

A06

F/TH/16/0809

PROPOSAL: Change of use of church to single dwelling together with alterations to fenestration, insertion of 9no. roof lights and formation of hard surfacing to provide 4No. car parking spaces and change of use from agriculture to form garden to rear

LOCATION: Manston Methodist Church High Street Manston RAMSGATE Kent

WARD: Thanet Villages

AGENT: Miss Louisa Clifford

APPLICANT: Mr & Mrs Nigel & Paula Castle

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:

4091 A100 /B

4091 A103 /C received 19/07/16

4091 A104 /A

4091 A106 /B received 19/07/16

GROUND:

To secure the proper developmet of the area.

3 Prior to the first use of the development, the area shown on drawing 4091 A100 /B 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 approved shall thereafter be retained for that purpose.

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

4 Prior to the commencement of development hereby approved, full details of both hard and soft landscape works, to include:

species, size and location of new trees, shrubs, hedges and grassed area to be planted
the treatment proposed for all hard surfaced areas beyond the limits of the highway
walls, fences, other means of enclosure proposed

shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan.

5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan.

6 Prior to the first occupation of the development hereby approved the building shall be provided with 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 future property occupiers could be exposed.

GROUND:

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

7 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

SITE, LOCATION AND DESCRIPTION

The site is located on the southern side of the High Street, Manston. It is located outside the urban confines of Manston, within the Central Chalk Plateau Landscape Character Area. The single-storey building was constructed the mid-nineteenth century and is constructed in flint with timber windows and a slate roof. A single storey extension of modern construction is located to the rear of the building. The property is accessed from Manston High Street, with parking spaces adjacent to the building's west elevation.

RELEVANT PLANNING HISTORY

F/TH/15/0454 Change of use of church to single dwelling together with alterations to fenestration, insertion of 2no roof lights and formation of hard surfacing to provide car parking spaces and change of use from agriculture to form garden to rear.

PROPOSED DEVELOPMENT

Planning consent is sought for a change of use of church to single dwelling together with alterations to fenestration, insertion of 9no. roof lights and formation of hard surfacing to provide 4No. car parking spaces and change of use from agriculture to form garden to rear. The scheme is an amendment to an earlier scheme; August 2015, which was approved by Members of the Planning Committee.

The key differences between the approved scheme and the current scheme are:

Alterations to the fenestration and introduction of horizontal timber weatherboarding in the rear (south) elevation

Four roof lights in the side (east) elevation

Additionally window and provision of horizontal weatherboarding within extended section of the church in side (east) elevation

Windows within original church to be modified to enable ventilation in side (east) elevation

Additional roof lights in side (west) elevation

Windows within original church to be modified to enable ventilation in side (west) elevation

Positions of door and window openings altered, replacement of window with French doors and provision of high level windows in the extended section, side (west) elevation

Increased accommodation within the roof space- two mezzanine floors

In addition an additional parcel of land is proposed to be included within the residential curtilage for this dwelling.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006) Saved Policies

H1 - Housing provision

CC1 - Countryside

CC2 - Landscape Character Area

D1 - Design principles

D2 - Landscaping

SR5 - Play space

CF1 - Community Facility

EP7- Aircraft Noise
EP8 - Aircraft Noise and Residential Development

NOTIFICATIONS

No third party representations received.

CONSULTATIONS

No consultations carried out.

COMMENTS

This application is brought before Members as it represents a departure to Policy CC1 of the Thanet Local Plan.

The main issues in the determination of this planning application are the principle of development, living conditions of existing and future occupiers, the character and appearance of the area and highway safety.

Principle

Members will be aware that an application to convert the Methodist Church was approved in 2015, the principle of development has therefore been established. This consent remains extant. Matters pertaining to loss of a community facility, location of the development and housing were explored and accepted at this time. Planning policies have not changed since the last approval. On this basis there is no objection to the principle of development.

Character and Appearance

The site is located within the central chalk plateau Landscape Character Area, where care needs to be taken to avoid skyline intrusion and the loss or interruption of long views of the coast and sea. Some external alterations were proposed in the previous scheme to facilitate the conversion. Further amendments are sought in this current proposal.

The additional parcel of land is located to the western side of the church it follows the originally approved boundary and has an increased width, its greatest increase being 1.9m. It is proposed to use this for additional parking. The agent has detailed that this extension to the curtilage will allow two cars to park comfortably side by side. They state that cars' being parked behind each other is not ideal as the inconvenience of this will encourage residents to park on the road rather than move cars around. A further parking space is also proposed to the rear of the conversion. The further incursion to increase the residential curtilage is not considered to result in harm to the wider countryside given the size of the area in question.

In terms of the alterations to the external appearance of the building, the majority of the changes are to the extended part of the former Methodist Church. The fenestration style/size is similar to the existing, with the exception to this being the proposed glazing within the south (rear) elevation, which is of a more contemporary style. This detailing is considered appropriate to this extended part of the building, and would not detract from the overall appearance of the building. Timber boarding is now proposed to the rear elevation. At the present time the extension to the church is constructed in buff coloured bricks, which clearly defines this element of the building as an extension. The use of timber-cladding is not a dominant material in the village, although there are examples within the vicinity of the site -

dormer cheeks and weatherboarding on converted barns. Its use in this location is therefore considered appropriate.

The roof lights provide additional light to the rooms and also the two mezzanines (only one formed part of the previous scheme). The additional roof lights will be seen within the street scene, however, it is considered that they would not over-dominate the roof slope to an unacceptable level.

The proposal will require some of the existing trees to be removed to facilitate the parking and increased curtilage; this was previously considered acceptable; the trees proposed to be removed are self-seeded, in poor condition and not protected by a Tree Protection Order. A condition was attached to the consent requiring details of soft and hard landscaping works; including new tree, shrubs, hedges and grassed. It is recommended that this condition is attached again. This condition would also require details to be submitted of proposed boundary treatments, this is considered important in this case, as the site is in the countryside and also front a highway where the proposed means of enclosure would be visible.

Living Conditions

To the east side are existing detached bungalows, the windows along the east elevation are shown to be fitted with obscure glazing, as was previously agreed, the additional window will also be fitted with obscure glazing. The alterations to the fenestration in the west and south elevations will not result in any material harm to residential occupiers; the residential neighbour to the west is a significant distance away and to the rear is a farm yard area.

An additional parking space is provided to the rear of the church, this will be accessed off the High Street. At the current time this access only serve two residential properties and an existing farm yard. The increased vehicular movements along this section of road, created by the relocated space, is not considered to create harm to neighbour amenity, by way of noise and disturbance. Accordingly it is considered that there would be no loss of privacy, sense of enclosure or loss of light as a result from the proposed development.

In relation to the living conditions of future occupiers, the standard of accommodation is considered to be acceptable with principal habitable rooms having a reasonable outlook and levels of light for future occupiers. A rear garden area is proposed to serve the dwelling, in accordance with policy SR5 of the Thanet Local Plan.

Transportation

A total of four off-street parking spaces are proposed to serve the dwelling which is considered sufficient to accommodate the needs of the proposed dwelling. The previous approval provided this same number of spaces, however the spaces are now considered to work more easily.

Conclusion

The application site is located outside of the urban and rural settlement confines. The proposal is therefore contrary to Thanet Local Plan Policy CC1, which restricts development within the countryside. The site is also considered to be in an unsustainable location. The

proposed development would also result in the loss of a community facility, contrary to Thanet Local Plan CF1.

There is, however, a housing need within Thanet, and the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. In this case, the conversion of the church, which is considered to be a non-designated heritage asset and the re-use of the building, would represent a sustainable form of development in close proximity to the village confines of Manston, in accordance with the NPPF. Accordingly the principle of development was previously accepted. It is confirmed that there has been no material change in circumstances since the previous approval in terms of the policy context.

In respect of the proposed alterations to the design and parking, it is considered that the alterations have are sympathetic to the character of the building and would not harm its overall appearance. The impact upon neighbour amenity of the scheme is considered acceptable. Whilst the proposal will result in a loss of countryside, due to the proposed increase in curtilage, given the size of the parcel of land, it is considered that it has a limited effect on the character and appearance of the area. On this basis it is recommended that the scheme is approved subject to condition.

Case Officer

Gill Richardson

TITLE: F/TH/16/0809

Project Manston Methodist Church High Street Manston RAMSGATE Kent

Scale:

