

A04

F/TH/17/0029

PROPOSAL: Erection of a single storey two bedroom dwelling and single garage.

LOCATION: Land Adjacent Apple Garth Green Road BIRCHINGTON Kent

WARD: Birchington North

AGENT: Mr Patrick Butler

APPLICANT: Mrs Butler

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 CT7001 received 16 January 2017, CT7002, CT7003 entitled 'Drainage Layout' CT7003 entitled 'Elevations - Garage' received 08 January 2017.

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

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

- 4 Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted

- o the treatment proposed for all hard surfaced areas beyond the limits of the highway
- o walls, fences, other means of enclosure proposed

shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan

SITE, LOCATION AND DESCRIPTION

The site is located within the urban confines of Birchington, in a backland location to the rear of 6 Green Road, adjacent to the existing backland development Applegarth. The site is not readily visible from Green Road.

The application site is an L shaped plot which originally formed part of the garden to Applegarth, however appears to have been severed some time ago, and is now bounded by 1.8m fences and mature hedges to the East, South and West elevations. The site is accessed via an existing access from Green Road to the North of 6 Green Road, which currently serves Applegarth.

The site is located within a wholly residential area, characterised by predominantly detached dwellings. Green Road primarily comprises street frontage development, with large single and two storey dwellings of varied designs set within good sized plots, producing a spacious character to the area. There is evidence of backland forms of development within the immediate locality, for example Applegarth, adjacent to the proposed application site, and houses to the rear of development fronting Grenham Road. Furthermore 1no. bungalow was granted planning permission in 2014 to the rear of 12 Green Road.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

This application proposes the erection of 1no. detached bungalow with a detached garage. The proposed dwelling will measure approx. 11m in depth, 8.5m in width with a gabled pitched roof which will extend 4.8m to the ridge. The dwelling will be constructed of red multi stock brickwork, plain tiles and white UPVC windows. The single storey garage and driveway will be sited west of the bungalow, and a small front and medium sized rear garden will be provided.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles
D2 - Landscaping
H1 - Housing
H4 - Windfall Sites
TR12 - Cycling
TR16 - Car Parking Provision
SR5 - Doorstep Play Space

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. One letter of representation has been received. The letter raises the following concerns:

- The development of this site would be contrary to Thanet Local Plan Policy H1.
- The proposal will result in a loss of light and privacy to adjacent dwellings.
- The proposed parking area will not allow turning room, and may result in unauthorised access onto the land owned by Apple Garth.
- The dwelling will result in additional parking on Green Road.
- The use of the lane will be restricted during building work, and the use of the access by goods vehicles may result in damage to the access road
- Issues of noise and disturbance during building works.

CONSULTATIONS

Birchington Parish Council - No objections.

Southern Water - Requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

COMMENTS

The site previously formed part of the residential garden to Applegarth, however the site appears to have been severed from Applegarth for some time. As such the site is considered to comprise non-previously developed land and therefore the application is brought before members as a departure to Policy H1 of the Thanet Local Plan.

The main considerations in determining this application are the principle of the development, the impact of the development on the character and appearance of the area, the impact upon living conditions of neighbouring property occupiers, and highway safety.

Principle

The proposed development would represent development on non-previously developed land within the urban confines and is therefore contrary to Policy H1 of the Thanet Local Plan.

However this needs to be considered having regard to the fact that there is a current need for housing in Thanet and, on this basis, the National Planning Policy Framework (NPPF) requires that applications for housing should be considered in the context of the presumption in favour of sustainable development.

The site is located within the urban confines of Birchington, within walking distance of the train station, bus stops and facilities and services in Birchington High Street and as such the location of the site is considered to be sustainable. The principle of the development is therefore considered to be acceptable as a departure to Policy H1 of the Thanet Local Plan, subject to the consideration of all other material planning considerations.

Character and Appearance

The proposed plot is of a smaller scale than the overriding character of Green Road and will be located to the rear of 6 Green Road and will not directly address a street. There is limited visibility of the site and therefore it is not important for this open space to be retained as it does not contribute to the character of the area. Whilst we would not normally encourage backland development, consideration must be given to the existing character of the area, which comprises some backland development in the immediate locality, for example the adjacent properties Applegarth and 16a Grenham Road. With this in mind, the proposed bungalow is not considered to appear out of character with the pattern of development in this location.

The proposed dwelling is modest in scale and comprises a simple form and design. The proposal is single storey in nature and will be of a smaller scale than the majority of dwellings fronting Green Road, relating more in scale and form to dwellings fronting Berkeley Road to the East. However given the modest height and backland location of the proposal to the rear of 6 Green Road, the dwelling will have significantly limited visibility from the street scene, and will therefore not appear out of character with the area. Furthermore the proposed limited simple palette of materials will reflect the prevailing brick and tiled finish to properties within the area, and will therefore not appear obtrusive in the context of existing development.

The proposed bungalow will be located relatively close to Applegarth to the East, however given the single storey nature of the proposal, together with the fact both adjacent roofs will pitch away from one another, there will be a visible separation at first floor level. Furthermore there will be adequate separation distance to no.6 Green Road (approx. 14m) and dwellings to the rear. It is therefore not considered that the proposed development would result in a cramped and congested appearance within the locality.

Given the modest scale and simple form and design of the dwelling, together with its location to the rear, which limits the visibility of the development, and the existing surrounding pattern of development the proposal is not considered to result in harm to the character and appearance of the area. The proposal will therefore accord with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed site is currently bounded by a 1.8m fence and large conifer hedges. There will be a 1.2m separation distance to the nearest adjacent neighbouring property, Applegarth to the East. Given the presence of the existing boundary treatment, together with the modest scale of the proposal, which will measure 2.5m to the eaves with a roof that pitches away from Applegarth to the East, the proposal is not considered to result in significant harm to the living conditions of adjacent neighbouring property Applegarth. There is considerable separation distance to all other adjacent neighbours, given the modest scale of the proposal to prevent any adverse impacts by way of loss of light, or sense of enclosure.

All windows which serve habitable rooms will be located to the front and rear elevation of the dwelling, with significant separation distance to all adjacent neighbours to prevent any harmful impacts of overlooking. 1no. side elevation window will be provided to the East side elevation which will serve a bathroom, and the entrance door will be located to the West side elevation. Given the location of these windows/doors to the ground floor, any views will be limited by the height and existing boundary treatment. Furthermore neither of these openings will serve a habitable room, meaning future occupiers are unlikely to use these rooms for extensive periods of time. The proposal is therefore not considered to result in a loss of privacy to surrounding neighbouring properties.

The applicant proposes to install a driveway and garage to the East side elevation of the proposed bungalow with access provided by the existing access between 6 to 8 Green Road. Given the proximity of the proposed driveway, garage and access to number 6 Green Road, vehicular movements associated with the new dwelling have the potential to cause noise and disturbance to neighbouring properties. However, in this case, given that there is currently a driveway to Applegarth and the access road is already used to serve this dwelling, I am of the opinion that the vehicular movements that will be generated by the proposed development will not increase significantly above the existing situation. Furthermore there will be a separation distance of approx. 12m from the proposed garage to the neighbouring properties rear elevation and an approx. 8m separation distance from the existing access to the side elevation of the neighbouring property, which is considered to be far enough to limit any impacts of noise and disturbance.

In terms of the living conditions of future occupiers of the property, the proposal provides a medium sized garden to the rear and small garden to the front of the dwelling with space for refuse storage, cycle storage, clothes drying facilities and doorstep play space. Each of the habitable rooms are of an adequate size and benefit from natural daylight, outlook and ventilation. The proposal is therefore considered to provide acceptable living conditions for future occupiers of the dwelling and is therefore acceptable in accordance with Policies D1 and SR5 of the Thanet Local Plan.

Highways

There is availability of on street parking along Green Road and within nearby streets. The proposal includes the provision of car parking through a driveway and a garage with access from the existing access serving Applegarth. The existing access is just over a cars width and the proposal allows for turning space to ensure vehicles could exit and enter the access

in a forward gear. Furthermore the site is located in a sustainable location in the village of Birchington within walking distance to the train station and regular bus routes. Therefore the proposal is not considered to result in any adverse impacts with regard to highway safety or highway amenity.

Conclusion

Overall the proposed dwelling, whilst comprising backland development on non-previously developed land is not considered to be out of keeping with the pattern of development of the surrounding area and will be consistent with the principles set out within the NPPF, whilst providing residential accommodation, for which there is a need. The impact upon the character and appearance of the area, neighbouring property occupiers living conditions and highway safety is considered to be acceptable and in accordance with Policy D1 of the Thanet Local Plan. It is therefore recommended that members approve the application as an acceptable departure to Policy H1 of the Thanet Local Plan.

Case Officer

Jenny Suttle

TITLE: F/TH/17/0029

Project Land Adjacent Apple Garth Green Road BIRCHINGTON Kent

Scale:

