

A03

F/TH/16/1357

PROPOSAL: Variation of condition 2 and 5 of planning permission F/TH/14/0709 for erection of two storey dwelling to allow

LOCATION: repositioning of dwelling, erection of a single storey porch to the front elevation, alterations to height and alterations to fenestration

Land Adjacent And Rear Of 74 And Rear Of 76 - 84 Northwood Road Broadstairs Kent

WARD: St Peters

AGENT: Mr Jaimie watler

APPLICANT: Mr R Doughty

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the 18th December 2014.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings.
numbered J001_8001.sk2, J001_200.sk2, and J001_8000.sk2 received 6 October 2016

GROUND:

To secure the proper development of the area.

3 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 National Planning Policy Framework.

4 If, during development, significant contamination is found or caused at the site, then this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and NPPF.

5 Prior to the first use of the development hereby permitted, the existing vehicular access gates shall be setback from the highway by 6m, in accordance with the approved plan numbered J001_002.sk2 received 29 September 2016, and shall thereafter be maintained.

GROUND:

In the interests of highway safety.

6 Prior to the first occupation or use of the development, the area shown on the deposited plan for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought back into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

in the interests of highway safety.

7 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 areas to be planted
- the treatment proposed for all hard surfaced areas beyond the limits of the highway (which should be a bound, permeable surface)
- 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.

8 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.

9 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.

10 Prior to the commencement of the development hereby permitted, details of a residential sprinkler system for the dwelling hereby approved shall be submitted to and approved in writing by the local planning authority. The sprinkler system, as agreed, shall be installed and fully operational prior to the first occupation of the approved dwelling.

GROUND:

To ensure a satisfactory standard of accommodation for future occupiers, in accordance with Thanet Local Plan Policy D1.

SITE, LOCATION AND DESCRIPTION

The site is located on land that was previously in an agricultural use, and which is south of the Thanet Reach Business Park, and to the rear of nos. 76 - 84 Northwood Road. The application site forms part of a much larger area of open space, all of which has been identified within the Council's emerging Draft Local Plan.

There is an existing vehicular access into the site adjacent to no. 74 Northwood Road, which serves an existing barn and storage building, and a caravan. Trees are located around the boundary of the site. Within Northwood Road development varies between detached and semi-detached dwellings, with the dwellings adjacent to the development site mainly of chalet bungalow style design.

RELEVANT PLANNING HISTORY

F/TH/11/0297 - Change of use of land to provide storage of caravans - Refused - 10/02/12

F/TH/14/0709 - Erection of a two storey dwelling following demolition of existing barn - Granted 18/12/14

PROPOSED DEVELOPMENT

This application follows the previously approved application for the erection of a two storey dwelling reference F/TH/14/0709 and seeks to vary condition 2 and 5 of the approved application. The previous approval was for the erection of a 2-storey dwelling, with the first floor of accommodation provided within the roof space. The dwelling utilised the existing access road into the site and provided parking adjacent to the dwelling. The proposed materials included timber cladding, sheet metal cladding roof, and aluminium doors and windows.

This variation of condition application involves the repositioning of the dwelling to the North and will be orientated West, set at an angle, with its rear elevation facing East. The scale and form of the dwelling will remain largely the same, and will increase the height of the roof by approx. 0.3m together with the erection of a single storey porch to the centre of the front elevation, which will be designed with a pitched gabled roof, to measure approx. 5m in width, of a maximum height of approx. 5.3m. The application also involves alterations to the fenestration, with floor to ceiling windows set in a symmetrical pattern at the ground floor of the front elevation and casement windows to the rear, with a glazed window set within the gable of the front porch, and rooflights set in the roofslope. Finally the proposed materials will be altered to include Kent peg tiles, timber cladding, aluminium windows and a brick plinth.

RELEVANT DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

H1 - Housing

D1 - Design

SR5 - Doorstep Play space

TR16 - Car Parking Provision

REPRESENTATIONS

Letters were sent to the neighbouring occupiers and a site notice was posted near the site. No representations have been received.

CONSULTATIONS

None received.

ANALYSIS

The main considerations with regard to this planning application will be the consideration of the principle of development, the impact of the proposed development on the character and appearance of the area and the residential amenity of neighbouring property occupiers.

The application has been brought to planning committee as a departure to Thanet Local Plan Policy H1.

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) requires 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 close proximity of Westwood Town Centre, and therefore has access to local amenities and public transport.

The site forms part of a larger area of open space, which was previously used as agricultural land, but which now has no defined use. The application site, along with the rest of the open space, has been identified as an allocated site for housing within the Council's emerging Draft Local Plan.

The principle of development on this site, given the above, was previously found to be acceptable. There have been no material changes to relevant policy since this decision. Therefore the principle of this development is considered to be acceptable, subject to consideration of all other material planning considerations.

Character and Appearance

The proposed repositioned dwelling will be located to the rear of existing properties, and therefore does not relate to the prevailing pattern of development in the vicinity of the site. The erection of a dwelling in this location was previously found to be acceptable, given this land has an existing access and is a proposed allocated site for housing in our draft Local Plan. Therefore with this in mind, given the dwellings fairly unique situation with regard to its location, together with the modest distance it will be repositioned, I do not consider the proposed repositioning of the dwelling to result in any harm to the character and appearance of the area.

The proposed dwelling is of a chalet bungalow design, similar to existing dwellings in Northwood Road. This proposal shall only moderately alter the scale and form of the dwelling from the previous approval and shall be a maximum height of approx. 7m with a pitched roof. This modest appearance and scale is therefore not considered to detract from the character and appearance of the area.

The proposed dwelling will be redesigned by virtue of the amended fenestration, materials and installation of the single storey porch to the centre. This will create a symmetrical appearance to the property, with the gabled porch relating well to the pitched roof character of the dwelling. The proposed materials have been altered, however will still incorporate a palate of high quality materials such as Kent Peg tiles, timber cladding and aluminium windows. Therefore I do not consider the proposed alterations to result in harm to the visual amenity of the area, in accordance with Policy D1 of the Thanet local Plan and the National Planning Policy Framework.

Living Conditions

The proposed dwelling has only slightly increased in scale by virtue of the modest increase in height and single storey porch to the front elevation and will retain significant separation distance to any adjacent neighbours. Therefore the amended dwelling will not result in any harm with regard to a loss of light, outlook or sense of enclosure to the living conditions of neighbouring property occupiers.

The proposed repositioned dwelling rear elevation will be angled West and there windows which will angle towards the rear elevations of dwellings which front Northwood Road. These windows are primarily located at ground floor level, with some rooflights located at first floor level which by virtue of their angled nature and position in the roofslope reduce the potential for overlooking. Furthermore the proposed windows will have a minimum of approx. 37m separation distance to the rear of neighbouring development, which significantly exceeds the 21m guidance distance which has historically been used to assess impacts of overlooking. Therefore I do not consider the amended dwelling to result in harmful impacts of overlooking, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

RECOMMENDATION

The principle of development has previously been considered to be acceptable, and the impact upon the character and appearance of the area and neighbouring property occupiers living conditions are also considered to be acceptable and in accordance with Policy D1 of the Thanet Local Plan and guidelines contained within the National Planning Policy Framework. It is therefore recommended that members approve the application.

Case Officer

Jenny Suttle

TITLE:

F/TH/16/1357

Project

Land Adjacent And Rear Of 74 And Rear Of 76 - 84 Northwood Road
Broadstairs Kent

Scale:

