

A05

F/TH/16/0856

PROPOSAL: Erection of a three-storey detached dwelling, with attached double garage with workshop and leisure room above, and
LOCATION: associated parking and landscaping

Haine Lodge Spratling Lane RAMSGATE Kent CT12 5LL

WARD: Thanet Villages

AGENT: Mr Doug Brown

APPLICANT: Mr Steve Fox

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 107/P01, 107/P02 Rev A, 107/P03 Rev A, 107/P04, 107/P05, 107/P06 Rev A, and 107/P07, received 30 June 2016.

GROUND:

To secure the proper development of the area.

3 Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- o the treatment proposed for all hard surfaced areas beyond the limits of the highway
- o 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

4 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 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

5 The development hereby approved shall be constructed in Belgravia Yellow multi stock brick and Vivera Natural slate, in accordance with the submitted samples, and precast stone cills and heads, as annotated on the approved plans.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

6 All external windows and doors shall be set within a minimum reveal of not less than 100mm.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

7 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority

GROUND:

To ensure that the archaeological history of the site is recorded in accordance with the advice contained within the National Planning Policy Framework.

8 No development shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To prevent pollution in accordance with the NPPF.

SITE, LOCATION AND DESCRIPTION

The site lies just inside the urban area. To the west and south of the site are agricultural fields, and to the east of the site is a residential development of 2-3 storey in height. The

application site forms part of a much larger plot containing a detached residential property with associated stable structures and outbuildings. The application site is located to the front of the site adjacent to Spratling Lane. It is enclosed by fencing and is currently overgrown non-previously developed land that is not considered to form part of the residential curtilage of the site.

RELEVANT PLANNING HISTORY

OL/TH/14/0118 - Outline application for the erection of 7no. dwellings, together with associated car parking and access. Granted - 04/08/15

OL/TH/00/1056 - Outline application for the erection of dwelling. Refused - 15/02/01

PROPOSED DEVELOPMENT

The proposal is for the erection of a 3-storey detached dwelling, with attached garage with leisure room above. The dwelling is setback from the road by 10m, with a large driveway for parking and manoeuvring, and the site will be accessed via the existing access off Spratling Lane. A garden is provided to the rear measuring 15m by 33m.

A scheme has previously been approved for the erection of 7no. dwellings to the rear of the site, on garden land associated with the existing dwelling. This application is for land to the front of the site adjacent to Spratling Lane, which has been split from the residential site and is now overgrown, with the current use as stated on the application form being a paddock.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

H1 - Housing

H4 - Windfall

D1 - Design

TR12 - Cycle parking

TR16 - Car parking provision

SR5 - Doorstep playspace

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. No letters of objection have been received.

CONSULTATIONS

KCC Highways and Transportation - No comments, as site does not meet the criteria to warrant involvement from the Highway Authority.

KCC Biodiversity - We have reviewed the ecological information and we advise that sufficient information has been provided to determine the planning application. The same ecological information was submitted for planning application OL/TH/14/0118 and we did

have concerns that the results of the ecological surveys would no longer be valid. However we have re-reviewed the surveys and we are satisfied that the conclusions of the survey are unlikely to have changed. Due to the habitat present on site the results of the reptile surveys were surprising however as the survey concluded that reptiles were likely absent and due to the limited amount of suitable reptile habitat within the immediate area we are satisfied that it is unlikely reptiles will have colonised the site in the last 14 months.

Senior Archaeological Officer - No objections subject to safeguarding condition.

COMMENTS

The application is brought before members as a departure to Policy H1 from the Thanet Local Plan as the site is not previously developed.

Principle

The site is non-previously developed land within the urban confines, and is therefore contrary to Thanet Local Plan Policy H1, which requires that all residential development should be on previously developed land within the urban confines.

The site is allocated for residential development within the draft local plan for a notional dwelling capacity of 12no. dwellings for the overall site. Currently the Local Authority cannot demonstrate a 5 year supply of housing, and therefore all applications for residential development must be considered on their own merits. Whilst the application site would be a departure to current Local Plan Policy H1, the direction of travel of the new Policy document to allocate the site for housing development will have some weight in decision-making to support a proposal for housing development on the site, as does the fact that the site is within the urban confines. However it will be important to ensure that all policy requirements for residential development on this site in the draft Local Plan are met to ensure that the proposal represents sustainable development.

The NPPF states in para 49 that housing application should be considered in the context of the presumption in favour of sustainable development. In determining whether housing on the site would be acceptable, the need for housing in the district needs to be balanced against other issues such as the impact on the character and appearance of the area, neighbouring living conditions and highway safety.

Character and Appearance

It is acknowledged that a scheme has previously been approved for the erection of 7no. dwellings to the rear of the site, on garden land associated with the existing dwelling. This application is for land to the front of the site adjacent to Spratling Lane, and did not form part of the previous application other than to be shown as soft landscaped. The implementation of this scheme (if granted) would affect the ability to implement the previously approved scheme at the rear, which would require the relocation of the vehicular access and minor amendments to the layout. However, it is considered that this proposal would not prejudice the future development of the land to the rear, which is allocated for residential development

within the draft local plan, due to the space that will be retained around the site for the access provision.

The site is located within the urban confines, but is adjacent to agricultural field, and therefore this site should be viewed as a transition site between the high density corner development in the urban area, adjacent to the eastern boundary of the site, and the open rural character of agricultural fields, adjacent to the western boundary of the site. The proposed development appears to have achieved this through the provision of a single detached dwelling with plenty of surrounding space. There is a minimum setback of 10m from the front boundary, a minimum of 6m gap to the western boundary, and 2m gap to the eastern boundary (18m to the overall eastern boundary shown in the blue line). Therefore, whilst the proposed dwelling is 3-storey in height and of quite a large scale, there is a sufficiently spacious setting to serve the development, which will allow for a generous amount of soft landscaping around the site. This includes hedgerow to the front, side and rear boundaries and new tree planting along the eastern side boundary.

In terms of the building, it is of a traditional manor house design. Whilst large in scale, the building is broken up with the double garage and infill extension between the garage and the dwelling setback from the front elevation and lower in height. The second floor is contained within the roof space, and the section plan shows that the building would be lower than the 3-storey building on the adjacent site. The building has interesting features, such as chimney, small pitched roof dormer windows, stone cills and heads to windows, and brick corner patterns, and a brick finish with slate roof is proposed. All of this contributes to a good quality design, which is considered to contribute to the character and appearance of the area as a transition site between the countryside and the more urban development along Haine Road.

Living Conditions

There is 25m between the proposed development and the nearest neighbouring property. As such the impact upon neighbouring light and outlook is acceptable.

There is a distance of 25m between the second floor windows in the side elevation of the proposed development and the nearest neighbouring boundary. The side windows are secondary bedroom windows and could be obscure glazed if necessary; however the minimum 21m distance for overlooking has been achieved, and no neighbour letters of objection have been received. The impact upon neighbouring privacy is therefore considered to be acceptable.

There may be some overlooking of the application properties garden from existing properties on adjacent sites, however, the distance is considered to be adequate to prevent any significant overlooking, and the planting of new trees along the side boundary of the rear garden is proposed in order to provide some screening to the garden area. A large garden has been provided for the property, which will provide adequate doorstep play space in line with Policy SR5 of the Thanet Local Plan. As such, the impact upon the living conditions of the future occupiers of the development is considered to be acceptable.

Transportation

KCC Highways and Transportation have not commented upon the application, which is for a single dwelling utilising an existing access. Adequate off-street parking and space for manoeuvring is provided to the front of the site which is approximately 10m deep by 20m wide. The impact upon highway safety is therefore considered to be acceptable.

Whilst the site falls within the urban confines, it is not in a particularly sustainable location; however, there is a primary school and supermarket within 800m of the site, which is walking distance. Furthermore, there are a number of sites around this site that has been allocated within the draft local plan for residential development, some of which require the provision of retail units to serve the local community. There are also plans to improve the bus service along Haine Road and the cycle route. As such, the sustainability of the development on highway grounds is considered acceptable.

Ecology

An ecology scoping survey and reptile survey has been submitted with the application. KCC Biodiversity have advised that sufficient information has been provided to determine the planning application, and whilst it is the same information as that submitted with the previous application in 2014, KCC have re-reviewed the surveys and are satisfied that the conclusions of the survey are unlikely to have changed, and reptiles are unlikely to have colonised the site in the last 14 months. The impact upon biodiversity is therefore considered to be acceptable.

Archaeology

The site lies within an area of prehistoric, Roman and Early Medieval activity. There are numerous crop marks in the surrounding fields and these may represent remains of settlement and burials. Some Roman ditches were located just south east of the site and similar remains may survive on this site. As such a condition requiring the implementation of a programme of archaeological work is recommended.

Conclusion

There is a need for housing and the application site consists of an allocated housing site within the draft local plan. Whilst the site is non-previously developed land, it does fall within the urban confines, and based on the existing and proposed services in the area, is considered to be sustainable development. The proposed development is of a good design, an existing vehicular access is being utilised, and there will be no significant impact upon neighbouring living conditions. As such it is recommended that members approve the application as an acceptable departure to Policy H1 of the Thanet Local Plan.

Case Officer

Emma Fibbens

TITLE:

F/TH/16/0856

Project

Haine Lodge Spratling Lane RAMSGATE Kent CT12 5LL

Scale:



