

A05

F/TH/16/0604

PROPOSAL: Installation of 1.1m high railings to front and rear elevations

LOCATION: 93 West Cliff Road RAMSGATE Kent CT11 9NS

WARD: Central Harbour

AGENT: Mr Alex Johnson

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 Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings.
numbered PL.501, A.1.02, A.1.03 and received 3 May 2016.

GROUND:

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The site is located opposite the conservation area and in close proximity to a number of listed buildings. The site is a terraced house which has been converted into flats with a small front garden and a lower ground floor.

RELEVANT PLANNING HISTORY

There is no relevant planning history for the site.

PROPOSED DEVELOPMENT

Installation of 1.1m high black painted metal railings to the front and rear of the property around the lightwells and the external staircases.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

D1 - Design

NOTIFICATIONS

Neighbour notification letters were sent to the properties directly surrounding the site and a site notice was posted near the site. No responses have been received.

Ramsgate Conservation Area Advisory Group - It would be more in character if the design of the railings reflected that used for neighbouring properties.

CONSULTATIONS

Conservation Officer - No Objection. The proposed works will have no detrimental harm to the character and appearance of the setting of the conservation area and listed buildings.

Ramsgate Town Council - No comments received.

COMMENTS

This application is brought before Planning Committee as Thanet District Council is the applicant. The main considerations with regard to the planning application are the impact upon the character and appearance of the local area.

Character and Appearance

The proposed railings are to be installed at the front and rear of the property around the lightwell to the lower ground floor and steps down to the lower ground floor. The railings will be 1.1m high with vertical bars set at 100mm intervals. They will be constructed from galvanized steel and painted black. At the front boundary of the property there is a wall and the railings will be set approximately 2.5m behind this wall. The railings at the rear of the property will not be visible from the street scene as this is a terraced property.

Given the modest height of the railings and their location both behind the boundary wall and to the rear of the property it is considered that will not be any significant impact upon the character and appearance of the area or the adjoining conservation area, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Conclusion

It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Duncan Fitt

TITLE: F/TH/16/0604

Project 93 West Cliff Road RAMSGATE Kent CT11 9NS

Scale:

