

**A07**

**F/TH/16/1705**

**PROPOSAL:** Variation of conditions 2 and 4 of planning permission F/TH/14/0092 for erection of 2No. 3 storey buildings to accommodate 6No. 2 bed flats and erection of 2No. 2 Storey houses together with associated parking to allow alterations to design and layout together with amended parking

**LOCATION:** Garages Adjacent Pike Lane Ramsgate Kent

**WARD:** Eastcliff

**AGENT:** Mr Philip Graham

**APPLICANT:** Thanet District Council

**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 development hereby approved shall be carried out in accordance with the submitted drawings.

16.028 Dwg No 31 Rev D, Dwg No 26 Rev C, Dwg No 27 Rev C, Dwg No 28 Rev C, Dwg No 29 Rev B, Dwg No 30 Rev B, Received on 31 January 2017

**GROUND:**

To secure the proper development of the area.

3 The development shall be carried out in accordance with the approved material samples received on 15 December 2016 and Materials Schedule Rev A received on 1st February 2017.

**GROUND:**

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan 2006.

4 The area shown on drawing number 16.028 31 Rev D received on 31 January 2017 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.

5 The details of the secure cycle parking facilities shown on drawing number 16.028 31 Rev D received on 31 January 2017 shall be provided prior to the first occupation of the development and thereafter maintained.

GROUND:

In the interests of highway safety.

6 The area shown on the plan detailing the loading, unloading and turning of construction vehicles received on 15th December 2016 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.

7 No further alterations to the dwellings, 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.

8 Prior to the commencement of the development hereby permitted, details of the proposed means of foul and surface water sewerage disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To prevent pollution in accordance with the National Planning Policy Framework.

9 The clothes drying facilities as detailed in the email dated 1 February 2017 shall be provided prior to the first occupation of the flats hereby approved and shall be kept available for that use at all times.

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.

10 The refuse storage facilities as detailed on drawing no. 16.028 31 Rev D received on 31 January 2017 shall be provided prior to the first occupation of the dwellings hereby approved and shall be kept available for that use at all times.

## 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.

## INFORMATIVES

It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

The applicant is advised to discuss delivery arrangements with the Streetworks Team prior to commencement of work on site.

## SITE, LOCATION AND DESCRIPTION

The site is located to the Northern side of Sussex Street and either side of Pike Lane which divides the site. The area is predominantly residential, although there is a large supermarket to the west, whilst commercial uses exist on King Street to the east. To the north of the site is a flatted development of varying heights, the reserved matters application for which was approved in 2008. To the south are older flatted, four storey buildings. To the east is a single storey ambulance station building. Within the wider area, two and three storey buildings are prevalent. The site is currently used as an informal car park and is finished with a tarmac and gravel hard standing together with nine garages. The Eastern side of the site does not include any garages. The Ramsgate Conservation Area, whilst not covering the application site, lies adjacent to the eastern boundary of the site. The buildings in the area are typically constructed of a mixture of materials, including red bricks, yellow bricks, render and hanging tiles.

## RELEVANT PLANNING HISTORY

F/TH/14/0092 - Erection of 2No. 3 storey buildings to accommodate 6No. 2 bed flats and erection of 2No. 2 storey houses together with associated parking. (Granted 24/03/2014)

## PROPOSED DEVELOPMENT

This application is for the variation of Conditions 2 and 4 of planning permission F/TH/14/0092 to allow for alterations to the design including the parking layout. The application also seeks to discharge conditions relating to materials, landscaping and foul and surface water disposal. The application still proposes the erection of 2 no. three storey buildings to the west of the site, which would each accommodate 3 no. two-bedroom flats along with 2 no. two storey semi detached dwellings to the east of the site, which would each provide three bedrooms. Four parking spaces are now proposed, which is a reduction to the initial consent which provided for six parking spaces. The agent has confirmed that these changes are required in order to ensure that all the rooms meet the Homes and Communities Agency room sizes and the development is also 100% Lifetime Homes. Comments received from the Waste and Recycling department prior to the submission of the variation of condition application have stipulated a wider access between the parking spaces in order to collect the bins from the flatted part of the scheme, which has subsequently reduced the parking from 4 spaces to 2 spaces. These 2 spaces will be intended for the ground floor units which have been designed to allow for adaptations to be made in the future and suitable for residents who may have a disability.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan 2006 (saved policies)**

H1 - Residential Development

D1 - Design

D2 - Landscaping

TR12 - Cycle parking

TR16 - Car parking

SR5 - Doorstep playspace

## NOTIFICATIONS

Letters were sent to neighbouring properties and a site notice has been posted. No representations have been received in relation to the application.

## CONSULTATIONS

**Ramsgate Town Council** - Comment not yet received.

**Kent Highway Services** - No objection to the proposed variations. Whilst 3 less parking spaces are now proposed, the site is near the town centre and readily accessible by sustainable modes of transport. There is unlikely to be a significant impact on the highway as a result of the reduced parking. I also note the Construction Management Plan submitted and would advise that delivery vehicles should leave via Hardres Street rather than King Street. Any manoeuvring on the highway must be supervised by suitably qualified banksmen and it should be noted that it may be necessary to temporarily suspend parking in Sussex Street to enable deliveries to be made. Parking on the footway to make deliveries will not be acceptable. The applicant is advised to discuss delivery arrangements with our Streetworks

Team prior to commencement of work on site. No objections subject to safeguarding conditions.

**Southern Water** - Comment not yet received

## COMMENTS

This application is brought to planning committee because Thanet District Council is the applicant.

### **Principle**

The site is situated on previously developed land within the urban confines. The principle of development has already been agreed through the current planning consent on the site F/TH/14/0092 which is extant. The previous application assessed the proposals against Thanet Local Plan policy H1, which 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.

It is considered that the site is within the built up confines of Ramsgate in a sustainable location and therefore constitutes sustainable development in accordance with the National Planning Policy Framework. The principle of development is therefore considered to be acceptable subject to the impact upon the character and appearance of the area, impact on living conditions and impact upon highway safety.

### **Character and Appearance**

The principle of two blocks of three bedroom flats and two attached three bedroom houses remains unchanged from the previous application and the height and scale have already been accepted as part of the previous consent. The main changes to the scheme are in relation to the change in position of the second block to accommodate flat numbers 4-6, and changes to the fenestration and materials of the flats and houses. Previously the two blocks were a mirror image of each other, but the second block has now been repositioned on the site to address the corner more effectively and to allow for an internal redesign. The building has been moved forward by 3 metres reducing the distance between the block and properties opposite Sussex Street at Loughborough Court, but with an improved design and more effective siting within the plot. Whilst spacing has been lost between the block and the highway resulting in a space of only 1 metre to the highway the flat block would follow the building line of the approved houses and other development further down Sussex Street and as such the change in layout would not appear out of keeping with the character and appearance of the area.

The previous palette of materials was a mix of render and brick, samples of which were to be submitted as a condition as part of F/TH/14/0092. This application seeks to clear this condition and the samples of materials have been submitted for approval. It is considered that the proposed materials as indicated on the submitted plans are acceptable and in keeping with the development to the rear of the proposal site. The design incorporates weather boarding of a similar colour to the adjacent development and introduced this on the

stairwells of the flats and the corners of both blocks which adds some interest to these elevations and creates breaks within the render and brick. The materials and design of the flats and houses are in accordance with the character and appearance of the area taking some design queues from surrounding developments. The casement window design is more suited to the design of the development and is in keeping with the adjacent existing development. Overall the design of the flats and the houses are an improvement on the original scheme and is considered to be in accordance with Policy D1 of the Thanet Local Plan.

### **Living Conditions**

In terms of the impact on the surrounding neighbours of the site, the main change is created by the siting of the second block of flats further towards the boundary of the site. Whilst the second block of flats is moving approximately 3metres closer to the edge of the site, there is still a 1 metre gap between the edge of the site and the path, with the road separating the proposal and the existing properties at Loughborough Court. The properties at Loughborough Court are also set back from the highway. There is not considered to be any additional impact created in terms of the light and outlook of the neighbouring properties or any impact on privacy due to a 10 metre separation distance.

In terms of the living conditions created for future occupants of the flats, the main changes from the approved scheme are the creation of separate kitchen/dining area and living space instead of one large open plan space. Whilst the lounges of flats 1-3 are small at 9sqm, the overall room sizes provide for acceptable living conditions and natural light.

The layout of the houses create acceptable living conditions for a 3 bedroom 5 person house. Private gardens are created for each house complying with Policy SR5 of the Thanet Local Plan to provide play space. Whilst there is an area around the flatted blocks with a low boundary treatment of timber post and rail fencing and some low level planting, this does not provide for safe play space, however given the location of the site on the edge of the town centre; and the depth of the site along with the design of adjacent development, it would be difficult to incorporate play space into the design. A communal play area also forms part of the adjacent development.

Sufficient bin storage is shown on the plans for both the flats in a communal storage area and for the houses in the rear of the gardens. The houses have private garden space for clothes drying and the applicant has confirmed in an email dated 31 January 2017 that the clothes drying facilities for the flats will be provided for with each flat having wiring within the storage cupboards to allow for the separate installation of a tumble dryer and with over bath drying racks in the bathrooms. The proposal is therefore considered to be in accordance with Policy D1 of the Thanet Local Plan.

### **Highways Safety**

Whilst two less parking spaces are now proposed when compared to the previously approved scheme, the Highways Officer considers that the site is near the town centre and readily accessible by sustainable modes of transport. He considers there is unlikely to be a significant impact on the highway as a result of the reduced parking. Following receipt of the

Highways comments an amended plan was received which detailed 4 parking spaces instead of the 3 submitted on the initial plans, constituting an increase in parking at the site which is an improvement and therefore it is not considered necessary to again consult the Highways Officer on these amended plans. The Highways Officer has made further recommendations in relation to the Construction Management Plan and has advised the applicant to discuss delivery arrangements with the Highways Streetworks Team prior to commencement of work on site.

Cycle parking is provided within the development in the rear of the gardens of the houses on bike racks and within secure cycle storage areas for the flats. The proposal is therefore in accordance with Policy TR12 of the Thanet Local Plan.

Given the sustainable location of the development and proximity to the town centre and nearby public transport links, there is not considered to be any detrimental impact to the public highway as a result of the development and reduction in parking provision.

### **Conclusion**

The site consists of previously developed land within the urban confines and the principle of the development has already been previously agreed under F/TH14/0092. It is considered that the changes to the layout, fenestration and materials are considered to be acceptable and do not create any additional issues in terms of neighbouring living conditions or visual amenity. Overall the design changes to the flatted blocks are an improvement on the original design and create an improvement to the character and appearance of the area.

It is therefore recommended that members approve the application.

### **Case Officer**

Lauren Hemsley

TITLE: F/TH/16/1705

Project Garages Adjacent Pike Lane Ramsgate Kent

Scale:

