

**A03**

**OL/TH/14/0639**

**PROPOSAL:** Application for outline planning permission for the erection of 5No. dwellings with all matters reserved, including the diversion of a footpath

**LOCATION:** LAND WEST OF 33A, ALEXANDRA ROAD, BROADSTAIRS

**WARD:** Bradstowe

**AGENT:** E K Drawing Service Ltd

**APPLICANT:** CT10 Parochial Charities

**RECOMMENDATION:** **Approve**

Subject to the following conditions:

- 1 Approval of the details of the layout, scale, landscaping, appearance and access (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority in writing before any development is commenced.

**GROUND:**

As no such details have been submitted.

- 2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

**GROUND:**

In accordance with Section 92(2) of the Town and Country Planning Act 1990.

- 3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

**GROUND:**

In accordance with Section 92(2) of the Town and Country Planning Act 1990.

- 4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

**GROUND:**

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 5 Details pursuant to Condition 1, shall include provision for 2no. off street car parking spaces and manoeuvring and turning facilities to adequately serve each

plot, and shall be provided in accordance with standards to first be approved in writing by the Local Planning Authority. Such facilities as approved shall be operational prior to the occupation of the units, and thereafter shall be maintained for their approved purpose.

**GROUND:**

In the interests of highway safety, in accordance with Thanet Local Plan Policy TR16.

- 6 The details pursuant to condition 1 shall show the provision of a turning head that provides visibility splays (in accordance with the Kent Design standards) within the site which is sufficient to allow for the turning of an 11 metre pantenchnicon

**GROUND:**

In the interest of highway safety

- 7 The details submitted pursuant to condition 1 shall show the re-provision of the existing gate and guardrail currently situated at the end of the existing highway to a location at the end of the newly extended road.

**GROUND:**

In order to prevent motorcycle access to the open space in the interest of highway safety

- 8 No development shall take place until a surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and agreed in writing by the Local Planning Authority for that phase. The scheme shall include:

- i. (if ground conditions suitable) soakaways designed for the critical 100 year plus climate change rainstorm event;
- i. Driveways and car parking areas to comprise permeable paving with porous sub-base designed to store the 1 in 100 year plus climate change critical rainstorm event. (as detailed in the Flood Risk Assessment by Monson, dated June 2012);
- i. Design provision for exceedance events so excess runoff is safely routed away from the dwellings;
- i. Rainwater harvesting and grey water recycling measures should also be incorporated where practicable; and
- i. Details with regard to the proposed maintenance of the drainage scheme.

The scheme shall be implemented at the time of development and thereafter maintained in accordance with the approved details.

**GROUND:**

To prevent the increased risk of flooding, in accordance with the National Planning Policy Framework

9 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of:

- i. the parking of vehicles of site operatives and visitors
- ii. construction vehicles loading/unloading and turning facilities
- iii. wheel-washing facilities
- iv. details of construction haul routes
- v. construction times

The development shall be carried out in accordance with such details that are approved.

**GROUND:**

In the interest of highway and pedestrian safety and the convenience of road users in accordance with policy D1 of the Thanet Local Plan.

a) A formal application for connection to the public sewerage system is required in order to serve this development. To initiate a sewer capacity check to identify the appropriate connection point for the 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).

b) Any Reserved Matters application should include some detail within the design of the proposed dwellings to provide visual interest, such as windows headers and cills, bay windows, chimneys or a mixture of brick colours.

c) Any Reserved Matters application should show ecological enhancements incorporated within the design, layout and landscaping of the development hereby approved

SITE, LOCATION AND DESCRIPTION

The site lies at the end of Alexandra Road, which is a dead end road off Albion Street. The site is outside, but directly adjacent to, the Broadstairs Conservation Area.

Alexandra Road is wholly residential in character, containing a mixture of two and three storey semi-detached and terraced dwellings. The buildings appear to date from approximately the late C19th and early C20th and are designed in a typically Victorian and Edwardian style. The dwellings are set back from Alexandra Road by small front gardens.

To the rear of the site is The Pathway, which serves the rear of properties on Alexandra Road and Harbour Mews and links to Seaview Cottages.

The site itself is currently used informally for the growing of vegetables and storage. It contains several small timber structures, including two sheds and is partially bounded by fences. Around the peripheries of the site are a series of relatively young trees, bushes and shrubs, some of which appear to have been pollarded or lopped in the recent past, whilst the centre of the site is partly cultivated, partly covered in stored materials and wood and partly covered by plants.

### RELEVANT PLANNING HISTORY

It is not considered that there is any relevant planning history for this site.

### PROPOSED DEVELOPMENT

This application proposes the erection of five dwellings. The application is outline, with all matters (appearance, scale, access, landscaping and layout) reserved at this stage.

### DEVELOPMENT PLAN POLICIES

#### **Thanet Local Plan (2006)**

D1 - Design  
D2 - Landscaping  
H1 - Residential development sites  
H2 - Dwelling supply  
H4 - Windfall sites  
H8 - Size and type of housing  
TR12 - Cycle parking  
TR16 - Car Parking  
SR5 - Doorstep play space  
SR11 - Private open space

### NOTIFICATIONS

Letters have been sent to neighbours, a site notice has been posted and an advert has been placed in the local newspaper. Nineteen representations have been received, raising the following concerns:

- Loss of recreation space/amenity land
- The development would be out of character with the area
- Impact on neighbouring properties
- Increased noise and disturbance
- The development would not benefit the poor and needy of Broadstairs
- Inadequate access for refuse vehicles, fire appliances etc.
- Inadequate car parking
- The dwellings are too small
- Loss of habitat
- Loss of trees
- Loss of light to west facing windows in the neighbouring property

- Potential danger during construction works
- Loss of green space
- Overlooking
- The road is too narrow for cars and fire appliances
- With the Vere Road development there are enough houses being built

**Broadstairs and St Peters Town Council** - Recommend approval, but with a concern that the site encroaches upon land which is leased by Broadstairs and St Peters Town Council.

**Broadstairs Society** - Raise several points for consideration. 1) The land was left in Trust for the poor of Broadstairs. 2) The development should not jeopardise the Conservation Area and should harmonise with the Vere Road development. 3) The Conservation Officers views must be taken into account. 4) The Highway Authority's views should also be taken into account.

## CONSULTATIONS

**KCC Highways and Transportation** - The existing gate and guard railing situated at the end of the existing highways on Alexandra Road is in place to prevent motorcycle access to the open space and would need to be replicated at the end of the newly expanded access road.

The provision of a turning head is appropriate given the absence of turning provision in Alexandra Road, however visibility would rely on visibility across land outside the highway or applicants control. Therefore the turning head would be better placed at the end of the road. This turning head should be sufficient to serve a 11m pentenchnicon with swept paths provided to demonstrate this movement

An informal crossing provision should be engineered so that pedestrians travelling on the southern footway can access the extended northern footway

If the road is to be adopted parking restrictions may be necessary to prevent parking on the public highway. this would need to be funded by the applicant.

There appears to be space for additional vehicle parking space on each plot frontage and it would be prudent, given the parking pressure locally, to provide this additional space to cater for visitors.

**Southern Water** - No objection, subject to an informative being attached to any grant of permission.

**Kent Fire and Rescue** - Adequate turning facilities would be required for a fire appliance in accordance with Building Regulations.

**Kent County Council Ecological Advice Service** - The proposed development has the potential to result in ecological impacts, with the site and its surrounds having habitats and

feature that indicate potential for ecological impacts, including but not limited to the potential for reptiles, breeding birds and bats. The Reptile Survey report that has been submitted presents a reasonable survey effort to support the conclusion that reptiles are unlikely to be present on the site. Nesting birds and hedgehogs are potentially present and avoidance measures to minimise the potential for impacts will need to be secured by condition.

We also advise that ecological enhancements should be secured within the design of the proposed development

**Kent County Council Archaeologist-no comments received**

## COMMENTS

The planning application is brought before members of the Planning Committee as it represents a departure from Policy H1. The planning application is for outline planning permission, with matters of appearance, scale, access, landscaping and layout reserved for future submissions.

### **Principle**

The proposal would represent development on non-previously developed land, which would be contrary to Policy H1 of the Thanet Local Plan. The policy constraints, however, need to be balanced with the fact that there is a current need for housing in Thanet, and on this basis the National Planning Policy Framework (NPPF) indicates that applications for housing should be considered in the context of the presumption in favour of sustainable development. In this case the site lies within the urban confines with access to local amenities and public transport, and is therefore sustainably located within the district. Therefore the development of the site for housing could be accepted in principle subject to the consideration of all other material considerations, including the impact on the character and appearance of the area.

Policy SR11 of the Thanet Local Plan seeks to protect from development private open space where it provides active recreational facilities; meets a deficiency in recreational facilities or has intrinsically beneficial qualities and makes a contribution to the character of the area either in itself or by virtue of the longer distance views it affords. The site does not provide any opportunity for recreation and, subject to whether the site contributes to the character of the area which will be assessed later in this report, the proposal would not be contrary to this policy.

### **Character and Appearance**

The site lies adjacent to the Broadstairs Conservation Area and, therefore, the development has the potential to affect the setting of the Conservation Area. There are also two listed buildings approximately 130m to the north of the site, the settings of which could also be impacted by the development.

Indicative drawings have been submitted with the application, to show a form of development which could be accommodated within the site; however, the layout, scale,

landscaping, appearance and access arrangements submitted at Reserved Matters stage may be different to the indicative drawings submitted.

The area has a mixed character, with both residential and commercial properties within the vicinity. Alexandra Road itself is characterised by a mixture of two and three storey, semi-detached and terraced properties set back from the road behind small front gardens. The individual design of properties varies considerably, with a range of styles, proportions and materials, although the terrace of dwellings adjacent to the site, on the northern side of the road, is relatively uniform.

It is not considered that the land provides an important visual gap, or has visual amenity value, being a piece of unkempt land partially covered in young trees and scrub. The character of this land is in stark contrast to the well maintained grass land and copses of trees to the west which provide a sense of openness within the area.

The application is for outline planning permission. However whilst detailed matters of appearance, scale and layout are reserved, the indicative site plan and elevations show a terrace of five two-storey houses fronting an extended road, laid out to reflect the spacing, widths and plot sizes of other properties within the road. The building height of two storeys, would also adhere to the character of the road, which is almost wholly two storey to its western end. The indicative plans also demonstrate that the dwellings could be comfortably accommodated within the site, whilst retaining a set back from the road the same depth as the neighbouring properties.

The indicative drawings show that the development could be designed relatively simply, to tie in with the uncomplicated designs of the neighbouring Edwardian houses; however, it is considered that the detailed design, when submitted at Reserved Matters stage, would need to include some detail to provide visual interest, such as windows headers and cills, bay windows, chimneys or a mixture of brick colours. The suggested uniformity to the design of the dwellings would relate well with the uniform terrace adjacent to the site.

For these reasons, it is considered that the five dwellings could be constructed on the site in a manner which would preserve the local character, reflecting the density, spacial characteristics and scale of the area, complementing the special character of the area and according with Policies D1, D2 and SR11 of the Thanet Local Plan, whilst causing no unacceptable harm to the setting of the Conservation Area.

Regard has been had for whether the development would impact the settings of two listed buildings to the north, No.'s 33 and 35 Nelson Place; however, given the separation distance and the existing context of the application, it is not considered that the development would cause harm to the significance of the settings of these buildings. It is not considered that the proposal would affect the setting of any other listed buildings.

### **Living Conditions**

The site is well separated from the nearest properties to the north, south and west. The indicative site plan shows a minimum distance of approximately 24 metres between existing and proposed dwellings back to back, whilst there are no properties nearby to the north or west. The spatial relationship between new and existing properties will match the

pattern of development between Alexandra Road, The Pathway and Wardour Close. The site is towards the bottom of a shallow valley, with the land rising from the site to both the north and south, meaning that the properties in either direction are slightly higher than the site. Given the distances to neighbouring properties, it is considered that the development could comfortably be accommodated within the site without causing any unacceptable loss of light, sense of enclosure or overlooking.

The property at 33A Alexandra Road, would be closest to the proposed dwellings. Whilst this dwelling contains a series of side facing windows, its primary outlook derives from the windows within the front elevation, with further windows to its rear. Having regard for the location of these windows, and their relationship with the site, whilst some loss of outlook and loss of light would occur, this impact would not be significant so as to justify refusal of this application.

### **Highways**

The indicative plans show that sufficient space can be provided within the site to accommodate parking. This is a matter that would be dealt with as part of the considerations in any subsequent Reserved Matters application should outline planning permission be granted.

The site is of sufficient size to provide a turning space and this will again be a matter for detailed consideration should outline permission be granted as will the provision of measures to restrict vehicular access and facilitate greater pedestrian access within the area.

### **Impact on Trees**

There are numerous trees to the periphery of the site. These trees are typically small sycamores, although there are also larger trees present. Having regard for their size and species, it is not considered that these trees provide a significant contribution to the visual amenity of the area and are not worthy of protection. Furthermore, as the site is outside the Conservation Area, they do not have any protection and could be felled without the requirement for consent.

### **Loss of Habitat**

Concern has been raised that the development would lead to a loss of habitat. The site contains a number of relatively small trees, hedges and other vegetation, which are largely confined to the periphery of the site. The wider area also contains copses of trees, hedges and grass, with some areas of overgrown weeds and brambles; however it does not exhibit any characteristics to warrant the provision of a habitat or protected species survey. The applicant has provided an Ecology report which considers the presence of protected species at the site. The survey work concludes that the development, would not have unacceptable impact on protected species. The advice of the KCC Ecologist is that planning permission could be granted in principle.



## **Other Matters**

With regard to concerns about noise and disturbance it is not considered that the development of the site would cause substantial harm in this respect. Furthermore, the Environmental Protection Act can safeguard against nuisance, should it occur. Furthermore, it is not considered that the development, once constructed, would create any significant noise and disturbance.

Matters relating to ownership and covenants are not material to this decision which is made under the Planning Acts

## **Conclusion**

It is considered that, whilst the site is not previously developed, the openness of site does not contribute to the character of the area, whilst the site is in a highly sustainable location. Furthermore, it is considered that five dwellings could be erected on the site, without causing any harm to the character and appearance of the area, the setting of heritage assets, the living conditions of neighbours or the local highway network. In the absence of any material harm, it is considered that the proposal would be sustainable development and therefore it is recommended that planning permission be granted

CASE OFFICER  
Luke Blaskett

**OL/TH/14/0639 - LAND AT ALEXANDRA ROAD, BROADSTAIRS**



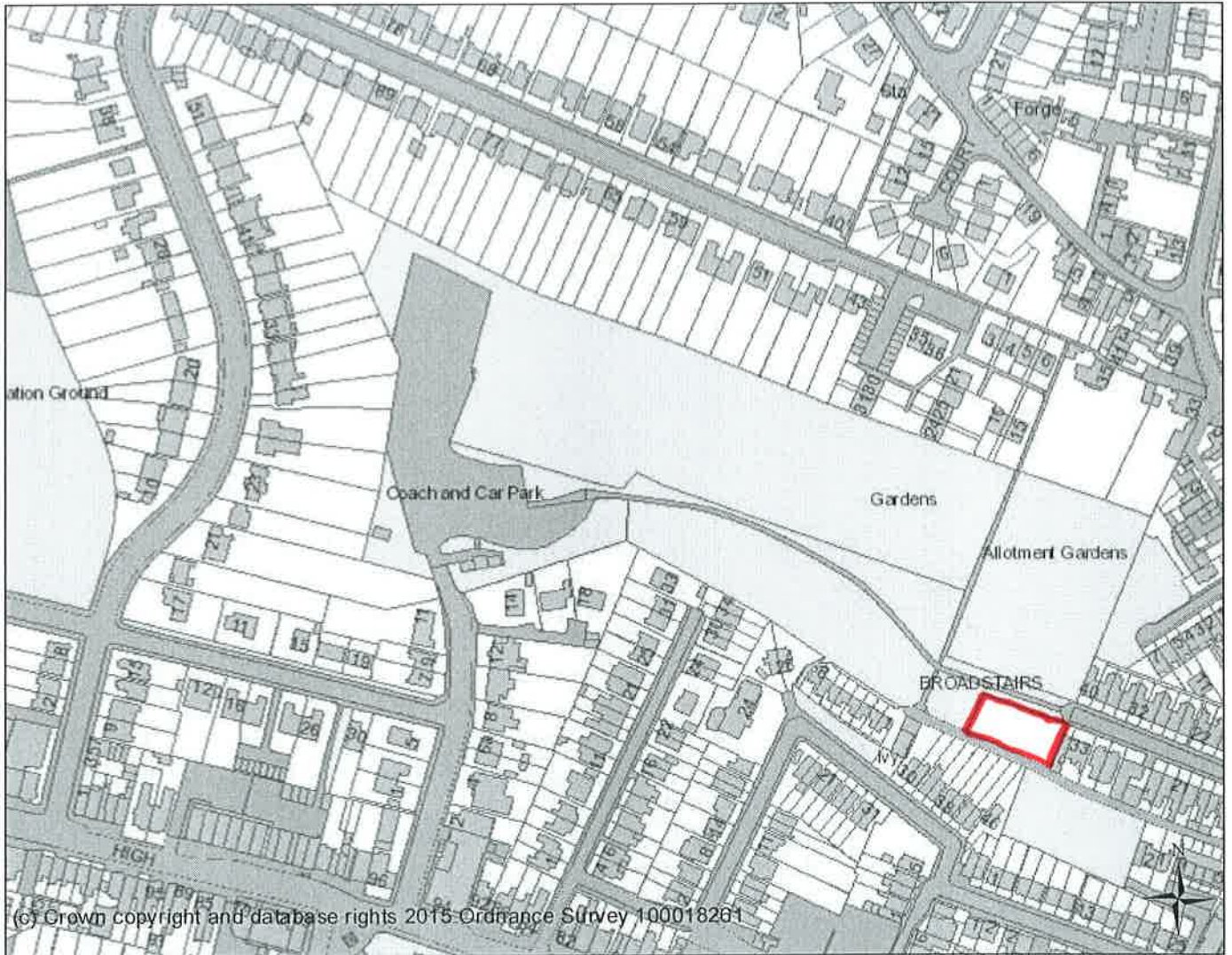
# Title: OL/TH/14/0639

Project name: Land West of 33A Alexandra Road, Broadstairs

Notes:

Scale: 1:2,500

Author:



Legend