

A06

F/TH/16/1331

PROPOSAL: Variation of condition 2 of planning permission F/TH/14/0242 for erection of two semi-detached bungalows and one detached bungalow, together with associated car parking, following demolition of existing garages to allow repositioning of the bungalows, amendments to parking layout and alterations to design of all bungalows

LOCATION:

Land Rear Of 1 To 7 Coronation Close 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 15th May 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 2817 2 Rev C, , 2817 3 Rev A and 2817 4 Rev B received 20th October 2016.

GROUND:

To secure the proper development of the area.

- 3 The area shown on drawing number 2817 4 Rev B, received on the 20th 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 Cycle storage shall be provided in accordance with the details approved by the Local Planning Authority on the 21st November 2016. The storage should be provided prior

to the first occupation of any of the units hereby approved and shall, thereafter, be maintained for that purpose.

GROUND:

To promote the opportunities for cycling to residents in accordance with saved policy TR12 of the Thanet Local Plan.

- 5 The development hereby approved shall be constructed of Reigate Purple Multi Stock bricks and Redland 49 Granular Brown concrete roof tiles as agreed on the 21st November 2016 by the Local Planning Authority.

GROUND:

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

- 6 Each dwelling shall be fitted with a RAD fire Spinkler System as approved on the 21st November 2016 unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To ensure a satisfactory standard of accommodation for future occupiers in accordance with saved policy D1 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site is within a wholly residential area, characterised by a mixture of semi-detached and terraced dwellings, of varying proportions and designs. The dwellings in the area are predominantly two storeys in height, although there are also some bungalows in the area, including to the western side of the access to the site. The area has a spacious character with dwellings set well back from the road with large front gardens. The buildings are typically constructed of red brick work, with some buildings rendered, under concrete tile roofs.

RELEVANT PLANNING HISTORY

Planning permission was granted in May 2015 for the erection of two semi-detached bungalows and detached bungalow together with associated car parking, following demolition of existing garages under F/TH/14/0242.

PROPOSED DEVELOPMENT

The 2014 consent was for the erection of a pair of semi-detached bungalows, each providing 1 bedroom, and a detached two bedroom bungalow together with associated parking (one space for each of the bungalows with 5 additional spaces for communal use). Manoeuvring areas were proposed accessed via the existing vehicular access to Coronation Crescent. The dwellings would be finished in brick work under a concrete tile roof and the Design and

Access statement for that application confirms that the dwellings were intended to provide affordable housing.

This application is for the variation of condition 2 of the 2014 consent to allow the repositioning of the detached bungalow, amendments to the parking layout and alterations to the design of all the bungalows.

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

Broadstairs and St Peters Town Council - No comment

Letters have been sent to neighbouring properties and a site notice has been posted. No responses have been received.

CONSULTATIONS

Kent County Council Highways and Transportation and Southern Water both commented on the 2014 application. Their comments are set out below:

Kent County Council Highways and Transportation - Raise no objection, subject to any grant of permission having conditions attached requiring measures that the car parking and manoeuvring areas shown on the drawings are provided and maintained and securing cycle parking facilities.

Southern Water - Raise no objection, but have requested that an informative is attached to any grant of permission.

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 was recently occupied by numerous garage buildings, whilst the associated hard standing is still present. 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.

This application is for the variation of condition 2 of the 2014 consent to allow the repositioning of the bungalows together with amendments to the parking layout and alterations to the design of all the bungalows.

Character and Appearance

The site lies within an existing parking court which did until recently include garages to the north and south of the site. The site is served by an access onto Coronation Crescent, which is itself bounded along its southern side by a row of terraced bungalows. The appearance of the existing site is not considered to respond positively to the character of the area, although public views of the site are limited.

The area generally has a character of street frontage development, with properties set back from the road, producing a spacious character. However, the existing bungalows which front the access into the site provide a divergence from this character, which is not considered to detract from the visual amenity of the area. The proposed dwellings would front onto an extended access road in a manner not dissimilar to the existing bungalows. Having regard for the existing pattern of development, it is not considered that the location of the proposed dwellings would harm the character or appearance of the area.

Whilst the development within the wider area, has degree of uniformity there is variation to the scale, layout and design. Given this mixed character, together with the presence of bungalows directly adjacent to the site, it is considered that the scale of the dwellings is compatible with the character of the area. The dwellings are single storey and would not therefore be highly visible from public areas.

The buildings approved in 2014 were uncomplicated in terms of design. The proposed alterations are minor in nature, including the erection of porches, alterations to fenestration (windows and doors) and the provision of car ports. It is not considered that the proposed alterations would have an adverse effect on the design of the proposed buildings or the character and appearance of the surrounding area.

Condition 5 of the 2014 consent required samples of the external materials to be submitted to, and approved in writing by the local planning authority. In November 2016, Reigate Purple Multi stock bricks and Redland 49 granular brown concrete tiles were approved. Given this recent approval of materials, it is considered that dwellings as amended would be constructed of these materials although no information has been submitted with the current

application to this effect. It is considered appropriate that a condition is attached requiring the use of these materials unless otherwise agreed in writing.

For the reasons outlined above, it is considered that the proposed dwellings as amended would sit comfortably within the area, causing no harm to the character or appearance of the area.

Living Conditions

The proposed dwellings would be located to the rear of properties on Beacon Road, Grafton Road, Mockett Drive and Coronation Close. The majority of the properties neighbouring the site are separated by a significant distance from the site. The closest properties are those at 55 to 61 Linley Road, to the south of the site. These properties would be located approximately 9m from the rear elevation of the semi-detached bungalows under the 2014 application.

The positions of the proposed dwellings are amended under this current application. The alterations to the position (particularly for the pair of semi-detached bungalows) are very minor in nature and it is not considered that the repositioning of the units would have any adverse effect on the residential amenities of surrounding occupiers.

Amendments to the current layout of the dwellings are also proposed under this application. The proposed dwellings would provide an acceptable layout, with rooms which would benefit from natural light. The development would include a garden area for each property which would provide general amenity space and adequate door step play space for the two bedroom dwelling.

It is, therefore, not considered that the modest repositioning of the proposed dwellings, the alteration to the fenestration (windows and doors) or the changes in the internal layout of the building would adversely affect the living conditions of the future occupiers of the bungalows or those of the occupiers of surrounding dwellings.

Transportation

The proposal development would still utilise the existing access onto Coronation Crescent. This access does not meet current highway standards, it is not considered that the proposal would be likely to significantly increase the potential number of vehicle movements relying on it. This access is therefore not considered to be unacceptable.

The proposal still includes the provision of one car parking space per dwelling (although these are now provided as car ports, together with five additional spaces which could be used for visitors or neighbours. It is considered that this provision is sufficient to meet the needs of the dwellings. It is considered that the manoeuvring space proposed is sufficient to ensure that vehicles would be able to enter and exit the site in a forward gear. It is therefore considered that the development would cause no harm to highway safety or the free-flow of traffic. It is considered appropriate to impose a condition requiring the provision and retention of the parking and manoeuvring area.

Specific areas for cycle storage sheds have been identified in the current application and it is considered that they are appropriately located and large enough to provide adequate cycle storage provision to meet the needs of the development. Condition 4 of the 2014 consent required details of the provision of safe and secure cycle storage to be submitted and approved. The details of the storage sheds, shown on the current plans, were submitted in November 2016 and the condition was formally discharged on the 21st November 2016. It is considered appropriate to secure this cycle storage provision by condition.

Other Matters

Condition 6 of the 2014 consent required details of a residential sprinkler system for each dwelling to be submitted and agreed. Details were submitted in November 2016 and a RAD fire sprinkler system was considered acceptable and the condition discharged on the 21st November 2016. There is nothing to indicate that sprinkler systems are no longer required for the dwelling and it is, therefore, considered appropriate to secure the use of the approved RAD system.

Conclusion

The 2014 (F/TH/14/0242) consent for the erection of the three bungalows with associated parking is extant and can therefore still be implemented. It is considered that modest repositioning of the proposed dwellings, the alteration to the fenestration (windows and doors) or the changes in the internal layout of the building will have no significant impact upon the character or appearance of the area, the living conditions of the future occupiers of the proposed dwellings or those of surrounding occupiers. It is therefore recommended that this variation of condition application is approved.

Case Officer

Annabel Hemmings

TITLE: F/TH/16/1331

Project Land Rear Of 1 To 7 Coronation Close BROADSTAIRS Kent

Scale:



