

A06

F/TH/16/1328

PROPOSAL: Variation of condition 2 and 4 of planning permission F/TH/14/0244 for erection of two semi-detached two storey dwellings and one detached bungalow, together with

LOCATION: associated car parking, following the demolition of existing garages to allow alterations to fenestration and layout and increase in size of dwellings

Garage Block Prince Andrew Road BROADSTAIRS Kent CT10 3HD

WARD: Beacon Road

AGENT: Mr Adrian Baker

APPLICANT: Ms Annette Claudel

RECOMMENDATION: Approve

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the 23 June 2017.

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 02 bungalow Rev B received 03 October 2016, 01 house Rev C and 03 site plan Rev D received 04 October 2016.

GROUND:

To secure the proper development of the area.

- 3 The area shown on drawing number 03 site plan, received 04 October 2016, 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 agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

4 Secure cycle storage facility as confirmed in the details submitted 10 November 2016 shall be provided prior to the first occupation of any of the units and thereafter maintained.

GROUND:

In the interests of promoting increased cycling in accordance with policy TR12 of the Thanet Local Plan

5 The driveways hereby permitted shall be constructed from Marshalls Tegula Permeable block paving as confirmed in correspondence dated 10 November 2016.

GROUND:

In the interest of highway safety.

6 The proposed development shall be constructed with Reigate Purple Multi Bricks and Redland 49 Granular Brown roof tiles, in accordance with the approved samples agreed 10 November 2016, and Sand Cement Render colour Oatmeal.

GROUND:

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

INFORMATIVES

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

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.

SITE, LOCATION AND DESCRIPTION

The site is within a wholly residential area. The area has a degree of uniformity, with a character of spacious two storey dwellings which are a mixture of semi-detached and terraced. Dwellings in the area are typically set back from the road with large front gardens. The buildings are typically constructed of brick work to their ground floors with either painted render or hanging tiles to their first floors, under concrete tile roofs.

RELEVANT PLANNING HISTORY

OL/TH/09/0706 - Outline application for the erection of 4 dwellings following demolition of existing garages with all matters reserved - Granted 29/10/2009.

F/TH/14/0244 - Erection of two semi-detached two storey dwellings and one detached bungalow, together with associated car parking, following the demolition of existing garages.
- Granted 23/06/2014. This permission is still extant.

PROPOSED DEVELOPMENT

The approved 2014 application is for the erection of a pair of semi-detached two storey dwellings, each providing three bedrooms, and a detached bungalow, which would provide two bedrooms. Each dwelling would be provided with car parking for two vehicles together with manoeuvring areas. The buildings would be constructed of brick, with some weatherboarding, under concrete tile roofs.

This application is for the variation of condition 2 of planning application F/TH/14/0244 is sought to alter the fenestration, layout and size of the approved dwellings.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

H1 - New Residential Development

H4 - Windfall Sites

TR12 - Cycling

TR16 - Car Parking Provision

D1 - Design Principles

D2 - Landscaping

SR5 - Doorstep Play Space

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site. No responses have been received.

CONSULTATIONS

Southern Water - No objections to the variation of condition 2. The comments in our previous response dated 27/05/2014 remain unchanged and valid.

Broadstairs and St Peter's Town Council - No comments received.

COMMENTS

This application is reported to Planning Committee as the applicant is Thanet District Council.

Principle

Thanet Local Plan policy H1, states that on non-allocated sites, such as is the subject of this application, residential development will only be permitted on previously developed land within the built up confines.

The land is occupied by numerous garage buildings and associated hard standings. I am therefore satisfied that the land is previously developed. The site also lies within the built-up confines of Broadstairs, as shown on the Local Plan Proposals Map. The principle of the proposal is therefore acceptable.

Planning permission was granted in 2014 for the erection of two semi-detached dwellings and one detached bungalow with associated car parking, following the demolition of existing garages. This application is for the variation of condition 2 and seeks to alter the size, fenestration and layout of the approved development.

Character and Appearance

The proposed variation of condition 2 will reduce the depth of the two semi-detached dwellings by approx. 0.5m and increase the overall width of the pair by approx. 1.2m. The width of the bungalow will be increased by approx. 0.4m.

The fenestration will be altered on the two semi-detached houses from brick and cladding to brick and render and porch canopies will be erected over the front doors. The cladding will be removed from the bungalow and replaced with brick to match the remainder of the property. Properties in the immediate street scene are constructed from a variety of brick, render and tiles, therefore this change in fenestration will give the dwellings a similar appearance to the surrounding development.

Given the use of materials already present in the street scene and the modest change in size of the development it is considered that there will be no significant impact upon the character and appearance of the area in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed changes to the dwellings set out above, would lead to a separation distance of approx. 6.1m to the rear boundary, 3.4m to the western boundary and 3.3m to the eastern boundary of the site. The increased width of the bungalow leaves a separation distance of approx. 3.1m to the rear boundary, 4.4m to the western boundary and 0.9m to the eastern boundary.

Internally the layout of the semi-detached dwellings has been adjusted to allow for the introduction of an entrance hallway. Whilst the layout of the detached bungalow has been amended to remove the second bathroom and increase the size of the lounge/kitchen.

The layout of the windows and doors have also been altered to reflect these internal changes. The windows in the side elevations of the semi-detached dwellings have been

removed. On the front elevation the floor length window to the side of the front door has been removed and the size of the remaining front window has been increased. At the rear the single door has been changed to double doors. The front door of the bungalow has been moved from the south west elevation to the north-west elevation and the windows in the south-west elevation have been removed.

Given the modest change in scale of the development, the alteration of the windows and the internal layout it is considered that there will be no significant impact upon the occupiers or the neighbours living conditions.

Highway Safety

The proposed variation does not result in any changes to the access and there is still space for two off-street parking spaces for each property, therefore, it is considered that there will be no change in highway safety.

Conclusion

The 2014 application for the erection of two semi-detached dwellings and one detached bungalow together with associated car parking, is an extant and can therefore still be implemented. It is considered that the modest changes to the scale and layout of the approved dwellings and the use materials that are similar to the surrounding development, will have no significant impact upon the character and appearance of the area, or the living conditions of any neighbours or future occupiers, it is therefore recommended that this variation of conditions is approved.

Case Officer

Duncan Fitt

TITLE:

F/TH/16/1328

Project

Garage Block Prince Andrew Road BROADSTAIRS Kent CT10 3HD

Scale:

