

**A04**

**F/TH/16/1354**

**PROPOSAL:** Erection of a two storey 3-bed detached dwelling

**LOCATION:** 40 Canterbury Road West RAMSGATE Kent CT12 5DU

**WARD:** Cliffsend And Pegwell

**AGENT:** Mr Robert Pou

**APPLICANT:** Mr & Mrs Thorpe

**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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 6396/01 Rev P1 and 6396/02 Rev P1 received 24 November 2016.

**GROUND:**

To secure the proper development of the area.

3 Prior to the first use of the rear balcony hereby permitted, an obscure glazed privacy screen no less than 1.8m shall be erected along the western side of the balcony in accordance with the approved plan numbered 6396/01 Rev P1 and 6396/02 Rev P1 received 24 November 2016. The privacy screen shall thereafter be maintained.

**GROUND**

To safeguard the privacy and residential amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with Policy D1 of the Thanet Local Plan.

4 Prior to the first occupation of the dwelling hereby approved visibility splays of 2metres by 2metres behind the footway on both sides of the dwelling access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained.

**GROUND:**

In the interest of highway safety.

5 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

6 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

**Ground:**

To ensure that features of archaeological interest are properly examined and recorded.

7 The building(s) hereby approved shall be so constructed as to provide a minimum sound attenuation of not less than 20db average over the frequency range 100 to 3150Hz against the external noise from aircraft to which they are likely to be exposed.

**GROUND:**

To protect the residential amenities of the future occupiers of the development, in accordance with Thanet Local Plan Policies EP7 and EP8.

8 Prior to the commencement of 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

9 The soft landscaping to be provided in pursuant of condition 8 above shall include the planting of a hedgerow along the west, south and eastern boundaries of the site, where it does not interfere with the required visibility splays.

**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.

## SITE, LOCATION AND DESCRIPTION

The application site is the side garden of 40 Canterbury Road West. The site lies outside of the village confines, with existing residential development to the west of the site (in the form of 8no. detached and semi-detached one and two-storey dwellings), and a further area of vacant land to the east of the site which has recently been granted permission for the erection of 4no. two storey dwellings. Opposite the site is Jentex, and to the south of the site is agricultural land.

## RELEVANT PLANNING HISTORY

F/TH/94/0390 - Use of land as additional garden area together with the erection of a front canopy to existing dwelling. Granted 20/09/1994.

OL/TH/02/0546 - Erection of a detached dwelling (Outline Application). Refused on the 31/07/2002 for the following reasons:

- o The proposed development, if permitted, would result in the undesirable spread of urban related ribbon development outside the confines of the existing built up area of Cliffsend, and into the surrounding open countryside and would prove severely detrimental to the character and visual amenities of the locality, and contrary to Kent Structure Plan Policy RS1, which seeks to preserve and enhance the character, amenity and functioning of the countryside.
- o The application site lies outside the confines of an existing village and the proposed use would be unrelated to local need, without agricultural or other rural justification, and thereby contrary to Policies RS1 and RS5 of the Kent Structure Plan, and Policy R1 of the Isle of Thanet Local Plan.
- o The erection of a dwelling in this location would create an unacceptable precedent for further development of this nature outside the build confines of rural towns and villages, contrary to Policy RS1 of the Kent Structure Plan and Local Plan Policy R1.
- o The proposed development would result in the creation of an unacceptable access onto Canterbury Road West contrary to Kent Structure Plan Policy T19.
- o The proposed development would, if permitted, be detrimental to the maintenance of long views over the Wantsum Channel Area of High Landscape Value from this location, contrary to the provisions of Policy CL4 of the Isle of Thanet Local Plan.

An appeal was raised for this application and dismissed by the inspector.

## PROPOSED DEVELOPMENT

The proposal is for the erection of 1no. 2-storey 3-bed detached dwelling, fronting onto Canterbury Road West. The dwelling is provided with 2no. car parking spaces to the front, and a garden to the rear.

## DEVELOPMENT PLAN POLICIES

## **Thanet Local Plan Policies (2006)**

CC1 - Impact on Countryside

CC2 - Landscape Character Area

H1 - Housing

D1 - Design

D2 - Landscaping

TR12 - Cycle Parking

TR16 - Parking Provision

SR5 - Play Provision

HE11 - Archaeological Assessment

HE12 - Archaeological Sites and Preservation

EP7 - Aircraft Noise

EP8 - Aircraft Noise and Residential

### NOTIFICATIONS

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

### CONSULTATIONS

#### **Cliffsend Parish Council -**

- o The site appears to be located within the garden next to a house that has recently changed hands.
- o Looking at the diagrams it shows 3 bedrooms whereas the planning application indicates only 2.
- o The planning application indicates parking for 2 cars, however the site plan layout shows they have included a garage, however no elevation or aspect drawings are provided for the garage.
- o Using google earth the site appears to be heavily overgrown by trees and hedges.
- o The chalet style and layout are not in keeping with the adjacent houses and bungalows.
- o The brickwork and wood cladding appears very brash.
- o The site is directly opposite an old entrance to the Jentex site.

**Southern Water** - Southern water requires a formal application for a connection to be made by the applicant or the developer.

### COMMENTS

This application is brought before members as a departure to Thanet Local Plan Policy H1.

## **Principle**

### *Housing Need*

The application site is located on the edge of Cliffsend on non-previously developed land outside of the village confines. Policy H1 of the Thanet Local Plan requires that residential development on non-allocated sites will be permitted only on previously developed land within existing built-up confines unless specifically permitted by other local plan policies, however this policy no longer accords with the requirements of the National Planning Policy Framework, as the Council no longer has a 5 year supply of housing land, and as such this policy has little weight at this time.

Policy CC1 of the Thanet Local Plan states that new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside.

The 2002 outline application was refused due to the location of the site being outside of the village confines and there being no local need for housing. There is a current need for housing within Thanet, which is being reviewed through the Local Plan process and the NPPF states in para 49 that housing applications should be considered in the context of the presumption in favour of sustainable development. As such there is the potential for the previous reasons for refusal relating to the principle of development to be overcome. In determining whether housing on the site would be acceptable, the need for housing in the district will therefore need to be balanced against other issues such as the impact on the countryside, sustainability of the site, character and appearance of the proposed development, and highway safety.

### **Strategic Housing Allocations at Cliffsend**

The Draft Local Plan Preferred Options Document has recently been out to public consultation. The document includes a number of sites that have been allocated for housing development in order to address the current housing need. These include three agricultural sites to the west of the village, and an employment site to the north of the village. The site the subject of this planning application falls adjacent to one of the allocated sites.

### **Sustainability**

The site is located outside of the rural settlement confines, and Cliffsend is a village that offers very few community facilities and services, so there is some concern regarding the sustainability of the proposed development. However, given the overall housing requirement for the district, there is a need for some of the housing provision to be made in and around the villages; and Cliffsend has been highlighted as a village that could accommodate additional housing provision, especially where associated development is provided with the housing that improves existing facilities and services within the village. This application is only for one dwelling and therefore no contribution towards village services or facilities is proposed for this particular application; however, the NPPF requires that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. This site lies opposite Jentex, which has recently

been granted planning permission for residential development with a village community hall, and a potential shop. Residential development directly opposite would therefore help to support these facilities, thereby contributing to the sustainability of the development. Furthermore, the adjacent surrounding site to south of the site has been allocated for residential development within the Emerging Draft Local Plan, and have therefore been considered through the Strategic Housing Land Availability Assessment to be one of the most suitable sites for allocation within the village. This site has not been allocated because the site was not submitted for consideration, but in terms of its location, it is no less sustainable than the allocated site. The site adjacent to the application site has recently been granted planning permission for the erection of 4No. detached dwellings.

### **Impact on Character and Appearance of Countryside and Surrounding Area**

The site falls outside of the urban confines and within a Landscape Character area. Policies CC1 and CC2 of the Thanet Local Plan look to protect the open landscape, and the wide, long views of the former Wantsum Channel area and Pegwell Bay. The application site is prominently located fronting Canterbury Road West, in a gap that currently provides views through to the former Wantsum Channel area and Pegwell Bay.

The site is the side garden of number 40 Canterbury Road West which has some hard surfacing and soft landscaping around the edge of the site. Whilst the site is located outside of the village confines, it consists of an infill site between an extant permission for four dwellings and 8no. existing dwellings to the west of the village that front Canterbury Road West. The site is also located opposite Jentex, an employment site, that has been allocated for residential development within the Emerging Draft Local Plan, and which has recently been granted planning permission for residential development. The area to the south of the site has also been allocated through the Emerging Draft Local Plan, which if developed would result in only this small area of open space remaining between the built pattern of development. Whilst this area would offer a small break in development along Canterbury Road West these views are mainly transient and there are only 8no. dwellings west of the site until open countryside is reached, therefore a break in development is not considered to be essential in this location given its proximity to the open countryside. Furthermore, whilst the site as existing may offer some long views of Pegwell Bay and the Wantsum Channel area, the Landscape and Visual Impact Assessment has concluded that the site makes no significant contribution to the landscape views due to the limited size of the site and the few publicly accessible locations that views through the site are possible, which is accepted. The site itself is the side garden of an existing dwelling and of poor visual quality and a condition has been agreed with the applicant to plant a hedgerow around the site on the south, east and west boundaries to help integrate the site into the local environment. As such, it is not considered that the site has intrinsically beneficial qualities or contributes to the character of the area, and as such the loss of this space is considered to be acceptable.

The proposed two storey dwelling has a gabled end facing the road with a small front porch, similar in appearance to number 42 Canterbury Road West. The dwelling is set back from the road in line with the neighbouring property number 40 and the approved dwellings to the east. A street scene plan has been submitted showing the proposed development and its relationship with the existing and approved dwellings. The proposed dwelling is of a good quality design, with interesting front elevations that incorporate gable features, varied

fenestration and materials. The red brick is in keeping with the materials present on the 8no. dwellings west of the site and the cladding is characteristic of a rural location and is also present on the approved residential development opposite the site.

Given the varying design of the neighbouring properties and the location of the dwelling in a side garden, between existing dwellings and a site with extant permission for four dwellings, it is considered that will be no significant impact upon the character and appearance of the area or the wider landscape character area.

### **Living Conditions**

The proposed dwelling will measure approx. 9.1m wide, 16.2m deep, 3.5m to the eaves and 7.5m in total height.

There is a separation distance of approx. 2m to number 40 and 8.5m to the approved dwellings on the adjacent land to the east.

Three windows and one door are proposed in the western elevation. Two rooflights will be located in the first floor and will have a cill height of approx. 2.4m above the internal floor level. In the ground floor the window will serve a bathroom and the door will serve a utility room.

On the eastern elevation there are four rooflights in the first floor with a cill height of approx. 1.7m and one window in the ground floor which is a secondary window for the lounge.

There are two windows in the first floor side elevation of number 40 however these appear to serve non-habitable rooms. There are 5 windows in the side elevation of the approved dwelling to the east however these are all secondary windows or non-habitable rooms.

At the rear the proposed balcony will have a 1.8m high privacy screen on the western elevation to prevent any direct overlooking of the neighbouring private amenity space. There are no properties to the rear and there is a separation distance of approx. 22m to the rear elevation of the approved property to the east.

The impact upon the neighbouring living conditions is therefore considered to be acceptable.

### **Airport Noise**

The site lies close to Manston Airport, and whilst not currently operation, it is still considered appropriate to safeguard future occupiers of the development should the operation of the airport re-commence. As such, it is appropriate to consider the likely impacts that aircraft noise would have on the proposed dwellings. The site is within the 63-72dba contour. In this location Thanet Local Plan Policy EP7 states that planning permission will not be granted unless the site lies within the confines of a substantially built-up area, and that conditions can be imposed to ensure an adequate level of protection against noise. The site lies on the edge of Cliffsend Village, outside of the confines; however, there is currently a need for housing. It is therefore considered that this site could be considered as an exception subject to conditions that would ensure an adequate level of protection against noise.

Therefore a condition proposing minimum sound attenuation of not less than 20db average over the frequency range 100 to 3150 Hz against the external noise from aircraft is considered to be appropriate mitigation to enable compliance with Policy EP7 of the Thanet Local Plan.

### **Highway Safety**

The proposed dwelling is provided with 2no. off-street car parking spaces to the front of the dwelling, with turning space to allow vehicles to exit the site in a forward gear. There are no longer concerns regarding the provision of an additional access onto Canterbury Road West, following the declassification of the road and the reduced speed limit. Visibility splays would be maintained by condition.

### **Conclusion**

The application site is located outside of the rural settlement confines, and on non-previously developed land. The proposal is therefore contrary to Thanet Local Plan Policy H1. In addition, Cliffsend is a village offering few facilities, and so there are some concerns regarding the sustainability of the development in this location, and the loss of this private open space upon the character and appearance of the area. In addition an outline application for a single dwelling was previously refused on the site in 2002.

However, there is a current housing need within Thanet, including Cliffsend, and the site fronts a main road, is within walking distance of a bus stop and forms an infill between existing residential development, an allocated housing site within the Emerging Draft Local Plan and a recently approved housing development for 4No. dwellings. This is a single dwelling that is of a design, layout and scale that is considered to be in keeping with the existing pattern of development in the area, and which is not considered to result in any significant or demonstrable harm to either the visual amenities of the immediate area, or longer views of the Landscape Character Area. In addition, the impact upon highway safety is considered to be acceptable subject to a safeguarding condition requiring visibility splays, and given the design of the property, there is considered to be no significant impact upon neighbouring living conditions. It is therefore considered that, on balance, the erection of one dwelling, in this location would not have a significant impact upon the countryside, and forms sustainable development in accordance with Policy CC1 of the Thanet Local Plan and the requirements of the National Planning Policy Framework. It is therefore recommended that members approve the application.

### **Case Officer**

Duncan Fitt



TITLE:

F/TH/16/1354

Project

40 Canterbury Road West RAMSGATE Kent CT12 5DU

Scale:

