

A05

F/TH/15/0377

PROPOSAL: Erection of 2no. chalet bungalows

LOCATION: LAND REAR OF 2 TO 6, ELM GROVE, WESTGATE ON SEA

WARD: Westgate-on-Sea

AGENT: Mr D Brown

APPLICANT: Ms Leadbeater

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 development hereby approved shall be carried out in accordance with the drawings numbered DB/HL/1 received 12 May 2015, DB/HL/2 received 12 May 2015 and DB/HL/3 received 12 May 2015.

GROUND:

To secure the proper development of the area.

- 3 No development shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To prevent pollution in accordance with the NPPF.

- 4 Prior to the first occupation of the development hereby approved, the vehicular parking and turning facilities, as shown on the drawing numbers DB/HL/1 received 12 May 2015, DB/HL/2 received 12 May 2015 and DB/HL/3 received 12 May 2015 shall be provided and thereafter maintained.

GROUND:

In the interest of interests of highway safety.

- 5 In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the Local Planning Authority and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the approved development and following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the NPPF.

- 6 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
- walls, fences, other means of enclosure proposed

shall be submitted to, and approved in writing by, the Local Planning Authority.

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

- 7 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

- 8 Prior to the commencement of the development hereby approved details 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 details

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

- 9 The reveals to all new window and door openings shall not be less than 100mm

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

- 10 The first floor windows to be provided in the east and west facing roofslope of the dwellings hereby approved shall be provided and maintained with a cill height of not less than 1.73 metres above the finished internal floor level.

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.

Informatives

1. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39a Southgate Street, Winchester, SO23 9EH (tel 01962 858688) or www.southernwater.co.uk.

2. It is the responsibility of the applicant to ensure , before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

SITE, LOCATION AND DESCRIPTION

The site is an undeveloped plot of land located to the rear of 2-6 Elm Grove, set back from the street by approximately 45m, with an access onto Elm Grove between 2 Elm Grove and 7 St Mildred's Road.

The local area is characterised street frontage properties to Elm Grove and St Mildred's Road, and by development to the rear, primarily relating to the conversion of the adjacent school. The site is bounded on three sides by residential development, with the railway line forming the northern boundary of the site.

RELEVANT PLANNING HISTORY

F/TH/92/0841 - change of use of 5 St Mildred's Road from residential school to family welfare hostel – including the application site as a play area.

PROPOSED DEVELOPMENT

The proposal includes the erection of 2no. chalet bungalows, sited to the rear of 2-6 Elm Grove and accessed by a private drive between 2 Elm Grove and 7 St Mildred's Road, which is proposed to measure 4.1m in width together with a 1.8m footpath. The parking and turning area is proposed to be located to the rear of the existing dwellings in Elm Grove.

The properties are proposed to be arranged as a pair of semi-detached houses, constructed of brick and render, with a slate or tile roof. Integral garages are proposed, together with 10m rear gardens backing onto the railway line to the north. The dwellings would be separated from properties in Elm Grove by 28m.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

H1 - Housing
H4 – Windfall sites
D1 - Design principles
D2 - Landscaping
SR5 - Play space
TR12 – Cycle parking

NOTIFICATIONS

Neighbouring dwellings were notified by letter and a site notice posted on site. One letter of objection has been received raising the following points of concern:

- overlooking
- removal of trees during site clearance
- drainage

CONSULTATIONS

Kent County Council Highways and Transportation –this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements

Environment Agency – low environmental risk: no comments

COMMENTS

The application is reported to planning committee as the site is non-previously developed Land and therefore represents a departure to policy H1 of the Thanet Local Plan.

The main considerations with regard to the planning application are the principle of development; the impact upon the character and appearance of the local area; the impact upon living conditions of neighbouring property occupiers and highway safety.

Principle

The proposal would represent the development of non-previously developed land; contrary to Thanet Local Plan policy H1. This must be balanced with the fact that there is a current need for housing in Thanet. On this basis, the National Planning Policy Framework indicates that applications for housing development should be considered in the context of the presumption in favour of sustainable development.

In this case, the application site lies within the urban confines with access to local amenities and a local bus service, and is considered to be sustainably located within the district. The development of this site for housing could therefore be accepted in principle subject to the detailed consideration of all other material considerations including the impact upon the character and appearance of the area.

Character and Appearance

The site is located to the rear of existing street frontage properties in Elm Grove, and the proposed dwellings would be set back from the street by approximately 45m. Whilst the properties will not front Elm Grove, there is existing development adjacent to the railway line, where the adjacent former St Saviour's school was converted to residential use. The principle of development located to the rear of the existing street frontage properties has been established by the location of the adjacent school buildings, and the proposed development will be in keeping with the form and pattern of development in the surrounding area in accordance with policy D1 of the Local Plan and the National Planning Policy Framework.

The properties are proposed to have a hipped roof to the front projection with a roof light, and dormer windows to the front and rear elevations serving first floor accommodation. Given the small scale of the proposed dwellings with first floor accommodation provided within the roof space, of a similar scale to the adjacent converted school development, the properties will not be out of character with the scale and design of adjacent development

and will not be prominent in the street scene in accordance with policy D1 of the Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed development would be accessed from Elm Grove between 2 Elm Grove and 7 St Mildred's Road. The parking and turning area would be located to the rear of the existing dwellings in Elm Grove. Whilst there will be some increase in the level of noise and disturbance to neighbouring property occupiers as a result of the proposed development, the width of the gap between the two dwellings in Elm Grove, when taken with the proposal to provide a landscaped strip along the length of the access to distance vehicle movements from the neighbouring properties will not this cause any significant noise and disturbance that would justify a refusal of planning permission on these grounds.

The 28m separation distance between the rear elevation of existing dwellings in Elm Grove and the proposed development is considered sufficient so as to have no adverse impact in terms of loss of light, sense of enclosure or overlooking to neighbouring property occupiers, in accordance with policy D1 of the Local Plan and the National Planning Policy Framework.

Rooflights are proposed to the side of each property. To the west there is a separation distance of 19m to the converted school buildings, which has a communal car parking area adjacent to the boundary of the application site. To the east there is a separation distance of 10m to the neighbouring property fronting St Mildred's Avenue. Given the proximity to the neighbouring properties these rooflights are proposed to be high level, which will prevent direct overlooking or loss of privacy to neighbouring property occupiers, in accordance with policy D1 of the Local Plan and the National Planning Policy Framework.

Highways

The access and parking areas to serve the proposed dwellings are considered to be acceptable, subject to conditions regarding the provision and maintenance of the parking spaces and turning area. Subject to these safeguarding conditions, it is not considered that any significant adverse effect on highway safety or convenience will result from the proposed development.

Conclusion

The proposed development is located on non-previously land, which is contrary to policy H1 of the Thanet Local Plan. However this must be balanced with the current need for housing in Thanet. The site is considered to be sustainable in its location and the currently undeveloped space does not contribute positively to the character or appearance of the local area. It is my view that given the size of the site and the existence of the school building to the rear of Elm Grove the proposed dwellings would, on balance, be acceptable in terms of their impact on the character and appearance of the area, in keeping with the established form and character of surrounding development and no

significant adverse impact to living conditions or highway safety or convenience will result from the proposed development.

It is therefore recommended to Members that this application be approved, subject to safeguarding conditions.

CASE OFFICER
Cherry Aplin

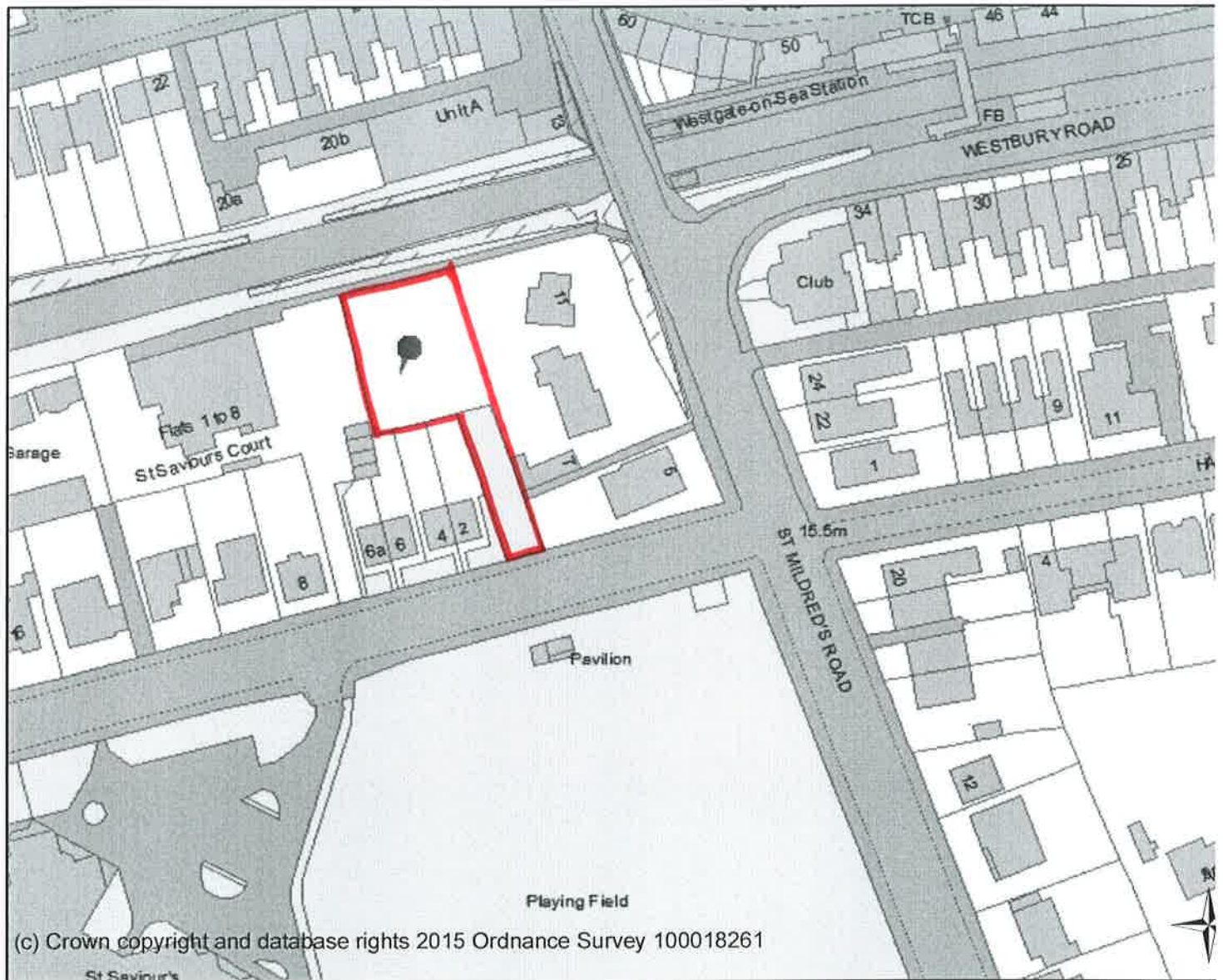
Title: LAND REAR OF 2-4 ELM GROVE, WESTGATE

Project name: F/TH/15/0377

Notes:

Scale: 1:1,250

Author:



Legend

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