

A06

F/TH/16/1101

PROPOSAL: Erection of 1No detached two storey dwelling together with formation of vehicular access

LOCATION: Land Adjacent To 191 Ramsgate Road BROADSTAIRS Kent

WARD: Viking

AGENT: Mr Nick Farnell

APPLICANT: Mr Troy Cooper

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.

4088 (PA) 009rA, 4088 (PA) 001rA, 4088 (PA) 004rA,, 4067 (PA) 007rA, 4088 (PA) 008rA, 4088 (PA) 003rA, and 4088 (PA) 002rA received 11 October 2016

GROUND:

To secure the proper development of the area.

3 The development hereby permitted shall be constructed in Terca Red Multi Stock bricks, Marley Cedral Weatherboarding - Dark Grey and Marley Eternit plain concrete roof tiles.

GROUND:

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

4 The first 5 metres of the access from the edge of the highway hereby permitted shall be constructed of a bound material.

GROUND:

In the interests of highway safety.

5 Prior to the first use of the vehicular access, measures to prevent the discharge of surface water onto the highway shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

6 Prior to the first occupation of the dwelling hereby approved 1m x 1m pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained

GROUND:

In the interests of highway safety.

7 Prior to the first occupation of the dwelling hereby approved 43 metres x 2 metres x 43 metres visibility splays at the access with no obstructions over 1 metre above carriageway level within the splays shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

8 Prior to the first occupation of the dwelling hereby approved the vehicle parking spaces shown on the approved plans shall be provided and thereafter retained.

GROUND:

In the interests of highway safety.

9 Prior to the first occupation of the dwelling hereby approved, the cycle parking facilities shown on the approved plans shall be provided and thereafter retained.

GROUND:

In the interests of highway safety.

10 All windows provided at first floor level of the dwelling hereby approved shall be provided with obscure glass and restricted openings in accordance with the amended plan 4088 (PA) 003rA received by the Local Planning Authority on 11 October 2016 and thereafter maintained.

GROUND:

To safeguard the residential amenities currently enjoyed by neighbouring property occupiers in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

INFORMATIVES

Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation

(web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application pack.

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or ww.southernwater.co.uk with regards to diverting the water main and combined sewer.

A formal application for connection to the public sewerage system is required in order to service this development.

SITE, LOCATION AND DESCRIPTION

The site lies within the urban confines and is a triangular parcel of non- previously developed land currently fenced off from the highway. The application site is situated between a two storey property that has permission for a two storey side extension (that has not yet been constructed) that would extend to the boundary with the application site and a public footpath which runs along the side and rear of the parcel of land. The site faces the rear of two storey properties fronting Weatherly Drive and there are single storey garages (accessed from Weatherly Drive) situated adjacent to the footpath running alongside the parcel of land. The surrounding area is predominantly residential and the streetscene is characterised by a mix of dwellings and boundary treatments that differ in terms of design, material and scale.

RELEVANT PLANNING HISTORY

F/TH/15/0524 - Erection of 1No. detached two storey dwelling together with formation of vehicular access. Granted 20.08.2015

F/TH/16/0685 - Application for variation of condition 2 of planning permission F/TH/15/0524 for erection of 1No. detached two storey dwelling together with formation of vehicular access to allow a reduction in eaves overhang. Granted 14.07.2016

PROPOSED DEVELOPMENT

The application proposes the erection of a two storey, four bedroom, detached dwelling fronting Ramsgate Road, creation of vehicular access from Ramsgate Road and erection of a boundary fence and wall.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

H1 - Residential Development Sites

H4 - Windfall Sites

D1 - Design

D2 - Landscaping

SR5 - Play Space

TR12 - Cycle Parking

TR16 - Car Parking Provision

NOTIFICATIONS

Neighbour notification letters were sent to properties directly surrounding the site and a site notice was posted near the site. One letter has been received from the owner of the adjoining property at 191 Ramsgate Road regarding the poor state of the site including the screening to the site which reduces visibility for pedestrians and road users.

Broadstairs Town Council raises no objection with concern, stating item list on the Planning Portal incorrectly or poorly identified.

CONSULTATIONS

Kent County Council Highways and Transportation - raises no objection subject to safeguarding conditions relating to provision of measures to prevent the discharge of surface water onto the highway, use of a bound surface for the first 5 metres of the access from the edge of the highway, gates to open away from the highway, provision and maintenance of 1 metre x 1 metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level prior to use of site commencing, provision and maintenance of 43 metres x 2 metres x 43 metres visibility splays at the access with no obstructions over 1 metre above carriageway level within the splays prior to use of site commencing, provision and permanent retention of vehicle parking spaces shown on submitted plans prior to use of the site commencing, provision and permanent retention of cycle parking facilities shown on submitted plans prior to use of site commencing, completion of access including implementation of a vehicle crossing shown on submitted plans prior to use of site commencing and informatives relating to highways approvals and consents.

Southern Water - comment that the applicant must determine on site the exact position of the water main and combined sewer and advise that they contact them directly to discuss further. They specifically note clearance distances for the combined sewer and water main, no new soakaways should be located within 5 metres of a water main and combined sewer, no development or new tree planting should be located within 4 metres either side of the centreline of the water mains, no development or new tree planting should be located within 3 metres either side of the centreline of the combined sewer, all existing infrastructure, including protective coatings and cathodic protection should be protected during the course of construction works. They also request an informative be added with regards to a formal application for connection to the public sewerage system.

COMMENTS

This application is brought before members of the Planning Committee as a departure from Thanet Local Plan Policy H1 as the land is not previously developed.

Principle

The development would represent development on non previously developed land which would be contrary to Policy H1 of the Thanet Local Plan; however this needs to be considered having regard to the fact that there is a current need for housing in Thanet and, on this basis, the National Planning Policy Framework (NPPF) indicates that applications for housing should be considered in the context of the presumption in favour of sustainable development.

In this case the site lies within the urban confines, within an established residential street frontage with access to the public transport network. The acceptability or otherwise of developing this site for housing is therefore subject to the detailed consideration of all other material considerations including the impact upon the character and appearance of the area, the impact on living conditions of neighbouring and future property occupiers and highway safety.

Character and Appearance

National and Local Planning Policy requires all new development to provide a high quality design, that respects the character and appearance of the surrounding area within which it would be located.

In terms of the impact upon the character and appearance of the area, this has been considered to be acceptable through the approval of the previous application under reference F/TH/15/0524. The proposal now under consideration is still for the erection of a two storey dwelling but located further south within the site as it was discovered there was a previously unknown public sewer running under the site which, following advice from Southern Water, has resulted in the need for the dwelling to be relocated.

The submitted plans shows the relocation of the building and minor alterations to the layout and appearance of the building. In all other respects the development is not significantly different from the previously approved scheme.

The application proposes a two storey detached dwelling and materials in keeping with surrounding development. The scale and mass of the proposed dwelling are considered appropriate for the plot. The front building line of the proposed dwelling would be set slightly forward than the adjacent property, No 191 Ramsgate Road and this is considered acceptable as No 193 is set further back still giving a gentle staggered effect to the front building line. The proposed dwelling is now set further away from the shared boundary with No 191 and should the permitted two storey extension be constructed, it is considered that adequate space would remain between the properties to ensure that the proposal would not result in a terracing effect.

The rear of the site faces the rear of two storey properties fronting Weatherly Drive. There are single storey properties on the opposite side of Ramsgate Road, facing the site and the garage block adjacent to the site (on the other side of the footpath) which results in a single storey built form (viewed as a high wall). The surrounding properties are bounded by a variety of brick walls, flint walls and fences of differing heights and design. The streetscene is not characterised by uniform scale, design or material and therefore it is not considered that the proposed two storey property would be out of keeping with surrounding development or cause harm to the character and appearance of the area.

Living Conditions

The window arrangements at first floor are not significantly different from the previously approved scheme. Where there is the potential for overlooking or loss of privacy the windows have been annotated on the drawings to show they are maintained with obscure glazing with limited openings. I consider the revised would not lead to loss of privacy or overlooking and therefore complies with Policy D1.

The proposal meets the requirements of Policy SR5 for safe doorstep playspace, by providing a small rear garden for occupiers of the new dwelling.

Transportation

Kent County Council Highways and Transportation consider the proposed access and car parking provision to be acceptable, subject to the imposition of safeguarding conditions. The site is located in a sustainable location with good access to the public transport network. For these reasons, it is not considered that the proposed development would give rise to any adverse impacts in terms of highway safety or the highway network.

Parking is provided within the site together with turning area and the boundary treatment ensures visibility onto the highway will be maintained. I consider the proposal would not adversely impact on the visibility afforded to the entrance and egress onto Ramsgate Road and highway safety would be maintained.

Secure, covered, cycle storage is provided within the site.

Other Matters

The applicant shows the tree is to be retained on the site however it is not a prominent feature within the streetscene and is considered to have limited amenity value. The proposed dwelling could be built in a manner which would ensure the roots of the tree are not damaged, however in the future, given the proximity of this tree to the proposed house, there is potential for damage to be caused to the dwelling. On balance, it is considered that the tree is not of sufficient character or special amenity value to warrant protection through a Tree Preservation Order.

Conclusion

The proposed development is a departure from Thanet Local Plan Policy H1, utilising non-previously developed land for the creation of a new dwelling. However, in the absence of any material harm, and having regard for the National Planning Policy Framework, and the extant permission for the erection of a dwelling on this site, it is considered that it would be unreasonable to refuse permission on principle alone in this instance and, as such, it is recommended that Members approve the application.

Case Officer

Rosemary Bullivant

TITLE:

F/TH/16/1101

Project

Land Adjacent To 191 Ramsgate Road BROADSTAIRS Kent

Scale:



