

**A02**

**F/TH/16/1047**

PROPOSAL: Erection of 2No. detached 4-bed houses with parking and access onto Sowell Street

LOCATION: Land At Junction Of Sowell Street BROADSTAIRS Kent

WARD: St Peters

AGENT: Mr John Elvidge

APPLICANT: Help2Develop Ltd

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;  
16/159/MG/PL01 (received 15/12/16)  
16/159/MG/PL02 Rev B (received 15/12/16)  
16/159/MG/PL03 Rev A (received 15/12/16)  
16/159/MG/PL04 Rev A (received 15/12/16)  
16/159/MG/PL05 Rev F (received 23/01/17)  
16/159/MG/PL06 Rev D (received 24/02/17)  
16/159/MG/PL07 Rev B (received 23/01/17)

**GROUND:**

To secure the proper development of the area.

- 3 Prior to the first occupation of the development hereby permitted the proposed new vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 16/159/MG/PL07 Rev B). Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

**GROUND:**

To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

- 4 Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.9 metres above the level of the adjacent highway carriageway.

**GROUND:**

In the interests of highway safety.

- 5 Prior to the first occupation of the development hereby permitted the proposed accesses / on-site car parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

**GROUND:**

To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- 6 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 or use of anypart of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that 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 similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

**GROUND:**

To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

## SITE, LOCATION AND DESCRIPTION

The site is located on a corner plot which fronts St. Peters Park Road and Sowell Street. The site is elevated off both St. Peters Park Road and Sowell Street. It is covered by vegetation and trees, which are the subject of a Tree Preservation Order. To the opposite side of St. Peter's Park Road is the railway, and the surrounding area contains residential development of varying designs and types, including traditional two storey semi-detached houses on St Peter's Park Road and a mix of traditional and more modern houses and bungalows. Adjacent to the site is a bungalow on St. Peter's Park Road, and a detached two storey dwelling on Sowell Street.

## RELEVANT PLANNING HISTORY

F/TH/13/0112 Erection of detached dwelling, with access leading onto Sowell Street.  
Granted 16/05/13

F/TH/10/0694 Erection of detached dwelling, with access leading onto Sowell Street. Granted 16/11/10

F/TH/06/1153 Erection of detached 2-storey dwelling, with access leading onto Sowell Street. Granted 24/11/06

RN/TH/04/0151 Renewal of planning consent ref no F/TH/98/0479 for the erection of a detached three bedroom dwelling. Granted 16/04/04

F/TH/98/0479 Erection of a detached dwelling. Granted 04/11/99

TH/74/251K Erection of a 2 storey detached dwelling with integral garage. Refused. Appeal allowed.

### PROPOSED DEVELOPMENT

The proposal is for the erection of two detached two and a half storey dwellings. Both properties have the same appearance and design. In terms of accommodation which they provide at ground floor is a central hallway with doors off to either side for the kitchen/dining room and lounge. At first floor level there are two bedrooms, family bathroom and guest room with en-suite, the master bedroom and en-suite is provided in the roof space.

With regard to the external appearance, the dwellings have balance in terms of their openings. Oriel windows have been included within the west side elevation; facing Sowell Street, the agent has detailed that one half would have a solid/coloured/obscured glass to prevent overlooking towards the rear garden of the property opposite. The rear elevations, facing St. Peter's Park Road have a vertical stairwell projection. The front elevations have pitched roof dormer windows. Vehicular access is proposed from Sowell Street.

A schedule of materials have also been included, which includes feather edge boarding, Ibstock Alderley Orange, Val Das Cubas Polaris Slate and external joinery in dark Oak. Additional tree planting is also proposed.

### DEVELOPMENT PLAN POLICIES

#### **Thanet Local Plan**

H1 - Residential Development Sites

H4 - Windfall Sites

H8 - Size and Type of Housing

TR12 - Cycling

TR16 - Car parking Provision

D1 - Design Principles

D2 - Landscaping

SR5 - Play Space

SR11 - Private Open Space

## NOTIFICATIONS

Three Initial objection letters received. The following concerns were raised:

- Bungalow would be more in keeping
- Highway concerns due to the narrowness of the road, lack of pedestrian paths and vehicles using Sowell Street as a “rat-run”
- Proposed access is on a blind bend
- Concern about construction traffic if consent is permitted
- Concern about noise and dust
- Due to raised levels of the site the dwellings will appear more prominent /concern about height
- Close proximity to adjoining properties
- Loss of light and view
- Loss of wildlife
- Site has been poorly maintained over the years

One further representation received on amended plans. The following concerns were raised:

- Note that there is a proposed change of levels within the site
- Revised plans do not address highway concerns

**Broadstairs & St. Peter’s Town Council:** Refuse Despite the previous site history; two units considered to be over-development, highway safety issues resulting from the increased traffic movements in what is already a busy and congested area, overlooking, loss of trees, height of buildings and overbearing.

**Broadstairs Society:** Objection Concerns about proximity to adjoining properties, development too high, increase in traffic. Despite the changes the development will still use Sowell street as the only access/egress point. That street is used as a rat run and there is bound to be an accident sooner or later.

## CONSULTATIONS

**Southern Water:** The exact position of the public sewers must be determined on site by the applicant before the layout is finalised, as this will determine position of soakaways and tree planting. An informative is recommended.

**Tree Officer:** Trees in the main are self-sown sycamores and elms. The elms may succumb to Dutch elm disease, one tree is showing signs of dieback, the others may become infected at some point in the near future.

If the trees are to remain then adequate fencing will be necessary to protect the roots from compaction whilst construction is undertaken.

Long term there will be pressure to remove these trees due to the shading effect that there will inevitably be, so buildings need to be at least 10m from trees.

## COMMENTS

The proposal has been brought before committee due to the application being a departure from Thanet Local Plan Policy H1.

The main issues for consideration are the principle of development, the impact upon the character and appearance of the surrounding area, the impact upon living conditions of neighbouring property occupiers and the impact upon highway safety.

### **Planning History**

There is extensive history relating to residential development on this site. Permission for the erection of a 2 storey detached dwelling with integral garage (ref TH/74/251K) was refused as it was considered that the loss of trees on the site would be detrimental to the character of the area. Permission was later allowed on appeal as the Inspector considered that the trees had a limited life and that the granting of permission for the dwelling would be likely to achieve the retention of existing trees plus the planting of additional trees.

More recently permission for a detached dwelling has been granted in 1999 (F/TH/98/0479), 2004 (RN/TH/04/0151), 2006 (F/TH/06/1153), 2010 (F/TH/10/0694) and 2013 (F/TH/13/0112). The last planning permission expired in May 2016, although this is extant by the digging of a trench to take footings.

### **Principle**

The National Planning Policy Framework (NPPF), 2012 states, at paragraph 49, that: *'Housing applications should be considered in the context of the presumption in favour of sustainable development'*.

Thanet Local Plan Policy H1 states that new development proposals shall be located on previously developed land. The site is non-previously developed land which is currently covered with vegetation and no built form. The proposed development is therefore contrary to policy H1 of the Thanet Local Plan. However, a significant material consideration in this case is that previous planning permission was approved for the proposed development in 2013, as a departure from Policy H1. This permission was implemented through the digging of a trench for footings, which is a material consideration.

In terms of Policy SR11; private open space, I am satisfied that this private open space does not provide active recreation opportunities, nor would not meet a deficiency in recreational facilities nor does not have intrinsically beneficial qualities or makes a contribution to the character of the area. I am of the opinion that there will be no conflict with SR11.

### **Character and Appearance**

Paragraph 58 of the NPPF requires that planning decisions should 'ensure that developments will function well and add to the overall quality of the area...respond to local character...and be visually attractive as a result of good architecture'. It goes on to state at

paragraph 64 that 'permissions should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

With regard to the appearance of the proposed dwellings, the surrounding area is characterised by a variety of dwellings which are traditional and more modern in design, ranging from substantial to more modest dwellings.

Due to the change in site levels the proposed dwellings have the potential to be more prominent within the street scene. The submitted scene indicates that the plot closest number 63 St. Peters Park Road will have a similar ground level to that dwelling with the other plot being slightly elevated. The change in building heights is not considered to be inappropriate, as there is variety within the street scene.

The proposed dwellings would be traditional in design, with a gable roof, being well-proportioned in terms of openings, giving a balanced appearance. The materials proposed would match the palette of materials in the vicinity, with slate, timber windows and facing brickwork and white render. The proposed dwellings would be set back from St. Peters Park Road (further than the previous approval), but would be closer to Sowell Street than the previous approval.

The two dwellings would sit comfortably in the site, whilst still maintaining a sense of openness within the street scene.

The layout is considered to sensitively infill this gap with dwellings that are of a scale, mass and design that relate adequately to the site and the surrounding area.

The site currently contains a number of protected trees. Whilst these are considered to positively contribute to the character and appearance of the surrounding area, they were previously considered to be in poor health and to have a limited life span. In addition the agent has provided correspondence from the Council's tree officer in 2007, which details that no further application is required to carry out the tree works due to the poor condition subsequent to an application for the felling and removal of a number of trees (10No. Elms, 1No. m/s Sycamore, No. Sycamore saplings and 1No. Ash, although some plating was required) in 2005. The proposed scheme includes a scheme of planting which provides more of a permanent cover and therefore would enhance the character and appearance of the site in the long term. On this basis it is considered that an objection on the loss of trees could not be sustained. A condition should be attached to secure tree planting as detached on the submitted plan.

In terms of design the proposal is considered appropriate for the site. It takes sufficient reference from building designs and materials in the surrounding area to ensure it will fit into the area without harm. The use of timber cladding links through to the treed nature of the site. Successful implementation of the landscaping scheme will ensure that it sits in its immediate environs in an appropriate manner.

## **Living Conditions**

The relationship between the dwelling as proposed and existing dwellings has been examined.

The dimensions, distances from boundaries and position of the proposed dwellings are such that it will not result in significant overshadowing or loss of light for the occupants of neighbouring properties north-west and south.

With regard to the property to the south east which is a single storey dwelling; number 63 St. Peters Park Road. This property has a number of ground floor side windows, facing onto the site. These serve an office, bathroom and W.C. the latter two are considered non-habitable rooms. The proposed dwelling is approximately 5 metres from the bungalow. The proposal will have some impact, the habitable room window; office is located to approximately at the mid-point of the side wall of the house and given the orientation I considered that an objection could not be sustained on this site.

The dwellings are also positioned so that neighbouring property occupiers should not be subject to an unacceptable degree of overlooking or loss of privacy.

Once constructed, the proposal will result in additional vehicle movements and general increased activity at the site, but the use is compatible with surrounding residential development and unlikely to result in significant amenity issues.

The proposed dwelling is considered to provide a good standard of accommodation and provides ample space to be used for safe doorstep play space in accordance with Policy SR5.

## **Transportation**

The proposed vehicular access will be off Sowell Street. It is appreciated that this is a relatively narrow highway; at this point in the road having double yellow lines to either side and a narrow footpath on the western side.

The location of the access has been previously accepted by the approval of a single dwelling in 2013, together with 2m x 2m visibility splays. It was concluded that the proposal had adequate off-street parking, and would not cause harm to the free-flow of traffic on the surrounding network.

It is considered that the proposed access is sufficient distance from the junction, especially given the presence of the existing crossover opposite the site at number 31. Additional plans have been submitted to illustrate visibility splay of 2m x 25m, the embankment levels are shown to be reduced to ensure that it does not affect visibility; this is particularly beneficial to the visibility to the north than that secured in the previous scheme; planning reference no. F/TH/13/0112.

Two parking spaces are shown for each of the dwellings, it is considered that an additional parking space for visitors could be accommodated within the site, which would therefore limit

on street parking resulting from this development and would be in full accordance with KCC standards.

On this basis there is no objection to the proposal subject to conditions relating visibility splays and the provision of parking and turning.

## **Conclusion**

This site already has approval, which is extant for 1 dwelling so this application represents an increase in density from that permitted. The proposed development of 2 dwellings on the site can be accommodated without harm to the character of this locality. The loss of the trees whilst covered by a Tree Preservation Order has been previously considered to be in poor condition and to have a limited life span. The proposed scheme includes provision of further tree planting which would provide an enhancement to the character of the site. The proposal will not have a significantly detrimental impact on the overall landscape quality of the area.

The proposed house designs are appropriate and respect the building characteristics of the area. It is therefore considered that the proposed scheme will adequately fit in with the characteristics of this part of St. Peters, Broadstairs in terms of scale, density, massing, height, landscape, layout and materials.

Conditionally there are no outstanding highways issues or landscaping concerns, and there are no outstanding residential amenity issues.

It is therefore recommended that members approve the application, subject to safeguarding conditions.

## **Case Officer**

Gill Richardson



TITLE:

F/TH/16/1047

Project

Land At Junction Of Sowell Street BROADSTAIRS Kent

Scale:

