

**A03**

**F/TH/15/0205**

**PROPOSAL:** Change of use and conversion to 3no. four bed maisonettes and 3no. two bed flats following demolition of existing ground floor front extension

**LOCATION:** 17-21 WARWICK ROAD, MARGATE, CT9 2JU

**WARD:** Cliftonville West

**AGENT:** Potter Raper Partnership

**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 drawing numbers A.1.02 Rev B received 09 April 2015 and A.1.04 received 11 March 2015.

**GROUND:**

To secure the proper development of the area.

- 3 The refuse storage and clothes drying facilities facilities as specified upon the approved drawing numbered A.1.02 Rev B received 09 April 2015, shall be provided prior to the first occupation of the units 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.

- 4 Prior to the first occupation of the development hereby permitted, secure cycle parking as shown on drawing A.1.02 Rev B received 09 April 2015 shall be provided and thereafter retained.

**GROUND:**

In the interests of promoting increased cycling in accordance with Policy TR12 of

the Thanet Local Plan and Policy CV5 of the Cliftonville Development Plan Document.

5 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

SITE, LOCATION AND DESCRIPTION

The building was formally a hotel which was converted to flats in 1999, the flat conversion contained 13no 1 bed units and has since been used as an unauthorised House in Multiple Occupation.

The site lies within the defined Cliftonville West Area in Need of Special Action and within the Cliftonville West Renewal Area.

RELEVANT PLANNING HISTORY

- ES/1/54/171 - Alterations to 2 guest houses to form 1 hotel - Granted - 27/9/54
- TH/98/227 - Change of use and conversion from hotel to 13 self-contained flats and 1 self-contained maisonette with associated external alterations and bin store and clothes drying facilities - granted - 1/7/98
- F/TH/11/0333 - Continued use of property as a house in multiple occupation (HMO) – refused – 05/10/2011

PROPOSED DEVELOPMENT

The proposed development is for the change of use and conversion to 3no. four-bed maisonettes and 3no. two-bed flats following demolition of existing ground floor front extension.

At ground floor and first floor three four-bed maisonettes are proposed, measuring between 146sqm and 149sqm in area, each with a separate living room and kitchen/diner, and access to a private rear garden, with refuse and cycle storage to the front garden, which is shared with the second floor flats. The proposed two-bed flats are proposed at second floor, which all measure 83sqm in area, with a living room/kitchen/diner measuring 31sqm.

Part of the rear single storey extension is proposed to be demolished to create a larger garden area to serve the maisonettes. The single storey extension to the front of the property is proposed to be removed and the bay windows reinstated at ground floor level with timber windows, together with the reinstatement of a front door to 19 and 21 Warwick Road, with a design to match that of 17 Warwick Road.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan (2006) – Saved Policies**

- D1 – design
- D2 – landscaping
- H10 - Cliftonville West Area in Need of Special Action
- TR16 – car parking

### **Cliftonville Development Plan Document**

- CV3 – housing
- CV5 – cycle parking
- CV6 – parking provision

## NOTIFICATIONS

Letters were sent to neighbouring occupiers and a site notice was posted near the site. Twentyfive letters of objection have been received raising the following points of concern:

- too intensive development
- parking
- anti-social behaviour
- should be family houses
- sound proofing
- social housing density

## COMMENTS

The main considerations are the principle of development, the impact of the development upon the character and appearance of the area including the street scene, impact on living conditions of neighbours, the standard of accommodation proposed, doorstep play space and facilities, and highway safety issues.

### **Principle**

The site is located within an Area in Need of Special Action, and within the Cliftonville West Renewal Area. Local Plan policy H10 refers to Areas in Need of Special Action, which sets out that the council will permit appropriate redevelopment to accommodate residential and other appropriate uses.

The Cliftonville Development Plan Document (DPD) provides planning policies for the Cliftonville West Renewal Area. The objective of the Cliftonville DPD is for the area to become a clean, safe and amiable place where families and individuals want to live and take pride in, where existing buildings will be well-maintained, enhancing the special architectural quality and historic value of the area, with a mixed and settled community including families with children living in accommodation suited to their needs, and including apartments and family sized homes with gardens.

The proposed development retains an existing property that has previously been used as fourteen flats and more recently a House in Multiple Occupation. The removal of the

existing unsympathetic front extension and the restoration of the bay windows to the front elevation will enhance the special architectural quality of the area, in line with the objectives of the Cliftonville DPD. The conversion of the building to 6no. flats, which will provide a good standard of accommodation, is in line with the objectives of the Cliftonville DPD and Local Plan policy H10. The principle of the change of use and conversion complies with local planning policy and is therefore acceptable.

### **Character and Appearance**

The removal of the single storey extension and the reinstatement of the bay windows to the front elevation will restore the original features of the building and improve the external appearance of the property, in accordance with the objectives of the Cliftonville DPD, policies H10 and D1 of the Local Plan and the National Planning Policy Framework.

The proposed brickwork will match the existing and timber windows and doors are proposed to the front elevation, set in 100mm reveals. The proposed development will enhance the character and appearance of the area, in accordance with policies D1 and D2 of the Local Plan and the National Planning Policy Framework.

### **Living Conditions**

The proposed dwellings and flats are of a good size, and significantly exceed the minimum size requirements suggested within the Council's flat conversion guidelines. The three maisonettes have access to rear private amenity space, and the flats share the communal front gardens, containing screened refuse storage and cycle racks, which is considered sufficient to as doorstep play space, refuse store and for clothes drying facilities.

The proposed windows to be reinstated in the front and the rear of the property are not considered to have any adverse impact upon the living conditions of neighbouring properties. The relationship between properties is as existing and the living conditions of occupiers will remain unchanged as a result of the proposed development.

The proposed development will provide a good standard of accommodation, without adverse impact upon the living conditions of neighbouring property occupiers, in accordance with policies D1, SR5, TR12 of the Local Plan, policy CV5 of the Cliftonville DPD and the National Planning Policy Framework.

### **Transportation**

Although no parking spaces are proposed, when comparing the proposed use to the extant use of 14 flats, it is not likely to generate a significant increase in parking. No objections have been received from KCC Highways and Transportation, and subject to the provision of cycle parking within the garden areas, it is considered that highway safety and convenience will be preserved and the development is considered to be in accordance with policy CV6 of the Cliftonville Development Plan.

**Conclusion**

The proposed conversion of the building and the restoration works to the front elevation will enhance the character and appearance of the area, in line with the objectives of the Cliftonville DPD, policies H10 and D1 of the Local Plan. It is therefore recommended to Members that this application be approved, subject to safeguarding conditions.

**Case Officer**  
CHERRY APLIN

# Title: F/TH/15/0205

Project name: 17-21 WARWICK ROAD

Notes:

Scale: 1:1,250

Author:



Legend

F/TH/15/0205 – 17-21 WARWICK ROAD, MARGATE

