

A07

F/TH/16/1327

PROPOSAL: Variation of condition 2 and 4 of planning permission F/TH/14/0091 for the erection of 2No. two storey semi detached dwellings following demolition of existing garage block to allow alterations to site layout, elevations and fenestration

LOCATION: Garages Adjacent 34 Prince Andrew Road BROADSTAIRS Kent

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 24th March 2017.

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered TDC-2817-AB-ZZ-LP-A-8001 Rev P03 received 24 November 2016 and the submitted plans numbered 3 Rev B and 2 Rev C received 3rd October 2016.

GROUND:

To secure the proper development of the area.

- 3 The development hereby approved shall be constructed of Dorset Multi Red Bricks and Redland 49 Granular Brown Tiles in accordance with the approved samples received 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.

- 4 Prior to the first occupation or use of the development, the area shown on drawing number TDC-2817-AB-ZZ-LP-A-8001 Rev P03 received 24 November 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 interest of highway safety.

5 The area for the loading and unloading of vehicles, vehicle turning facilities and parking facilities for site personnel and visitors to be used during the construction of the development hereby approved shall be carried out in accordance with the approved details in drawing number 2817C -10 Rev 1 received 7th November 2016.

GROUND:

In the interest of highway safety.

6 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

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, Ottebourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

SITE, LOCATION AND DESCRIPTION

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

RELEVANT PLANNING HISTORY

F/TH/14/0244 - Erection of two semi-detached two storey dwellings and one detached bungalow, together with associated car parking - Granted 23/06/2014

F/TH/14/0091 - Erection of 2No. two storey semi-detached dwellings following demolition of existing garage block - Granted 24/03/2014. This permission is still extant.

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

PROPOSED DEVELOPMENT

This application follows the previously approved application for the erection of 2No. semi-detached dwellings following demolition of the existing garage block reference F/TH/14/0091 and seeks to vary condition 2 of the approved application to allow alterations to the site layout and changes to fenestration.

The previous approval was for the erection of a pair of semi-detached two storey dwellings, each providing three bedrooms. The dwellings would be of similar scale and layout as the existing pairs of semi-detached dwellings to the north east. Each dwelling would be provided with car parking for two vehicles together with manoeuvring areas to the front of the each property. The dwellings would be finished in brick work and render, under a concrete tile roof.

The application has been amended and the proposed layout will reconfigure the parking and front garden area approved through the original consent. The amended layout will include 3no. parking spaces to the West of the site, and 1no. parking space to the East, with small lawn front gardens to the front elevations of the 2No. dwellings. Permeable paving is proposed to the sides of the approved dwellings and a small element of the rear gardens.

The proposed alterations to the elevations and fenestration will reduce in size the bathroom window to the front elevation, introduce a small lean to roof canopy above the front door and alter the colour of the render to the first floor to oatmeal. The first floor side elevation windows have been removed, and the rear elevation windows will be uniform in size and design, together with the introduction of double doors to the ground floor rear elevation.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. One letter of objection has been received. The objection raises the following concerns:

- Overdevelopment at the end of gardens.
- Loss of unobstructed views and space will reduce the value and enjoyment of houses.

CONSULTATIONS

None received.

COMMENTS

This application is brought to Planning Committee, as Thanet District Council is the applicant. The main consideration with regard to this application will be the impact of the proposed development on the character and appearance of the area and the residential amenity of neighbouring property occupiers.

Principle

The principle of development was assessed under the previous consent reference F/TH/14/0091 and found to be acceptable. There have been no material changes since.

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 standing and I am satisfied that the land is therefore 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.

Character and Appearance

The site lies at the end of a short spur off Prince Andrew Road, which is currently in use as an access to the garages on site. It is proposed to erect a pair of semi-detached two storey dwellings of similar scale to the existing pairs of semi-detached dwelling adjacent to the site. The existing pairs of semi-detached properties are staggered back from each other so that they retain a generous set back from the road. The proposal seeks to continue this pattern of development, setting the buildings back from their immediate neighbours by a comparable distance, with car parking provided to their fronts.

The area has a strong degree of uniformity to the scale, form and design of the buildings. The scale of these buildings seeks to replicate that of the neighbouring properties, being two storeys in height and of comparable width. This proposal seeks to reduce the size of 1No. first floor window to each dwelling, together with the introduction of a modest canopy above the doorway and the alteration of the colour of render to oatmeal. These amendments are considered to be relatively minor alterations to the original consent, which will retain the simple style and design of the proposed dwellings, thereby appearing in keeping with neighbouring properties and the wider character of the area.

The proposed reconfigured layout has been amended and will now slightly increase the amount of hardstanding from the previously approved application, with a rearranged parking layout together with a small lawn front garden area with a pathway to the front door. This increase in hardstanding and rearrangement of parking is considered to be a relatively modest alteration to the previously approved scheme. The retention of a small front garden area will serve to break up the appearance of the permeable paving hardstanding, and will reflect the landscaped character of front gardens to front elevations of properties within the

area. Given the above, I do not consider the proposed amendments to the previously approved application to result in any harm to the character and appearance of the area, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed dwellings will be set away from neighbouring properties. The proposed application will set the proposed dwellings a further 1m away from the side elevation of the closest property to the North East, number 34, to an overall separation distance of 5m. Number 34 has no side elevation windows. Whilst the proposal would intersect the 45 degree line from the closest rear facing windows of this neighbouring property, given the separation distance between dwellings of 5m, it is not considered that this would cause an unacceptable degree of loss of light or sense of enclosure.

The properties to the North West, the closest of which is No. 32 Westover Gardens, would be set a significant distance from the proposed development, at a distance of approximately 24m between the front elevation of the proposed dwellings and the side elevation of No.32. Given the separation distance between properties together with the fact the proposal only proposes 1no. window to the ground floor side elevations, it is not considered that any loss of light, sense of enclosure or overlooking would be caused to the properties in Westover Gardens. The properties to the south are set even further away and therefore the impact would lessen further.

The only physical addition to the property from the previous consent will be the erection of a small canopy above the doorway of each dwelling, which given its modest scale and separation distance to neighbours, will not result in any impacts to residential amenity. Therefore I do not consider the proposal to result in any harm to the living conditions of neighbouring property occupiers, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Highways

The amended layout and reconfigured parking arrangement will retain the approved access, 2no. parking spaces for each dwelling, and will allow adequate space for manoeuvring. The hardstanding area is proposed to be permeable paving, which will prevent the discharge of water onto the public highway. As such I do not consider there to have been a material change to the parking provision for the 2no. dwellings as a result of the proposed amendments.

Other Matters

The loss of a view is not a material planning consideration which can be taken into account when determining a planning application.

CONCLUSION

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/16/1327

Project

Garages Adjacent 34 Prince Andrew Road BROADSTAIRS Kent

Scale:

