

A01

F/TH/16/0344

PROPOSAL: Erection of a detached chalet bungalow

LOCATION: Plot 8 Youngs Nursery Arundel Road RAMSGATE Kent

WARD: Cliffsend And Pegwell

AGENT: No agent

APPLICANT: Mr Joe Dillon

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 Purchase Act 2004).

2 The development hereby permitted shall be carried out using only the following approved plans:

2016-003-02

2016-003-03

2016-003-04

2016-003-05

2016-003-06

GROUND

To secure the proper development of the area.

3 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 advice contained within the National Planning Policy Framework.

4 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the advice contained within the National Planning Policy Framework.

5 The dwellings hereby approved shall be so constructed as to provide a minimum sound attenuation of not less than 30dB average over the frequency range 100 to 3150 Hz against the external noise from aircraft to which they could be exposed.

Ground:

In the interest of the living conditions of future occupiers, in accordance with Thanet Local Plan policy D1.

6 Prior to the first occupation or use of the development, the area shown on the deposited plan 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

7 Prior to the first occupation of the development, visibility splays shall be provided and thereafter maintained to the access to Canterbury Road West 2m by 2m with no obstruction above a height of 600mm.

GROUND:

In the interest of highway safety.

8 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

INFORMATIVES

It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, 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 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 Highway and Transportation to progress this aspect of the works prior to commencement on site.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicants own expense.

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 Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

SITE, LOCATION AND DESCRIPTION

The application site is located on the northern side of Canterbury Road West, Cliffsend, and the site formed part of a larger site known as Young's Nurseries. The application site has been cleared and is devoid of development. The site is not previously developed land.

Surrounding Area

The surrounding area is predominantly residential in character. At the time of a site inspection construction had started on plots 9 and 10 which were approved last year (see planning history). These are both chalet style bungalows (with dormers to provide additional space within the roof space. Residential development on the opposite side of Canterbury Road West is at a lower level to the highway and comprises bungalows, chalet bungalows and two storey dwellings.

RELEVANT PLANNING HISTORY

OL/TH/07/1366 - Outline application for twelve dwellings following demolition of existing buildings, including layout and means of access - Refused and Dismissed at Appeal

OL/TH/13/0426 - Outline application for 9no. dwellings including matters of access, layout and scale - Refused. This decision was appealed and the Inspector allowed the appeal, granting permission subject to conditions.

Planning history for the adjacent site

F/TH/15/0096 - Erection of detached two storey dwelling (Plot 10) - Granted by Committee April 2015

F/TH/15/0920 - Erection of two storey detached dwelling (Plot 9) - Granted by Committee December 2015

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of a detached four bedroom chalet bungalow. At ground floor there are two bedrooms, family bathroom and open plan kitchen/living area. Within the roof space are two further bedrooms, both of which have en-suites. The proposal would front onto and have vehicular access from Canterbury Road West. The submitted plans indicate two off-street parking spaces.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006) Saved Policies

H1 - Residential Development Sites
H4 - Windfall Sites
HE12 - Archaeological Assessment
D1 - Design Principles
D2 - Landscaping
SR5 - Play Space
SR11- Private Open Space
TR12 - Cycling
TR16 - Car Parking Provision
EP7 - Aircraft Noise
EP8 - Aircraft Noise and Residential Development
EP13 - Groundwater Protection Zones
CF2 - Development Contributions

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. **Two** letters of representation have been received. Concerns can be summarised as follows:

- Concern about the removal of the layby, notice board, telephone box, bus shelter and bus stop; and
- Noise and disruption from construction on the wider site

CONSULTATIONS

Ramsgate Town Council: No comments received.

COMMENTS

The application is brought before Planning Committee as a departure to Local Plan Policy H1. The main considerations are the principle of the development, impact on character and appearance of the area, impact on living conditions and highway safety.

Principle

The site is non-previously developed land. Policy H1 states that residential development on non-allocated sites will be permitted on previously developed land within the existing built up confines unless specified by other Local Plan Policies. This policy constraint, 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.

The principle of residential development on this site has been established by the Planning Inspector's decision on the previous outline application (planning reference OL/TH/13/0426), which encompassed the current application site and the surrounding site, and granted approval for residential development on the basis of the improvement to the visual presentation of the site, the beneficial impacts on the local services, and the weight of increasing the supply of housing on the decision making process. This decision is a material planning consideration in the process.

Further to this decision, two full applications for the erection of single dwellings on the adjacent site, which fall within the overall site originally granted outline consent, were granted approval in 2015 by Members.

Policy SR11 of the Thanet Local Plan seeks to protect from development private open space where it provides active recreational facilities; meets a deficiency of 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 the assessment of 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.

The development of this site therefore is acceptable in principle subject to the detailed consideration of the impact on the character and appearance of the area, neighbouring properties, and highways safety.

Character and Appearance

The site lies within an area characterised by detached dwellings that are either single storey or two storey in height. The application site is one of nine plots previously granted outline planning permission for residential development with plots 9 and 10 to the east of the site approved last year for 2 storey dwellings. Development within the village is varied, with each dwelling typically of a different design to the next.

Plot 8, Young's Nursery is of a comparable size to that of the plot to the east; plot 9. It is noted when plot 9 was considered the LPA considered that due to the varied appearance of dwellings within the street scene, development of the wider site should also reflect this.

The design of the proposal, is a gable fronted dwelling with first floor accommodation provided within the roof space in order to give a chalet style bungalow appearance, this approach is similar to that taken in the design of plots 9 and 10, however the fenestration pattern to the front elevation and size of pitched dormers is different. The front elevation has a centrally positioned front door with two windows to either side; at first floor are window openings that have a more quirky shape following the line of the eaves. The proposed dwelling is to be constructed in a reclaimed London Old stock (yellow) with a slate grey roof. It is noted that the submitted plans indicate vertical weatherboarding in part of the front gable elevation and cheeks of the dormers. As full details are not known at this stage it is recommended that notwithstanding the information submitted, samples of materials are controlled by condition, should Members resolve to approve the application. The general palette of colours of materials is considered to be acceptable for this locality.

It is considered that the design of the proposed dwelling carries certain features from the existing development but is significantly different to reflect the varied character of the area.

The proposed dwelling benefits from an ample sized amenity space which is commensurate to those within the locality.

The frontage of the property is proposed as permeable paving with a small amount of shrubs. This will appear in keeping with the majority of frontages in the area.

The design, scale and massing are considered to ensure that the proposal would not detract from the qualities of the area and would be in accordance with Policy D1 of the Thanet Local Plan and the guidance within the NPPF paragraphs 17, 56 and 58.

Living Conditions

The proposal sits within a row of development previously granted outline planning consent. There is development to the east of the application site.

The relationship between the dwelling as proposed and the neighbouring property currently under construction has been examined. And the impact upon amenity of the occupants of this dwelling has been assessed. Consideration has been given to overlooking, overshadowing and whether the dwelling would be overbearing.

There is a distance of 2.2m between the proposed and approved dwelling to the east of the site; the proposed dwelling is of a similar footprint to that approved on the adjacent site. The rear elevation of the proposed dwelling does not exceed that of the adjacent site.

Ground floor side windows serve a W.C. dining area and bi-folding doors to the kitchen area, whilst not annotated on the submitted block plan, the application forms indicate at a 2m close boarded fence will be erected, it is considered that this will prevent overlooking from ground floor habitable windows. With regard to the first floor there are three dormers within

the east elevation, two serving bedrooms and the third serving an en-suite, in addition there is are two roof lights in the west elevation serving the stairwell. The dormer windows to bedrooms 1 and 2 would face onto the roof slope of plot 9, and therefore there would be no direct over-looking. The middle dormer serves an en-suite and can be fitted with obscure glazing in order to ensure an acceptable relationship.

The relationship between the property under construction and proposed are considered to be acceptable.

To the rear of the site are existing glasshouses. As outline consent permits residential development across the whole of the Young's Nursery site it is reasonable to assume that development will eventually come forward to the rear of this site. The relationship with this proposal will then need to be considered, however given the length of the garden it is considered that this could be successfully achieved.

Overall the impact upon neighbouring living conditions is considered to be acceptable.

Transportation

The proposal shows parking and turning for two cars on-site. This level of parking is considered sufficient for a four bedroom dwelling. The new access can achieve the required visibility of 2m x 2m with no obstructions above 600mm in height. The proposal may require the repositioning of street furniture which would need to be repositioned at the applicants own expense, furthermore if works are required in the highway they could only be carried out by Kent County Council Highways and Transportation.

Other Material Considerations

It is recommended that conditions relating to land contamination and archaeology as identified within the Inspectors report are attached to any permission granted.

Conclusion

The proposed development is considered to be of a scale, mass and design that relate adequately to the locality and would not result in harm to the character of the area. The development, subject to conditions would not be of detriment to neighbour amenity or highway safety.

It is therefore recommended that the application be approved subject to safeguarding conditions.

Case Officer

Gill Richardson

TITLE:

F/TH/16/0344

Project

Plot 8 Youngs Nursery Arundel Road RAMSGATE Kent

Scale:

