

A05

F/TH/16/1716

PROPOSAL: Erection of 1no. 2 bedroom detached house and 1no. 1 bedroom detached bungalow

LOCATION: Garage Block Between 108 And 110 Clements Road
RAMSGATE Kent CT12 6UQ

WARD: Northwood

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 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 numbered
25 Rev D (received 27/01/17), 23 Rev C (received 27/01/17), 24 Rev B (received 16/12/16)

GROUND:

To secure the proper development of the area.

- 3 The area shown on drawing number 25 Rev D, received on 27/01/17 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.

SITE, LOCATION AND DESCRIPTION

The site is within a wholly residential area. The western side of Clements Road predominantly comprises terraces, with a mixture of single storey and two storey dwellings. The properties on this side of the road are street fronting; with front gardens providing a set

back from the road. To the eastern side of the road, there is a mixed character of terraces of two storey dwellings, set either parallel or perpendicular to the road, and three storey L-shaped blocks of flats. The area has a spacious character with dwellings set back from the road and large open areas being provided adjacent to the flat blocks. The buildings are typically constructed of brick work of various colours, under a concrete tile roofs, although some weatherboarding and render can also be found in the area.

RELEVANT PLANNING HISTORY

F/TH/14/0099 Erection of 1No. two storey attached dwelling, 1No. single storey attached dwelling, and 1No. detached single storey dwelling to rear, with associated off-street parking, following demolition of existing garage block. Granted 24/03/14

F/TH/14/0094 Erection of 1No. two storey attached dwelling and 1No. single storey attached dwelling. Granted 24/03/14

PROPOSED DEVELOPMENT

This application is for the erection of a detached two storey dwelling which would located to the north west of 108 Clements Road (an existing two storey end of terrace) and a detached bungalow to the south east of 110 Clements Road (an existing end of terrace bungalow). These dwellings would provide two bedrooms and one bedroom respectively. Car parking for two vehicles (one per dwelling) would be provided to the rear of the dwellings which would be accessed via the existing vehicular access to Clements Road. The dwellings would be finished in brick work (Ibstock Leicester Weathered Multi Reds) and render (Dawn Grey), under a concrete tile roof (Marley modern concrete interlocking roof tile- Antique Brown).

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

A site notice has been posted and neighbouring occupiers notified. Two letters of representation have been received raising the following concerns:

- Proposal would impede rear access to properties which front Clements Road
- Rear access blocked
- Site is unsuitable for dwellings

CONSULTATIONS

KCC Highways: No comments.

Environmental Health: No comments.

COMMENTS

This application is reported to Planning Committee as Thanet District Council is the applicant.

It is considered that the main considerations in the assessment of the application are the principle of the proposed development and its impact on the character and appearance of the area, the living conditions of neighbouring properties and future occupiers and the local highway network.

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 site is within the built up confines of Ramsgate. Whilst the site includes areas of hard standing, the proposal also includes areas of grass which are not considered to be previously developed. The development of these areas is therefore considered to be contrary to Policy H1.

However, the Council does not currently have a five-year supply of deliverable housing sites, housing applications such as this, should be considered in the context of the National Planning Policy Framework's (NPPF's) presumption in favour of sustainable development.

This is because local policies relating to the supply of housing are no longer considered up-to-date (para 49). Paragraph 14 of the NPPF states that where relevant local policies are out-of-date, planning permission should be granted unless: any adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted.

The Local Plan Proposed Revision to draft Local Plan (preferred options) January 2017 has now been published. Amongst other issues covered Section 4 deals with housing; proposed additional sites. In combination with the Preferred Option Local Plan published in 2015, the Council is seeking to make full provision for the housing requirement of 17,140 dwellings for the Plan period to 2031.

The weight to be given to the emerging local plan prior to adoption is set out in the NPPF para 216. The weight given depends on the stage reached, the extent of unresolved objections, and the consistency with the NPPF.

It is considered that limited weight can be attached to the draft Plan at this stage.

In this case the application site lies within a residential area of Ramsgate, is close to local services and transport links, on this basis the principle of development is acceptable, subject to the detail of the proposal.

Character and Appearance

The NPPF states that planning decisions should aim to ensure that developments will function well and add to the overall quality of an area, reflecting the identity of local surroundings and materials. This is supported by saved policy D1 of the Local Plan, which states that new development will only be permitted if it respects or enhances the character or appearance of the surrounding area in terms of scale, massing, rhythm and use of materials.

The site incorporates land which fronts onto Clements Road and adjacent to No.'s 110 and 108 Clements Road. It is proposed to erect two detached dwellings, one two storey and the other single storey. These dwellings would each front the road and be set back from the road by the same distance as their neighbours, continuing the pattern of development to this side of Clements Road. It was previously accepted that the loss of this area of open space would not harm the character of the area, by the earlier approvals. It was considered that the openness to the fronts of the properties would be retained and there are several other areas of open space exist within the immediate vicinity. This remains the case.

The scale and mass of these two dwellings would replicate that of the adjacent dwellings. The detailed design of these dwellings would be similar to their respective neighbours. The key differences between the earlier approval and this application are, both dwellings are detached, the footprint/design is slightly altered, and alterations to fenestration.

The revised design to both of the dwellings include front entrance doors addressing the road, rather than to the side. This gives the front elevation more presence. The dwellings also include a small canopy over the entrances. Open canopies over the primary entrance doors is a feature within the street scene. As the two dwellings would also have a frontage to the access road leading to the rear parking area, this elevation would also be clearly visible. These elevations have windows facing out onto the road at both ground and first floor level. The windows include those which serve habitable rooms and therefore this will give a degree of natural surveillance over this area. It is not considered that these changes would detract from the character and appearance of the properties.

There is a tree to the front of the site, adjacent to No.110 Clements Road, which would need to be felled to allow for the proposed development. The loss of this tree has been previously accepted by the approval of the earlier scheme, as whilst it had aesthetic value, it is not protected by a tree preservation order and could therefore be removed at any time, without requiring any permission.

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

Living Conditions

The proposed dwellings would extend the existing form of development and, as such, the front and rear elevations would be in line with the front and rear elevations of the neighbouring properties. Having considered the location, scale and design of the dwellings and their relationship with neighbouring properties, it is not considered that any significant loss of light or sense of enclosure. Equally, whilst a new first floor window is proposed within the two storey dwelling, given its use as a bathroom (non-habitable) and relationship with neighbours, no unacceptable overlooking would be caused.

The proposed dwellings would provide an acceptable standard of accommodation, being of a reasonable overall size and having reasonable sized rooms, benefiting 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.

Transportation

The proposal would utilise the existing access road off Clements Road to provide vehicular access to the site. Two car parking spaces would be provided to the rear of the site. The majority of the area to the rear of properties fronting Clements Road would remain unaltered by the proposed development.

Other issues

Third parties have raised concerns about the blocking off of a rear access between properties in Clements Road and those that front Margate Road. This matter is a civil one and outside of the planning remit.

Conclusion

There is no objection in principle to the erection of two dwellings on this site. The two proposed dwellings are considered to respect the character and appearance of the surrounding area in terms of scale, design and use of materials. I am satisfied that the proposal will not result in material harm to adjoining occupiers. There are no outstanding issues in terms of issues raised by consultees. It is recommended that this application is approved subject to condition.

Case Officer

Gill Richardson

TITLE:

F/TH/16/1716

Project

Garage Block Between 108 And 110 Clements Road RAMSGATE Kent
CT12 6UQ

Scale:

