

A06

F/TH/16/1341

PROPOSAL: Variation of condition 2 (submitted plans), 4 (parking layout) and 7 (highway works) and removal of condition 5 (alterations to street lighting columns) of planning permission F/TH/14/0093 for erection of 2 No two storey dwellings with associated car parking to allow relocation of dwellings and alterations to fenestration, together with the provision of and the reinstatement of kerbs and footpaths prior to occupation.

LOCATION: Garage Block Adjacent To Number 1 Norman 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 24 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 Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 4 received 30 November 2016, TDC-2817-NR-ZZ-GA-A-2001 Rev P01 and TDC-2817-NR-ZZ-E-A-4001 Rev P01 received 18 January 2017.

GROUND:

To secure the proper development of the area.

- 3 The proposed development shall be constructed with Funton Second hand Stock Facing Bricks, and Leicester Weathered Red Stock Bricks for detail, Redland 49 Granular Brown roof tiles in accordance with the samples agreed on 19 January 2017.

GROUND:

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

- 4 The area shown on drawing number 4 site plan, received 30 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 retained for that purpose.

GROUND:

In the interests of highway safety.

5 The areas shown on drawing number TDC-2817-NR-ZZ-OS-A-0001 Rev P02 and statement titled Proposed Control of Site Deliveries and Access - Norman Road Broadstairs Kent, received 06 December 2016 for the loading, unloading and turning of construction vehicles shall be provided prior to the commencement of the development and shall be kept available for the duration of the construction of the development

GROUND:

In the interests of highway safety.

6 Prior to the first occupation of the proposed development all off-site highway works shall be completed. These works include the provision of new dropped kerbs and the reinstatement of kerbs and footpaths.

GROUND:

In the interests of highway safety.

7 Prior to the first occupation of the proposed development, an acoustic fence, which shall achieve a minimum of a 10dB(A) reduction in the contribution of noise from the railway, shall be installed, and thereafter maintained, to the south western boundary of the site.

GROUND:

To ensure a satisfactory standard of accommodation for future occupiers, in accordance with Thanet Local Plan Policy D1.

8 Prior to the first occupation of the proposed development, acoustic trickle vents shall be installed, and thereafter maintained, to all windows within the south western elevation of the dwellings, hereby permitted.

GROUND:

To ensure a satisfactory standard of accommodation for future occupiers, in accordance with Thanet Local Plan Policy D1.

9 No further alterations to the building, whether approved by Classes A, B or C of Part One of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site is located on Norman Road close to the junction with Beacon Road. The area is predominantly residential, with a strong character of two storey dwellings. Norman Road has a strong character, with two storey terraces occupying both sides of the road, which are of similar design. The properties towards the junction of Beacon Road, however, are semi-detached and have an alternate design.

The site itself lies to the southern side Norman Road and to the north of a railway cutting. The site is currently occupied by garages and associated car parking.

RELEVANT PLANNING HISTORY

F/TH/14/0093 Erection of 2No. two-storey dwellings with associated car parking. Granted 24/03/2016. 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. Each dwelling would be provided with car parking for one vehicle. The buildings would be constructed of brick, under concrete tile roofs.

This application for the variation of conditions 2, 4 and 7 and the removal of condition 5 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 (saved policies)

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. One letter of support was received.

CONSULTATIONS

Kent Police - Although we have not been consulted regarding the design and layout at this time, changes to the general internal layout along with the 1.8m proposed boundary treatments have been noted.

Whilst I have no additional comments to make at this time, my previous comments remain valid in that I recommend that the Police Crime Prevention Initiative (Police CPI) Secured By Design (SBD) initiative and its principles be considered in order to address CPTED issues, should this application proceed.

Southern Water - No objection to the variation of conditions. The comments in our previous response dated 26/02/2014 remain unchanged and valid.

Broadstairs Town Council - Concerns: The buildings appear to have been brought forward over the footpath/crossover and the porch canopies also appear to be overhanging the carriageway.

Network Rail - No objection.

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, as is in 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.

Planning permission was granted in 2014 for the erection of two semi-detached dwellings with associated car parking. This application for the variation of conditions 2, 4 and 7 and the removal of condition 5 of planning application F/TH/14/0244 is sought to alter the fenestration, layout and size of the approved dwellings.

Character and Appearance

The fenestration of the dwellings has been altered to include a porch canopy over the front doors, a brick band across the front elevation and to alter the arrangement of the windows so that the proposed dwellings will have a similar appearance to the neighbouring properties on Norman Road.

The width of the two dwellings has been increased by approx. 0.8m and the depth has been increased by 0.4m. The location of the two dwellings has been altered within the site moving the two properties towards the front boundary. The development will be constructed from Ibstock - Funton Second Hard bricks and Ibstock - Leicester weathered red brick on the ground floor front elevation. The roof will be constructed from Redland 49 Brown Granular tiles.

Given that the change in design will give the proposed dwellings a similar appearance to the neighbouring properties 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. 6.7m to number 1 Norman Road however the dwellings are still set at an angle to the neighbouring terrace and therefore there will be no significant loss of light or sense of enclosure to this neighbour. During the 2014 application the Planning Officer raised concern about overlooking from the first floor rear windows of the left hand dwelling into the garden of number 1 Norman Road. An amended plan has been submitted moving the window at the eastern end of the property from the rear elevation to the side elevation. The window in adjoining property has also been moved to give the dwellings a balanced appearance. One window will remain in the rear elevation of each property serving a bedroom, due to the angle of the properties and the central location of these windows it is considered that there would not be any significant overlooking of the neighbours private amenity space.

One window has been removed in the first floor front elevation of each dwelling reducing any opportunity for overlooking to the side garden of Mizuri, the neighbouring property located across Norman Road.

It is considered that the proposed dwellings would provide an acceptable layout, being of a reasonable overall size and benefiting from natural light. The development would include a garden area for each of the single dwellings which would provide general amenity space and adequate doorstep play space.

The site is adjacent to a railing cutting and, as such, there is a potential that the future occupants of the proposed dwellings could be subjected to an unacceptable level of noise. During the 2014 application and noise and vibration survey was undertaken. Following these surveys Environmental Health requested that a condition requiring the installation of an acoustic fence to the south western boundary of the site and acoustic trickle vents to the windows on the south western elevation. As the alterations to the size location of the dwellings is considered to be minor, these noise mitigation measures are still required.

Subject to these measures, the living conditions for both existing and future residents would be acceptable.

Other Matters

The alteration in the location of the dwellings means that the requirement to relocate the lamp post to the west of the site is no longer required and therefore this application proposes to remove condition 5 which required details of the relocation of the lamp post to be submitted and approved by the local planning authority.

Condition 7 required that the existing dropped kerb and footpaths around the site were altered prior to the development taking place. The existing dropped kerb will be used for access during the construction of the dwellings. Condition 7 will be altered so that the footpaths and dropped kerbs will be altered prior to the occupation of the dwellings.

A separate application for prior notification of proposed demolition of the garages adjacent to 1 Norman Road has been submitted and is due to be determined by 15/02/2017.

Highway Safety

The proposed variation does not result in any changes to the access and there is still space for one off-street parking space for each property, therefore, it is considered that this current application would not cause any adverse highway impact.

Conclusion

The 2014 application for the erection of two semi-detached dwellings 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/16/1341

Project Garage Block Adjacent To Number 1 Norman Road BROADSTAIRS Kent

Scale:



