

A06

F/TH/15/0334

PROPOSAL: Erection of 4no. three-storey dwellings
LOCATION: LAND ADJACENT 21A, NASH LANE, MARGATE
WARD: Salmestone
AGENT: Giarti
APPLICANT: Mr A Clarke
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 1246 002 received 20 April 2015, 1246 003 Rev B dated 24 April 2015, 1246 004 received 20 April 2015 and 1246 006 received 20 April 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 facilities, as shown on the drawing number 1246 002 received 20 April 2015 shall be provided and thereafter maintained.

GROUND:

In the interest of interests of highway safety.

- 5 Prior to the first occupation of the development hereby approved, pedestrian visibility splays of 2m x 2m behind the footway on both sides of the access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained as approved.

GROUND:

In the interests of highway safety.

- 6 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 located at the top of the hill in Nash Lane and comprises a triangular shaped plot of land fronting Nash Lane, with the former railway line abutting the site to the west, and a pedestrian footbridge forms the northern boundary of the site. To the south of the site is a two-storey dwelling with attached garage, and opposite the site to the east are single storey terraced properties.

The site slopes from west to east, with a ground level change of 1.7m along the boundary with Nash Lane. The site also slopes from Nash Lane towards the former railway line with a ground level change of approximately 1.2m.

RELEVANT PLANNING HISTORY

Outline planning permission was granted in September 2014 for the erection of 4no. dwellings, including scale and layout, under reference OL/TH/14/0419.

PROPOSED DEVELOPMENT

The proposed development is for the erection of 4no. three-storey dwellings fronting Nash Lane, arranged as two pairs of semi-detached properties which are staggered within the plot. A 1.8m wide footpath is proposed to the boundary of Nash Lane, and the two central dwellings are proposed to have two car parking spaces each, and the outer properties are proposed to have one parking space to the side.

The properties are proposed to be constructed of yellow stock brickwork with red brick quoining and soldier coursing and a natural slate roof with dark grey ridge tiles, with double glazed windows and tarmac parking spaces.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

H1 - Housing
H4 - Windfall sites
D1 - Design
TR16 - Parking Provision
TR12 - Cycling
SR5 - Doorstep play space

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
- loss of light

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 represents 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 NPPF 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 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 surrounding area contains a variety of detached, semi-detached and terraced residential properties, of varying height, with a mixture of bungalows and two storey dwellings. The proposed development follows the established layout and pattern of development in the area by fronting Nash Lane and backing onto the former railway line.

The proposed dwellings are three-storey with a ridge height of approximately 9.5m high above ground level and are pairs of similar semi-detached dwellings, which would not look out of character given that this area is comprised of varying house types, styles and layouts. Given that the development is of comparable scale to the adjacent property 21a Nash Lane and that it respects the established layout in this part Nash Lane the proposal would respect the established character and appearance of the surrounding area

Living Conditions

There is a separation distance of 2.75m from the nearest neighbouring property to the proposed development and the two windows within the side elevation facing the neighbouring property serve a downstairs bathroom and staircase. There are no properties to the north or west of the site, and the dwellings will be separated from properties opposite by approximately 15m.

The separation distance between properties and the orientation of the dwellings within the plot will not lead to any significant adverse impact upon neighbouring property occupiers, by way of loss of light, loss of privacy or sense of enclosure, in accordance with policy D1 of the Local Plan and the NPPF.

Highways

The access and parking areas to serve the proposed dwellings are considered to be acceptable, subject to conditions regarding visibility splays and the provision and maintenance of the parking spaces. 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 space is not considered to significantly contribute to the character and appearance of the local area.

It is my view that the proposal responds positively to the local character and identity of the area 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

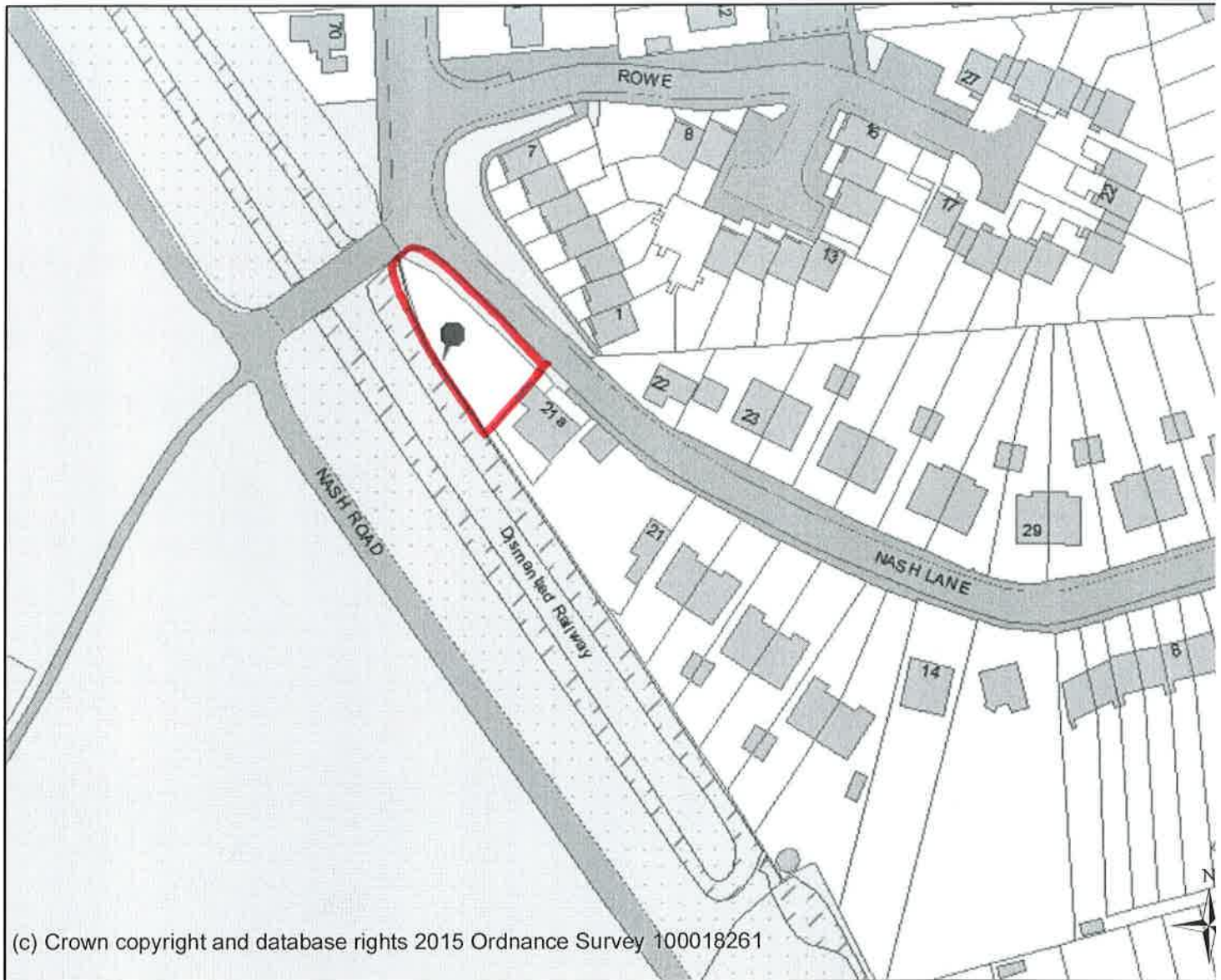
Title: LAND ADJACENT 21A NASH LANE

Project name: F/TH/15/0334

Notes:

Scale: 1:1,250

Author:



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Legend

**LAND ADJACENT 21A NASH LANE, MARGATE
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