

A04

F/TH/16/0498

PROPOSAL: Variation of conditions 2 and 7 of planning permission F/TH/14/0103 for the erection of 3No. single storey dwellings

LOCATION: together with associated car parking' to amend dwelling design and site layout

Former Garages Site 5 St Marys Road Minster RAMSGATE
Kent

WARD: Thanet Villages

AGENT: Mr Matthew Gerlack

APPLICANT: Thanet District Council

RECOMMENDATION: Grant Permission

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of 24 March 2017.

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 the submitted application as shown by the drawing numbered 16/171/JG/PL01 Revision A, received on 19th April 2016.

GROUND:

To secure the proper development of the area.

3 The area shown on drawing number 16/171/JG/PL01 Rev A, received on 19th April 2016 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

4 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on drawing number 16/171/JG/PL01 Rev A, received on 19th April 2016, shall be provided and thereafter maintained.

GROUND:

In the interests of promoting increased cycling in accordance with policy TR12 of the Thanet Local Plan.

5 Prior to the commencement of the development hereby permitted, details of a residential sprinkler system for each dwelling shall be submitted to and approved in writing by the local planning authority. The sprinkler systems, as agreed, shall be installed and fully operational prior to the first occupation of each dwelling.

GROUND:

To ensure a satisfactory standard of accommodation for future occupiers, in accordance with Thanet Local Plan Policy D1.

6 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.

7 Notwithstanding the provisions of Schedule 2, Part 1, Class A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement of the dwelling house consisting of an addition or alteration to its roof shall not be allowed without the granting of specific planning permission.

GROUND:

In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the above mentioned Order.

INFORMATIVES

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
Notes:

SITE, LOCATION AND DESCRIPTION

The site is within a predominantly residential area, although there are numerous commercial premises to the north and east on the High Street and Monkton Street. The residential area to the south and west of the site has a strong character with terraces of four dwellings of identical scale and design, albeit, alterations have been made to these dwellings over time.

The area has a spacious character with dwellings set well back from the road with large front gardens. The buildings are typically constructed of brick work, under a concrete tile roofs.

RELEVANT PLANNING HISTORY

F/TH/14/0103 Erection of 3No. single storey dwellings together with associated car parking.
Granted 24/03/14

PROPOSED DEVELOPMENT

Planning consent is to vary conditions 2 and 7 of planning reference F/TH/14/0103 for the erection a pair of semi-detached single storey dwellings, (unit 2 having 1 bedroom and unit 3 providing two bedrooms) and one detached single storey dwelling, which would provide one bedroom. Car parking for eight vehicles, are also indicated on the submitted plans which would be accessed via the existing vehicular access to St. Marys Road. The dwellings would be finished in brick work (red multi stock), with cladding to their gables (Marley Cederal), under a Marley double roman (or similar) concrete interlocking tile roof.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

H1 - New Residential Development
H4 - Windfall Sites
TR12 - Cycling
TR16 - Car Parking Provision
D1 - Design Principles
D2 - Landscaping
SR5 - Doorstep Play Space
CC2 - Landscape Character Areas

NOTIFICATIONS

No third party representation received.

CONSULTATIONS

Minister Parish Council: No objection.

Kent County Council Highways and Transportation: Application does not warrant involvement from the Highways Authority in accordance with the current consultation protocol arrangements.

Southern Water: No Objection

COMMENTS

This application is reported to Planning Committee as the applicant is Thanet District Council.

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

In considering the planning application under section 38(6) of the Planning Act, any determination must be made in accordance with the development plan (in this case the Thanet Local Plan) unless material considerations indicate otherwise. The NPPF sets out at paragraph 215 that due weight should be given to relevant policies in existing plans according to the degree of consistency with the policies within the NPPF.

The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Thanet Local Plan policy H1, states that on non-allocated sites, such as is the subject of this application, residential development will only be permitted on previously developed land within the built up confines.

The land at the time of the last planning application had numerous garage buildings in situ, at the current time these have been removed and only the hard standing remains, however I am satisfied that the land is therefore previously developed. The site also lies within the built-up confines of Minster, as shown on the Local Plan Proposals Map. Furthermore the principle of development of the site has already been established through the previous planning application (reference F/TH/14/0103), this application was approved by the Planning Committee on the 24th March 2014, and this consent remains extant and is capable of being implemented. The principle of residential development on this parcel of land is therefore acceptable; however the specifics of the proposal now need to be considered.

Planning condition 2 secured the development to be carried out in accordance with the approved plans and condition 7 removed permitted development. The key changes to the scheme are alterations to the layout and some modest design alterations.

Character and Appearance

The National Planning Policy Framework states that "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". Development should, amongst other things, function well and add to the overall quality of the area respond well to local character and reflect the identity of local surrounding and materials, create safe and accessible environments and should be visually attractive as a result of good architecture and appropriate landscaping.

The site would be located off St. Marys Road. The site has an area of 0.14 hectares, which is considered sufficient to construct three dwelling, whilst providing reasonable amenity spaces for each dwelling in accordance with policy SR5. Indeed development in this

location, this density and scale has previously been accepted and is still considered acceptable.

There is a small change to the design of the unit 3 which has a porch on the front elevation, where previously there was no porch. The main change to the plan is in terms of the layout of the proposed dwellings. The approved scheme shows unit 1 (detached bungalow) at the northern end of the site (to the rear of 10 Monkton Road) and the semi-detached bungalows adjacent to the western site boundary (boundary with 22 Monkton Road). Parking associated with the bungalows was located to their frontage. The revised scheme changes the position of the semi-detached bungalows so that they are located on the southern boundary of the site, adjacent to the boundary with nos. 1, 3, 5 and 7 St. Marys Road, parking is provided to the east of unit 3, adjacent to the boundary with no. 12 and 22 Monkton Road.

The revised layout is to facilitate existing access to adjoining sites, which the previous scheme would have prohibited. It is appreciated that there would be a larger area of hard surfacing. However this is no different to that previously accepted and a visual improvement to the existing situation to a lesser degree. The changes sought are not considered harm to the character or appearance of the area.

Living Conditions

The position and design of unit 1 remains as previously accepted by Members, there is no material change in circumstances that would result in a material harm to neighbour amenity. The rear walls of units 2 and 3 would be set a minimum distance of approximately 4m from the boundary with those properties in St. Mary's Road. The proposed dwellings are modest in terms of their height.

Having regard for the height of the proposed dwellings, their locations and their relationship with neighbours, it is not considered that any loss of light or sense of enclosure would be caused. As there are no upper floor windows proposed, it is not considered that any significant overlooking would be caused. Permitted development rights, were removed for the previous scheme in terms of alterations to, or extension of, the roof, due to concerns that any such alteration could result in harm to neighbour amenity it is considered that this condition should be attached again.

Transportation

Issues pertaining to access and car parking provision for the scheme remain as previously accepted. Conditions relating to highway issues previously attached to the approved scheme are recommended to be attached to this application.

Conclusion

It is considered that three single storey dwellings can be accommodated on the site with appropriate amenity space, parking and turning areas without being of detriment to the site or its surroundings and without a significant harm to residential amenity or highway safety. On this basis it is recommended that the application is approved by Members subject to condition.

Case Officer
Gill Richardson

TITLE: F/TH/16/0498

Project Former Garages Site 5 St Marys Road Minster RAMSGATE Kent

Scale:

