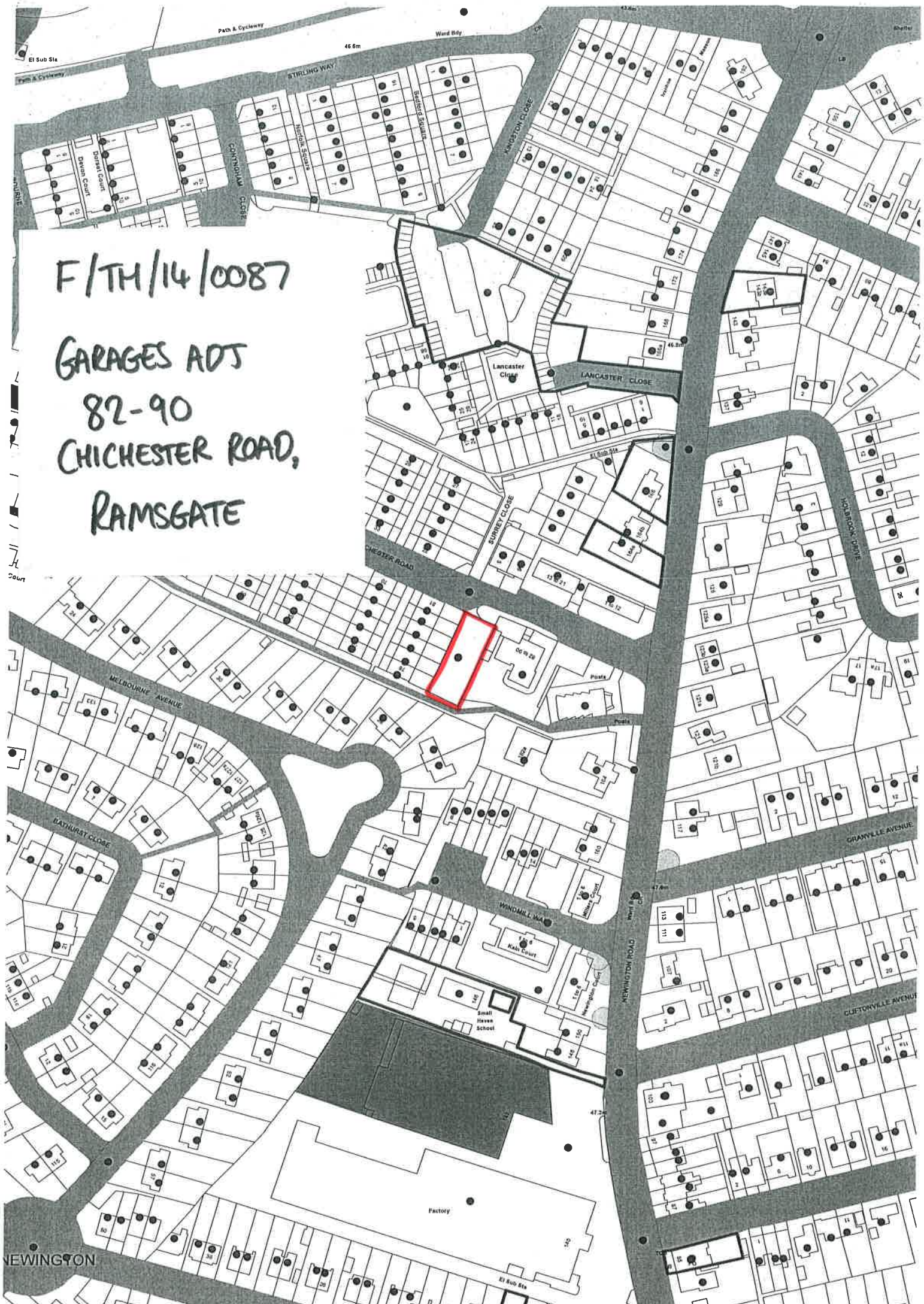
Conclusion

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/14/0087

GARAGES ADJ
82-90
CHICHESTER ROAD,
RAMSGATE



F/TH/14/0087 – Garages Adj. 82 to 90 Chichester Road, Ramsgate

