

**A03**

**F/TH/16/1709**

PROPOSAL: Variation of conditions 2 attached to planning permission F/TH/14/0096 for erection of 9No. dwellings and associated parking following demolition of existing garages to allow for changes to the design, layout and condition timing.

LOCATION:

Garages At Kingston Close RAMSGATE Kent

WARD: Newington

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 20 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 32 Rev E, 33 Rev D, 34 Rev D, 35 Rev D, 36 Rev D, 37 Rev D, 38 Rev E, received 26 January 2017 and 41 Rev A received 27 January 2017.

**GROUND:**

To secure the proper development of the area.

- 3 Prior to the commencement of development (excluding demolition) hereby permitted, details of the measures to be undertaken to protect the public sewers and water apparatus shall be submitted to, and approved in writing by, the Local Planning Authority.

**GROUND:**

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

- 4 Prior to the first occupation or use of the development, the area shown on the deposited plan 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 Prior to the first occupation of the development hereby permitted, the Turning Head shown on drawing number 41 Rev A received 27 November 2016 for the manoeuvring of vehicles shall be brought into use. The area agreed shall thereafter be maintained for that purpose.

**GROUND:**

In the interest of highway safety.

- 6 The proposed development shall be constructed with Ibstock Lansdown Multi Gold Bricks, and Ibstock Leicester Red Bricks for detail, Through colour render smooth finish BS4800: 10 C 33 Vanilla, Monier/Redland concrete interlocking roof tiles Landmark Double Pantile Brown Brindle 44 in accordance with the approved samples agreed 19 January 2017.

**GROUND:**

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

- 7 All hard and soft landscape works shall be carried out in accordance with the approved details as shown on the approved plan numbered 38 Rev E and the submitted material details outlined in the 'Kingston Close Development' document received 26 January 2017.

**GROUND:**

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan and in the interests of highway safety.

- 8 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

**GROUND:**

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan.

- 9 Prior to the first use of the development hereby permitted, a brick boundary wall, no less than 1.8m in height, shall be erected along the northern side boundary of the plot in the north-west corner of the site, adjacent to the pedestrian footpath leading to Conynghan Close, and the eastern boundary of the site adjacent to the end of Lancaster Close and forming the side boundary of the plot in the south-east corner of

the site. Details of the wall shall be submitted to and approved in writing by the Local Planning Authority, and the walls shall be erected in accordance with the approved details.

**GROUND:**

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

**INFORMATIVES**

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39a Southgate Street, Winchester, SO23 9EH (tel 01962 858688) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

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

**SITE, LOCATION AND DESCRIPTION**

The site is located at the end of Kingston Close, which is a small cul-de-sac consisting of 2-storey terraced dwellings, bungalows, and 4-storey blocks of maisonettes. The site itself is currently occupied by two blocks of garages, and a large area of hardstanding, with two islands of soft landscaping central to the hardstanding. To the north of the application site is a row of 5no. bungalows, and to the south and west of the site are 4-storey maisonettes, which front onto an area of communal open space.

**RELEVANT PLANNING HISTORY**

F/TH/14/0096 - Erection of 9No. dwellings and associated parking following demolition of existing garages. Granted 20/03/2014. This permission is extant.

**PROPOSED DEVELOPMENT**

The approved 2014 application is for the erection of 9No. 2-storey dwellings and associated parking following demolition of the existing garages. The development will consist of 8No. semi-detached dwellings and 1No. detached dwelling. 7No. dwellings will front Kingston Close and 2No. dwellings will face Lancaster Close. The dwellings are 3-4 bedrooms in size, each with their own garden and will be constructed using brick, render and concrete tiles. Twenty nine parking spaces are proposed in total.

This application for the variation of condition 2 and 3 of planning application F/TH/14/0096 is sought to alter the layout and timescale for the submission and approval of details of the measures to protect the public sewers and water apparatus.

## DEVELOPMENT PLAN POLICIES

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

H1 - Housing

H4 - Windfall sites

D1 - Design

SR5 - Doorstep play space

TR16 - Car parking provision

## NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site. Three letters of objection have been received raising concerns about the loss of parking.

## CONSULTATIONS

**Ramsgate Town Council** - Supports this application.

**KCC Highways** - I refer to the amended plans submitted for the above on 26 January and note that a total of 11 allocated and 18 unallocated parking spaces are now proposed, compared to 11 allocated and 16 unallocated in the approved scheme. In addition the turning area shown for a refuse vehicle is acceptable. As such I have no objections to the variations proposed.

**Southern Water** - Southern Water has no objections to the variation of condition 2. The comments in our response dated 24/02/2014 remain valid.

Southern Water would not recommend discharge of condition3 relating to protection of public apparatus until the scheme to divert the public water main is agreed and approved by Southern Water under Section 185 of Water Industry Act 1991.

## COMMENTS

This application has been brought before planning committee as Thanet District Council is the applicant.

### **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 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 Ramsgate, as shown on the Local Plan Proposals Map. The principle of the proposal is therefore acceptable.

## **Character and Appearance**

The southern end of Kingston Close currently contains two long garage blocks, a large area of hardstanding which is used for parking, and two grassed islands. The garages all appear to be unused, and along with the large areas of hardstanding, these currently detract from the visual amenities of the area, forming an area that lacks function and activity. The proposed development seeks to demolish the garages and erect in their place 9no. two storey dwellings.

The 2014 application approved 6 dwellings on the western side of the site, two as a semi-detached pair and four in a terrace. The new plan proposes to split the terrace into two pairs of semi-detached houses moving the properties towards the northern boundary by approximately 2m to allow for the extra space between the properties.

The design of the properties along the western side of the site has been altered to include gables above the first floor windows and a porch canopy on the front elevation. The arrangement of the windows on the front elevations has also been altered to give a more balanced appearance with fewer blank areas. The depth of units 1, 3 and 5 has been increased at the rear and a single storey rear projection has been added to unit 6. The increased depth of units 1,3 and 5 allows for the third bedroom to be located on the first floor and therefore the approved rooflights have been removed. The increased depth of the properties and the rear extension will have limited visibility from the street scene.

The detached property on the eastern side of Kingston Close was approved with a hipped roof. The design of this property has been altered to have a gabled roof in keeping with the other proposed dwellings. The floor plan of this property has been increased to include a front projection on the south-western side. This increase in size is to allow for this property to be wheel chair accessible. An open sided timber framed car port has been included on the northern side of this dwelling.

Minor changes have been made to the two dwellings facing Lancaster Close, one window has been removed from the ground floor front elevation of each dwelling and a new window is proposed in the ground floor side elevation. At the rear the location of the French doors has been swapped with the rear window.

The applicant is no longer proposing to use Eternit boarding on the first floor of the properties, the dwelling will be constructed from Ibstock Lansdown Multi Gold bricks at ground floor, an Ibstock Leicester Red brick and cill course, and vanilla render at first floor level. The roof will be constructed from Monier/Redland Landmark double pantile brown brindle 44 concrete interlocking tiles. Whilst there is less variation in the materials used on the dwellings, the staggered layout, variations in height and width, and the increased spacing will break up the development and be more in keeping with the surrounding development.

Hedging has been added to the front gardens of the properties on the western side of the site to break up the parking areas and soften the appearance of the development.

The parking areas at the southern side of Kingston close have been adjusted to allow for the turning head to comply with KCC standards.

It is considered that the proposed development is of a good design and layout, and will have a significant improvement to the character and appearance of the area when compared to the existing form of development present on the site. The proposed development is considered to be in keeping with the existing pattern of development, and the layout and materials add interest to the street scene.

### **Living Conditions**

Units 5 and 6 located to the south-western side of the site are separated from the side elevation of 28 and 32 Lancaster close by approximately 3m and set forward of the front elevation of this property by 3.8m. The closest part of this neighbouring property is a refuse store and the front door. The closest habitable room window is approximately 6m from the proposed dwelling. Two windows are proposed in the southern side elevation which will look across the front garden of 28 and 32 Lancaster Close. The rear windows will look across the front gardens on 61 and 68 Conyngham Close. The front gardens of these properties are surrounded by low open boundary treatment and are not considered to be a private amenity space, therefore the impact of these dwellings on neighbouring amenity is considered to be acceptable.

The rear windows in units 1-4 will look across the open grassed area and the garage block in Conyngham Close. Bathroom windows are located in the northern side elevations of these dwellings and will offer limited opportunity for overlooking.

Two windows have been removed from the ground floor front elevation of the properties facing Lancaster Close and one new window is proposed in the ground floor side elevation of each dwelling. The windows in the first floor side elevation have been increased in size but will still serve bathrooms. They are located approximately 33m from the rear elevation of the closest property, 166a Newington Road and will therefore cause no significant loss of light or sense of enclosure. The proposed first floor front windows do not look directly towards this property's private amenity space and given the separation distance there will be no significant overlooking.

The detached dwelling located towards the eastern side of the site is separated from the front elevations of 28 and 29 Kingston Close by approximately 11.8m. A 1.8m fence is proposed around the rear garden of this property which is set approximately 5.8m from the front elevation of number 29. No first floor windows are proposed within the side elevation of this dwelling and there is a separation distance of approximately 37m to the rear elevations of the properties on Newington Road.

Given the above it is considered that the proposed development will have no significant impact upon the neighbouring living conditions in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

## **Highways**

The existing site has been used for open car parking and garaging. Whilst existing parking areas would be lost, within this location there are no policies which require the retention of existing car parking, plus communal parking is being provided as part of the proposed scheme. As such, the loss of these garages would not cause any material harm.

This variation of condition increases the number of parking spaces from the approved plan by two from 27 to 29, with the number of allocated spaces remaining the same.

Following concerns within the previous application a turning head plan has been submitted showing that there is adequate space for refuse lorries to maneuverer within the site.

The dwellings include large rear gardens capable of providing sufficient cycle parking facilities and refuse storage for the development.

Given the increase in parking spaces and the submitted turning head plan, KCC Highways have raised no objection to the proposed variation of conditions and therefore the overall impact on highway safety is considered to be acceptable.

## **Other Matters**

The applicant has requested that the wording of condition 3 is altered to allow for the demolition of the garages to occur whilst the plan to agree the methods to protect the public water main is agreed with southern water. This rewording will mean that no excavation of the site can occur until this condition is cleared.

## **Conclusion**

It is considered that the principle of the proposed development is acceptable. Furthermore, it is considered that the proposal would be of no detriment to the character and appearance of the area, the living conditions of neighbouring properties or future residents, or the local highway network, and would be acceptable in all other material respects. It is therefore recommended that planning permission is granted.

## **Case Officer**

Duncan Fitt

TITLE:

F/TH/16/1709

Project

Garages At Kingston Close RAMSGATE Kent

Scale:

