

D07

F/TH/16/1051

PROPOSAL: Change of use from residential care home to 2no 5 bedroom houses and 8no. 2 bedroom flats together with single storey rear extension and alterations to fenestration

LOCATION:

49 - 51 Edgar Road MARGATE Kent CT9 2EQ

WARD: Cliftonville West

AGENT: Mr Philip Graham

APPLICANT: Mr K Awosanya

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.
Floor Plans 16.007 Dwg No 01 Rev A, Proposed Elevations Dwg No 07

GROUND:

To secure the proper development of the area.

- 3 Prior to the first occupation of the self contained flats hereby permitted, covered cycle parking facilities shall be provided within the garden area at a ratio of 1 cycle parking space per flat. The cycle parking facilities shall thereafter be maintained.

GROUND:

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

- 4 Prior to the first occupation of the development hereby permitted, the refuse storage facilities as specified upon the approved drawing numbered 04 Rev A shall be provided and thereafter maintained.

GROUND:

To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site is situated on the west side of Edgar Road in Cliftonville. The property is currently in use as a residential care home with 33 bedrooms in total and associated communal living space and restaurant area on the ground floor. The property is a 3-storey terraced building.

The site is located within an Area in Need of Special Action (Policy H10) and within the Cliftonville West Renewal Area. The Cliftonville Development Plan Document also applies to the site.

RELEVANT PLANNING HISTORY

F/TH/15/0930 - Change of use from residential care home to hotel
(Withdrawn - 05/11/2015)

F/TH/06/0467 - Erection of a single storey rear extension
(Granted - 05/06/2006)

F/TH/04/0444 - Erection of third floor pitched roof extension to rear elevation
(Granted 06/07/2004)

PROPOSED DEVELOPMENT

The proposal to be considered is the change of use of the building from a care home to 2no. 5 bedroom houses and 8no. 2 bedroom flats with a single storey rear extension and alterations to the fenestration. Initially the applicant sought pre-application advice to which they refer to in the Design and Access Statement, for 14no. 2 bedroom flats. This was deemed to be too many units for the site and the applicant was advised to reduce the density of the overall development, and to create single family houses where possible.

In addition to the change of use, minimal alterations are proposed with some minor demolition works to be carried out to the current large dining room of the care home to provide additional external play space and window openings to existing rooms. A window will be changed to a door and a more recent extension will be reduced in size to allow access into the rear garden for all of the flats.

DEVELOPMENT PLAN POLICIES**Thanet Local Plan 2006 – saved policies**

D1 - Design

H10 - Area in Need of Special Action

TR12 - Cycle parking

TR16 - Car parking

NOTIFICATIONS

Letters were sent to neighbouring properties and a site notice has been posted.

Three objections have been received raising the following concerns:

Inadequate parking provision

Loss of parking

Strain on existing community facilities

Conflict with the Local Plan

CONSULTATIONS

Kent Highways Services - I note that no parking allocation currently exists for the properties included within this proposal, and no additional parking is proposed. The conversion of this building from a residential institution (care home) to private residential dwellings is highly unlikely to lead to a material increase in on street parking when measured against the existing use. The site is situated in an extremely sustainable location, as such I am satisfied that there are no adverse impacts in relation to the public highway.

No objection raised subject to safeguarding conditions relating to provision and permanent retention of cycle parking and the provision and permanent retention of bin storage facilities.

COMMENTS

This application is called to planning committee by Cllr Potts and Cllr Dellar so that members can consider whether the proposal would result in the overdevelopment of the site.

Principle

Residential development on the site is in accordance with Policy H1 of the Thanet Local Plan, subject to conformity with other material considerations and the National Planning Policy Framework (NPPF). The National Planning Policy Framework states in paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development. In determining whether the development of the site would be acceptable, the need for housing in the district therefore needs to be balanced against other issues such as the impact on the character and appearance of the area, living conditions, highway safety and other material considerations.

The site is located within an Area in Need of Special Action (Policy H10) and within the Cliftonville West Renewal Area. Local Plan Policy H10 states that the council will permit appropriate redevelopment to accommodate residential and other appropriate uses and support refurbishment of property together with environmental improvements. There are no policies preventing the loss of care home use. It is therefore considered that the change of use of the care home to residential is appropriate in this location.

The site is located within an area where the Cliftonville Development Plan Document applies. Policy CV1 of the DPD states that proposals to provide single bedroom flatted accommodation, bed-sits and non self-contained accommodation (Houses in Multiple Occupation) within the DPD Plan will not be permitted. The flats proposed in this application are all 2 bedroom flats, and therefore do not conflict with the Cliftonville Development Plan Document.

Policy CV2 seeks the retention of family housing and sets out that planning permission will not be granted for the subdivision of properties currently or last lawfully used as single family accommodation. The last use of the property was a care home and not family accommodation, so the proposal does not conflict with this policy. The application seeks to create two large single family dwellings within the three storey element of the building.

Policy CV3 sets out in new development or redevelopment, flats of any size will not be permitted unless it can be clearly demonstrated that there are overriding design or townscape reasons. The supporting text para. 5.13 states that "...The provision of high quality housing would help redress the balance of accommodation mix and reduce the current transient trend of residents that develops from a high number of flats. There will still be many properties brought forward for conversion rather than redevelopment. Therefore it is appropriate to introduce a policy that requires consideration in the first instance to new development or redevelopment sites providing only family housing and precluding flats and apartments." The application is proposing to provide two large 5 bedroom houses in the three storey part of the building, with private rear gardens. The four storey element of the building has a different layout to the adjacent three storey part of the site. With one single entrance door onto Edgar Road, it looks to have previously been built as a guest house or hotel. I do not consider it would be possible to create single family houses from this part of the building without significant alterations to the property, which would be detrimental to the design and townscape of the street. The properties would be in excess of 6 or 7 bedrooms which would be too large for single family dwellings.

The ethos of the Cliftonville DPD is to reduce the density of dwellings in the area and improve the overall type of accommodation and promote family homes. This application seeks to do this by providing 2 large family homes on the part of the building where it is possible to do so. On the four storey element, 8 flats are provided all with access to the front and rear garden area. It is, therefore, considered that the application seeks to adhere to the overall ethos of the Cliftonville DPD and would not be detrimental to the regeneration aspirations for Cliftonville. The principle of the development is therefore considered to be acceptable.

Character and Appearance

The building is not listed or within a conservation area. The only alteration to the front of the property will be to insert a door to replace a window to facilitate the creation of a second entrance on the three storey part of the building to enable two single family houses to be created. It is considered this will enhance the character and appearance of the area by defining the three storey element as two separate houses. The other alterations to the property are at the rear on the ground floor level and will not be visible from Edgar Road and

therefore the proposed works are not considered to negatively impact upon the character and appearance of the area.

Living Conditions

There are not considered to be any impacts on neighbouring properties from the change of use of the property from a care home to a residential use. There are minimal external alterations which do not create any new overlooking or loss of light issues to neighbouring properties.

Houses

The two houses each have 5 bedrooms and provide large living spaces with lounges of 34sqm and one with a 24.7sqm bedroom. These properties are large in size because they are set over three storeys. Each has its own private garden area with sufficient clothes drying facilities and bin storage located in the front gardens screened with closed boarded timber fencing. The houses are therefore in accordance with Policy D1 and SR5 of the Thanet Local Plan.

Flats

The 8no 2 bedroom flats all differ in size due to the current layout of the building. The largest flat is 76.1sqm and the smallest is 54.6sqm. The flats are overall above the minimum room sizes as set out in the Flat Conversion Guidelines except for one kitchen which is 5.8sqm in Flat 6, 0.2sqm below the minimum requirement. The other room sizes for flat 6 are all well above the minimum size requirement and it is considered that the living conditions are acceptable in this flat and that due to the layout of the property, it would not be possible to enlarge the kitchen without significant internal alterations. There is a rear shared garden area which every flat has access to. Bin storage is to the front of the property and has been screened behind closed boarded timber fence enclosures. It is, therefore, considered that the flats accord with Policy D1 and Policy SR5 of the Thanet Local Plan.

The impact upon the living conditions of neighbouring occupiers, and that of the future occupiers of the development, is therefore considered to be acceptable.

Highway Safety

Given the size of the site, no off-street parking is available for the proposed use. The Highways Officer has raised no objection to the proposal on the basis that the existing use when compared to the proposed use is unlikely to result in a material increase in on-street parking in the surrounding area, given the number of visitor and staff parking movements that would have been associated with the care home use. The site is also considered to be extremely sustainable in its location, within close proximity of facilities and services, and public transport. The impact upon highway safety is therefore considered to be acceptable, subject to safeguarding conditions requiring the provision of cycle parking, and the provision and retention of the refuse storage areas, to discourage the storage of refuse on the highway.

Conclusion

The change of use of the existing care home to a residential use is considered to be acceptable in principle, and the proposed plans are not considered to conflict with the Cliftonville Development Plan, because part of the proposed development provides family houses, and there are design and townscape reasons for why 2-bed flats in the remaining part of the building are considered acceptable. There are considered to be no harmful impacts on the character and appearance of the area, or the living conditions of either neighbouring or future occupiers, and the impact upon highway safety is considered to be acceptable. The proposed development is therefore considered to be in accordance with Policies D1 and SR5 of the Thanet Local Plan, the Cliftonville Development Plan, and the National Planning Policy Framework.

In light of the above it is recommended that Members approve the application subject to safeguarding conditions.

Case Officer

Lauren Hemsley

TITLE: F/TH/16/1051

Project 49 - 51 Edgar Road MARGATE Kent CT9 2EQ

Scale:



