

A06

F/TH/16/0531

PROPOSAL: Alterations to fenestration at front and rear, with change from UPVC to timber windows at first and second floor.

LOCATION: 24 Ethelbert Crescent MARGATE Kent CT9 2DU

WARD: Cliftonville West

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.201 and PL.401 received 19 April 2016.

GROUND:

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The site is located on the sea front of Cliftonville, within a primarily residential area. 24 Ethelbert Crescent is one of a terrace of ten properties, of 4 storeys high with a basement level, which fronts public green space and the old Oasis crazy-golf site with direct sea views. The site falls within the Cliftonville West Renewal Area and the Cliftonville West Area in Need of Special Action, as designated in the proposals map of the Local Plan. The terrace row has retained a rhythm across its frontage comprising porticos, bays, terraces and decorative window surrounds, whilst the surrounding area is characterised by properties of varying architectural styles. Some of these units were used as hotels in the past and more recently converted into flats, whilst others have been converted into houses of multiple occupation (HMOs).

Number 24 Ethelbert Crescent is currently vacant, with boarded up windows and doors to the first three floors of the front elevation and the lower ground and ground floor of the rear elevation.

RELEVANT PLANNING HISTORY

F/TH/96/0365 - Change of use of Guest House to 5No. self-contained flats with ancillary guest accommodation and external alterations - Granted

F/TH/04/1177 - Change of use of 1No. studio flat to office to accommodate housing support worker - Granted

The most recent recorded use of the building was for the Kent Community Housing Trust which housed vulnerable young people, and the property is currently vacant and secured.

PROPOSED DEVELOPMENT

The application proposes alterations to the fenestration at the front and rear of the property. The existing timber and UPVC windows to the front elevation are proposed to be replaced with timber double glazed windows. The rear and East side elevation windows are proposed to be replaced with new UPVC windows. All windows are proposed to be replaced like-for-like to replicate the style and design of the existing windows as part of a wider aim to redevelop and renew the property as 3no. self-contained flats.

The application has been submitted under the Margate Housing Intervention Programme. Thanet District Council has secured funding through a number of streams from central government to purchase empty homes and renovate them into lower density accommodation. Once completed, the property will be allocated to households on the Thanet District Councils Housing register. This aim is consistent with the Policies set out within the Cliftonville Development Plan Document to increase the amount of family accommodation and reduce the provision of one bed and bedsit flats.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles

H10 - Areas in Need of Special Action

NOTIFICATIONS

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

CONSULTATIONS

None received.

COMMENTS

The application is brought to Planning Committee, as Thanet District Council is the applicant.

The main consideration with regard to this planning application is the impact of the proposal upon the character and appearance of the surrounding area.

The site is located within Cliftonville West Area in Need of Action. Policy H10 aims to improve the condition of the areas housing stock and general amenities; through which quality housing is expected to play a major role in achieving these objectives. Policy D1 requires that new development only be allowed where the design, scale, separation between buildings and use of materials are complementary to the character and appearance of the area.

The surrounding area is characterised by three, four and five storey buildings, most of which are in residential occupation including hotels and HMO's. The buildings have been influenced by the historical context of the area as a seaside resort with bays and balconies and large footprints so that there is limited outside space.

The property is part of a fairly uniform terrace, with its front elevation facing Ethelbert Crescent. Cliftonville Mews runs adjacent to Ethelbert Crescent, and as such the rear elevation is visible from public vantage points.

The application proposes to replace all of the windows to the property. The proposed windows to the front elevation are proposed to be timber double glazing units, to replicate the original window material and design as closely as possible. The use of timber within an original design is considered to complement the terrace, and restore the front façade in line with the historical character and appearance of the terrace row.

The proposed windows to the rear and East side elevation are proposed to be new UPVC double glazing units, again designed to replicate as far as possible the original design of the existing windows. The use of UPVC is considered to be acceptable for these rear windows given their location, and the fact the site does not fall within the Conservation Area. The impact of the proposed development on the character and appearance of the surrounding area is considered to be acceptable and in accordance 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
Jenny Suttle

TITLE: F/TH/16/0531

Project 24 Ethelbert Crescent MARGATE Kent CT9 2DU

Scale:

