

A03

F/TH/16/0712

PROPOSAL: Change of use from flat to 2no. 1-bed flats

LOCATION: Basement And Ground Floor Flat 3 Grotto Hill MARGATE Kent CT9 2BU

WARD: Cliftonville West

AGENT: Mr John Lowden

APPLICANT: Mr T Tennant

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered BDG 212 and dated 08 July 2016

GROUND:

To secure the proper development of the area.

3 The refuse storage facilities and clothes drying facilities as specified upon the approved drawing BDG 212 and dated 08 July 2016 shall be provided prior to the first occupation of the 2no. flats 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.

SITE, LOCATION AND DESCRIPTION

The site is located within a residential area of Cliftonville. The existing property is a Victorian terraced two storey building with a basement level and dormer to the roof. The property has 2no. entrances, one to the ground floor with steps leading up from the pavement and one to

the basement level with steps down. The property currently has a lawful use as 2no. self-contained maisonettes. The application relates to the existing basement and ground floor flat which is currently a 3 bed maisonette accessed from the basement level, with use of the rear courtyard garden.

Grotto Hill is predominantly characterised by a variety of two and three storey period terraced houses, with some modern 20th century houses which have been added at a later date. The area comprises a mixture of single residential dwelling houses and properties that have been separated into flats. 3 Grotto Hill is located directly opposite the old Ice Factory which is now RG Scott Furniture Mart.

RELEVANT PLANNING HISTORY

CU/TH/08/0430 - Application for Certificate of Lawful Development for the existing use of building as 2no. self-contained flats - Certificate Granted

PROPOSED DEVELOPMENT

The application proposes the change of use of the basement and ground floor flat from a 3 bed maisonette to 2no. self-contained 1 bed flats. The proposed development will comprise internal alterations, including the removal of the staircase to the semi-basement level and the installation of internal stud walls to partition the existing lounge into a bedroom and bathroom, together with a hallway to allow access to the rest of the flat.

The ground floor flat internal alterations will include the installation of an entrance door to the existing hallway which will provide a private entrance to the ground floor flat, together with the installation of stud walls to subdivide the existing bedroom at the front elevation into a bedroom and bathroom, alongside the installation of a working kitchen to the existing rear bedroom.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles
H1 - Residential Development Sites
TR16 - Cycling

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No representations have been received.

CONSULTATIONS

None received.

COMMENTS

The application has been called into Planning Committee by Cllr Potts, due to the impact from one-bed flats on the character and appearance of the area and parking pressure in the area.

The main considerations in the assessment of the application are the principle of the proposed development and its impact on the character and appearance of the area, the living conditions of neighbouring properties and future occupiers and the local highway network.

Principle

Thanet Local Plan Policy H1 relates to housing development and supports development on previously developed land. As the scheme comprises the conversion of the existing building within the urban confines it is considered to comply with the principle of this policy. It will also be consistent with the objectives of the National Planning Policy Framework in relation to the presumption of sustainable development.

The site is located outside the Cliftonville Development Plan Document Area, therefore there are no Policy restrictions for the creation of one bed flats within this area. Therefore the change of use from a 3 bed Maisonette to 2no. self-contained flats is considered to be acceptable in principle in this location, subject to the assessment of all other planning considerations.

Character and appearance

There are no external alterations proposed to the property to facilitate the change of use, other than the creation of a further refuse store to the lower ground floor front garden area for the use of the basement flat, which will not be visible from the street scene. The ground floor flat will share the existing sack store to the front garden at the ground floor front elevation. There will be no additional visual impacts as a result of the proposed refuse storage and it is therefore not considered that there will be any harm to the visual amenities of the area as a result of the proposed development, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

Each flat will be fully self-contained, with the basement flat accessed from a private entrance from the street, and the ground floor flat accessed from an entrance off the ground floor hallway which will be shared with the first floor flat. The overall sizes of the flats are in excess of the required 40m² size as stated in the Councils Flat Conversion Guidelines. Each self-contained units room sizes accord with the prescribed amounts with the exception of the ground floor flat's lounge which is 0.58m² less than the prescribed amount. However, on balance this is considered to be acceptable given the adequate sizes of the other rooms, together with the fact the flat provides a separate kitchen and lounge. All primary habitable

rooms have a good standard of light, outlook and ventilation. Therefore the proposed flat is considered to provide acceptable living conditions for future occupiers.

Clothes drying facilities are provided by a tumble drier at the ground floor flat, and access to the courtyard rear garden for the basement flat. Additionally refuse storage in the form of a sack store is proposed in the existing location at the ground floor front garden area at the front elevation of the property and to the lower ground floor front garden area, which will increase the provision of refuse storage serving the property.

The change of use will introduce only one additional unit and it is therefore unlikely to result in any adverse impacts to the living conditions of neighbouring property occupiers. The application will therefore comply with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The change of use from a 3 bed maisonette to 2no. 1 bed flats may generate a small increase in demand for parking, and there is no parking proposed at the property. However the site is located in a sustainable location, in close proximity to Northdown Road which provides a variety of well-connected regular bus services. Furthermore the surrounding highways are not subject to parking restrictions, with the exception of some double yellow lines and provide on street parking in the near vicinity of the site, which is considered to be capable of absorbing any small additional demand. Therefore given the location of the site in close proximity to on street parking and public transport, the proposal is not considered to result in any significant adverse impacts with regard to additional demand for parking.

Cycle storage will be provided within the rear yard for the basement flat, however there is no provision for cycle storage for the ground floor flat. Whilst Thanet Local Plan Policy TR16 expects cycle storage, from visiting the site there is no space to provide adequate cycle storage for the ground floor flat. Furthermore the site is located in a sustainable location, and the lack of cycle storage is therefore not a significant concern.

Conclusion

In my view of the above it is considered that this application should be approved, subject to safeguarding conditions.

Case Officer

Jenny Suttle

TITLE: F/TH/16/0712

Project Basement And Ground Floor Flat 3 Grotto Hill MARGATE Kent CT9 2BU

Scale:

