

Date: 7 September 2020
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PLANNING COMMITTEE

16 SEPTEMBER 2020

A meeting of the Planning Committee will be held at **2.00 pm on Wednesday, 16 September 2020** online.

Membership:

Councillor Tomlinson (Chairman); Councillors: Coleman-Cooke (Vice-Chairman), Albon, J Bayford, Currie, Dennis, Duckworth, Garner, Hart, Keen, Moore, Scott, Taylor and Wright

AGENDA

Item
No

Subject

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST** (Pages 3 - 4)

To receive any declarations of interest. Members are advised to consider the advice contained within the Declaration of Interest advice attached to this Agenda. If a Member declares an interest, they should complete the [Declaration of Interest Form](#)

3. **MINUTES OF PREVIOUS MEETING** (Pages 5 - 16)

To approve the Minutes of the Planning Committee meeting held on 19 August 2020, copy attached.

4. **SCHEDULE OF PLANNING APPLICATIONS** (Pages 17 - 18)

To consider the report of the Director of Community Services, copy attached for Members of the Committee.

Note: Copies of correspondence relating to applications received will be available for members' perusal in the Members' Room from 5.00pm on the Friday before the meeting until the date of the meeting.

For Approval

4a **A01 - F/TH/20/0558 - CLOVELLY, ELLINGTON AVENUE, MARGATE**
(Pages 19 - 30)

Item
No

Subject

- 4b **A02 - F/TH/20/0187 - 158 PERCY AVENUE, BROADSTAIRS** (Pages 31 - 42)
- 4c **A03 - F/TH/20/0437 - 334 MARGATE ROAD, RAMSGATE** (Pages 43 - 50)
- 4d **A04 - F/TH/19/1207 - 1 FAIR STREET, BROADSTAIRS** (Pages 51 - 62)



Please scan this barcode for an electronic copy of this agenda.

THANET DISTRICT COUNCIL DECLARATIONS OF INTEREST

Do I have a Disclosable Pecuniary Interest and if so what action should I take?

Your Disclosable Pecuniary Interests (DPI) are those interests that are, or should be, listed on your Register of Interest Form.

If you are at a meeting and the subject relating to one of your DPIs is to be discussed, in so far as you are aware of the DPI, you **must** declare the existence **and** explain the nature of the DPI during the declarations of interest agenda item, at the commencement of the item under discussion, or when the interest has become apparent

Once you have declared that you have a DPI (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must**:-

1. Not speak or vote on the matter;
2. Withdraw from the meeting room during the consideration of the matter;
3. Not seek to improperly influence the decision on the matter.
4. **Complete the declaration of interest form and submit it to Democratic Services.**

Do I have a significant interest and if so what action should I take?

A significant interest is an interest (other than a DPI or an interest in an Authority Function) which:

1. Affects the financial position of yourself and/or an associated person; or Relates to the determination of your application for any approval, consent, licence, permission or registration made by, or on your behalf of, you and/or an associated person;
2. And which, in either case, a member of the public with knowledge of the relevant facts would reasonably regard as being so significant that it is likely to prejudice your judgment of the public interest.

An associated person is defined as:

- A family member or any other person with whom you have a close association, including your spouse, civil partner, or somebody with whom you are living as a husband or wife, or as if you are civil partners; or
- Any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors; or
- Any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000;
- Any body of which you are in a position of general control or management and to which you are appointed or nominated by the Authority; or
- any body in respect of which you are in a position of general control or management and which:
 - exercises functions of a public nature; or
 - is directed to charitable purposes; or
 - has as its principal purpose or one of its principal purposes the influence of public opinion or policy (including any political party or trade union)

An Authority Function is defined as: -

- Housing - where you are a tenant of the Council provided that those functions do not relate particularly to your tenancy or lease; or
- Any allowance, payment or indemnity given to members of the Council;
- Any ceremonial honour given to members of the Council
- Setting the Council Tax or a precept under the Local Government Finance Act 1992

If you are at a meeting and you think that you have a significant interest then you **must** declare the existence **and** nature of the significant interest at the commencement of the

matter, or when the interest has become apparent, or the declarations of interest agenda item.

Once you have declared that you have a significant interest (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must**:-

1. Not speak or vote (unless the public have speaking rights, or you are present to make representations, answer questions or to give evidence relating to the business being discussed in which case you can speak only)
2. Withdraw from the meeting during consideration of the matter or immediately after speaking.
3. Not seek to improperly influence the decision.
4. **Complete the declaration of interest form and submit it to Democratic Services.**

Gifts, Benefits and Hospitality

Councillors must declare at meetings any gift, benefit or hospitality with an estimated value (or cumulative value if a series of gifts etc.) of £25 or more. You **must**, at the commencement of the meeting or when the interest becomes apparent, disclose the existence and nature of the gift, benefit or hospitality, the identity of the donor and how the business under consideration relates to that person or body. However you can stay in the meeting unless it constitutes a significant interest, in which case it should be declared as outlined above.

What if I am unsure?

If you are in any doubt, Members are strongly advised to seek advice from the Monitoring Officer or the Committee Services Manager well in advance of the meeting.

Public Document Pack Agenda Item 3

Planning Committee

Minutes of the meeting held on 19 August 2020 at 2.00 pm online.

Present: Councillor Michael Tomlinson (Chairman); Councillors Coleman-Cooke, Albon, J Bayford, Currie, Duckworth, Garner, Hart, Moore, Rusiecki, Scobie and Scott

In

Attendance: Councillors Ashbee, Bambridge and Rattigan

622. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Dennis, Councillor Taylor for whom Councillor Rusiecki was present and from Councillor Keen for whom Councillor Scobie was present.

623. DECLARATIONS OF INTEREST

There were no declarations of interest.

624. SCHEDULE OF PLANNING APPLICATIONS

625. A01 - R/TH/19/1781 - LAND ADJACENT TO OAKLAND COURT, COTTINGTON ROAD, CLIFFSEND, RAMSGATE

PROPOSAL: Application for the reserved matters pursuant to outline permission OL/TH/17/0150 'Outline application for the erection of up to 23no. dwellings including access' for appearance, landscaping, layout and scale

A statement from Mrs Kisbee in favour of the application was read out by an officer.

A statement from Ms Cronje raising points of concern was read out by an officer.

Speaking as ward councillor was Councillor Rattigan.

It was proposed by the Chairman and seconded by the Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

1 The proposed development shall be carried out in accordance with the following plans:

Drainage strategy plans
- 1322-82-FAH-00-ZZ-DR-C-0007 rev P3

- 1322-82-FAH-00-ZZ-DR-C-0008 rev P3
- 1322-82-FAH-00-ZZ-DR-C-0009 rev P3
- 1322-82-FAH-00-ZZ-DR-C-0010 rev P3
- 1322-82-FAH-00-ZZ-DR-C-0011 rev P2
- 1322-82-FAH-00-ZZ-DR-C-0012 rev P3

Highway plans and details received 18 June 2018, and numbered:

- 1322-82-FAH-00-ZZ-DR-C-0002 rev P8
- 1322-82-FAH-00-ZZ-DR-C-0014 rev P6
- 1322-82-FAH-00-ZZ-DR-C-0016 rev P5
- Construction Management Plan (with Appendix 02 rev 1 Traffic Management Plan and Appendix 03 rev 2 Site Logistics Plan)
- 1322-82-FAH-00-ZZ-DR-C-0001 rev P8

Street lighting plan received 22 July 2020, and numbered:

- 132282-1002 rev D
- 14125

Electric vehicle charging plan received 22 July 2020, and numbered:

19-0741-87 P3

Amended site, landscaping and affordable housing plans received 18 June 2020, and numbered:

- 19-0741-81 P3
- 19-0741-82 P5
- 19-0741-83 P3
- 19-0741-84 P2
- 19-0741-85 P2
- 19-0741-86 P2

Amended elevation and floor plans received 18 June 2020 and 07 August 2020, and numbered:

19-0741-152, 19-0741-153, 19-0741-200 P2, 19-0741-201 P1, 19-0741-202 P2, 19-0741-203 P2, 19-0741-205 P2, 19-0741-206 P2, 19-0741-207 P2, 19-0741-208 P2, 19-0741-209 P2, 19-0741-210 P2, 19-0741-211 P2, 19-0741-212 P2, 19-0741-213 P2, 19-0741-215 P2, 19-0741-216 P2, 19-0741-217 P1, 19-0741-218 P1, 19-0741-220 P2, 19-0741-221 P2, 19-0741-222 P2, 19-0741-223 P2, 19-0741-224 P1, 19-0741-225 P1, 19-0741-226 P1, 19-0741-227, 19-0741-228.

Site section plans received 18 June 2020, and numbered:

- 19-0741-95 C
- 19-0741-96 C

GROUND;

To secure the proper development of the area.

2 Prior to the first occupation of the development hereby permitted, the biodiversity enhancements as identified on plan numbered 19/0741-86 Rev P2 shall be provided, and thereafter maintained.

GROUND:

In the interests of biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

3 Prior to the first occupation of the development hereby permitted, a detailed landscaping plan shall be submitted to, and approved in writing by, the Local Planning Authority. The landscaping plan shall include:

- the landscaping buffer (min 3m depth) to the northern boundary of the site, which should contain both deciduous and evergreen native trees and hedgerow;
- hedgerows and tree planting within the planting buffer located adjacent to the western boundary of the site,
- native hedgerow planting along the southern and eastern boundaries of the site,
- a 2m high boundary treatment along the eastern boundary of the site, in locations where a boundary of this height does not currently exist,
- landscaping to be provided within the attenuation ponds to achieve a multi-functional design,
- permeable paving to all parking spaces and parking courts.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan

4 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 first 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.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan

5 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The amenity areas shall be managed in accordance with the approved landscape management plan in perpetuity.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan

6 The electric vehicle charging points as shown on the approved plan numbered 19-0741-87 Rev P3 shall be provided prior to the first occupation of the development hereby permitted and thereafter maintained; with details of the design to be submitted to, and approved in writing by, the Local Planning Authority, and thereafter implemented.

GROUND:

To protect air quality, in accordance with Policy SP14 of the Thanet Local Plan and the advice as contained within the NPPF

7 Prior to the first occupation of the development hereby permitted, details of the cycle parking, which shall be in the form of one space per affordable rented flat, and one space per bedroom within each affordable rent house, shall be submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as approved.

GROUND:

To promote cycling as an alternative form of transport, in accordance with Policy TP03 and SP43 of the Thanet Local Plan

8 The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes.

GROUND:

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.

9 Prior the construction of the external surfaces of the development hereby approved, samples of the materials to be used, which shall include red brick, black cladding, slate, clay tiles and render, shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

10 All new window and door openings shall be set within a reveal of not less than 75mm.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

11 Prior to the installation of the attenuation drainage basin, details of the preventative measures intended to be used to avoid a breeding ground for mosquitos shall be submitted to, and approved in writing by, the Local Planning Authority. The design of the drainage basin shall incorporate the approved preventative measures.

GROUND:

In the interests of human health, in accordance with the strategic objectives of the Thanet Local Plan.

12 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND:

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110litre

13 The windows to be provided in the eastern elevations of unit nos. 22 and 23 within the development hereby permitted shall be non-opening below 1.73m above the finished internal floor level, and provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent; and shall be installed prior to the first occupation of the development hereby permitted and permanently retained thereafter.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no windows or other openings shall be inserted within the eastern elevations of units numbered 21, 22 and 23 hereby approved without the prior written permission of the Local Planning Authority.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.”

Further to debate, the motion was put to the vote and declared CARRIED.

626. A02 - F/TH/20/0338 - 111 WEST DUMPTON LANE, RAMSGATE

PROPOSAL: Change of Use from 4 bed dwelling to 5 bed House of Multiple Occupancy

A statement from Mrs Kale in favour of the application was read out by an Officer.

It was proposed by the Chairman and seconded by the Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED 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 named proposed floor plan received 30 March 2020.

GROUND;

To secure the proper development of the area.

3 No more than five persons shall occupy the property as principal or main residence at any one time.

GROUND:

In the interests of neighbouring amenity, in accordance with Policy D1 of the Thanet Local Plan.”

Further to debate, the motion was put to the vote and declared CARRIED.

627. D03 - F/TH/20/0543 - LAND ON NORTH SIDE OF WATERSIDE DRIVE, WESTGATE ON SEA

PROPOSAL: Erection of 3No 3bed and 2No 4bed terraced dwellings with associated parking, bin and cycle stores.

A statement from Ms Coles in favour of the application was read out by an officer.

A statement from Mrs Hollingsworth raising points of concern was read out by an officer.

A statement from Councillor H Scott from Westgate Town Council was read out by an officer.

Speaking as ward councillor was Councillor Bambridge.

It was proposed by the Chairman and seconded by the Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘To defer and delegate for approval subject to the satisfactory completion of unilateral undertaking securing the required contribution for mitigation of the impact of the development on the Special Protection Area within 6 months and 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 proposed development shall be carried out in accordance with the submitted application as amended by the approved drawings numbered:

29600A_100 Rev P2 (received 23/04/20), 29600A_004 Rev P2 (received 23/04/20), 29600A_110 Rev P3 (received 02/06/20), 29600A_1000 Rev P4 (received 02/06/20), 29600A_1001 Rev P4 (received 02/06/20), 29600A_1006 Rev P2 (received 02/06/20), 29600A_210 Rev P3 (received 02/06/20), 29600A_310 Rev P2 (received 02/06/20)

GROUND;

To secure the proper development of the area.

3 Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking/servicing/loading/unloading/turning/waiting area shall be laid out, 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 areas, in the interests of satisfactory development and highway safety in accordance with Policies QD03, TP06 and TP08 of the Thanet Local Plan and the advice contained within paragraphs 110 and 127 of the National Planning Policy Framework.

4 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND;

To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within paragraph 192 of the National Planning Policy Framework.

5 No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND;

To ensure a satisfactory external appearance and grouping of materials in accordance with policies HE02 and QD02 of the Thanet Local Plan and the advice contained within paragraph 127 of the National Planning Policy Framework.

6 No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND;

To ensure that the design and appearance of the development is appropriate in accordance with policies HE02 and QD02 of the Thanet Local Plan and the advice contained within paragraph 127 of the National Planning Policy Framework.

7 Prior to first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND;

To ensure that the development is compatible with the amenities of the locality in accordance with policies HE02 and QD02 of the Thanet Local Plan and the advice contained within paragraph 127 of the National Planning Policy Framework.

8 The recommendations within section 5 of the submitted Preliminary Ecological Appraisal (LadellWood; November 2019) shall be adhered to during the construction of the development hereby approved and post development enhancements fully implemented prior to the development's first occupation.

GROUND;

In the interests of nature conservation in accordance with Policy SP30 of the Thanet Local Plan and the advice contained within paragraph 170 of the National Planning Policy Framework.

9 No development over or above foundations shall take place on site details of how the development will enhance biodiversity has been submitted to and approved in writing by the Local Planning Authority. These shall include the installation of integrated bat and bird nesting boxes and hedgehog highways along with provision of generous native planting where possible. The approved details will be implemented and thereafter retained.

GROUND;

In the interests of nature conservation in accordance with Policy SP30 of the Thanet Local Plan and the advice contained within paragraph 170 of the National Planning Policy Framework.

10 The first floor side bedroom window in the front/side elevation of the dwelling sited on plot 1 hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity (as shown on drawing numbered 29600A_110 Rev P3 to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

GROUND;

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy QD03 of the Thanet Local Plan and the advice contained within paragraph 127 of the National Planning Policy Framework.

11 Prior to the first occupation of any of the dwellings the balconies hereby permitted a privacy screen at a height of 1.8m shall be erected and thereafter maintained.

GROUND;

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy QD03 of the Thanet Local Plan and the advice contained within paragraph 127 of the National Planning Policy Framework.

12 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND;

In the interests of responding to climate change in accordance with policies SP37 and QD04 of the Thanet Local Plan and the advice contained within paragraphs 150 and 153 of the National Planning Policy Framework.”

Further to debate, the motion was put to the vote and declared CARRIED.

628. PLANNING APPLICATION F/TH/19/1740 - 51-59 NORFOLK ROAD, MARGATE

It was proposed by the Chairman and seconded by the Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘Members approve the application subject to the safeguarding conditions outlined in the Planning Committee report of 1 July 2020:

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 009 Rev B received 27 May 2020, 013 Rev E, 015 Rev E, received 28 May 2020, 010 Rev E, 011 Rev E, 014 Rev G, received 15 June 2020.

GROUND;

To secure the proper development of the area.

3 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage
- (f) Measures to control noise affecting nearby residents
- (g) Dust control measures

GROUND;

In the interests of highway safety and neighbouring amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

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.

5 Prior to the installation of any external windows and doors, joinery details at a scale of 1:5 of the windows and doors to include sections through glazing bars, frames and mouldings shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.

6 Prior to the first occupation of the development hereby permitted, details of the refuse storage shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage shall be in accordance with the approved details and thereafter maintained.

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.

7 The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

GROUND;

In the interests of highway safety.

8 Prior to the first use of the development, the area shown on approved plan numbered 009 Rev B received 27 May 2020 for the parking and manouvering of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

GROUND;

Development without adequate provision for the parking or turning of vehicles is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

9 Prior to the first use of the development, the secure cycle parking facilities, as shown on approved drawing no. shall be provided and thereafter maintained.

GROUND;

In the interests of promoting increased cycling in accordance with policy TR12 of the Thanet Local Plan

10 The proposed first, second and third floor windows in the southern side elevation serving bathrooms for units 6, 12 and 14 shall be obscure glazed and fixed shut to a height of 1.7m above the internal floor level.

GROUND;

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with Policy D1 of the Thanet Local Plan.””

Further to debate, the motion was put to the vote and declared CARRIED.

Meeting concluded : 3.45pm

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THANET DISTRICT COUNCIL

PLANNING COMMITTEE

16th September 2020

BACKGROUND PAPERS TO SCHEDULE OF APPLICATIONS

The Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 (as amended)

(A) Standard Reference Documents - (available for inspection at the Council offices and via the Council's website)

1. Thanet District Council Local Plan
2. Cliftonville Development Plan Document
3. Government Circulars and the National Planning Policy Framework issued by the Department of Communities and Local Government.

(B) Register of Applications for Planning Permission (Article 40 of the Town and Country Planning (Development Management Procedure) (England) Order 2015))

(Copy of applications together with accompanying plans or drawings are available for inspection at the Council offices and via the Council's website)

(C) Background Papers in relation to specific reports in the Schedule of Planning Applications

(Copies of background papers and any appeal decisions referred to are available for inspection at the Council offices and via the Council's website)

I certify that the above items are not exempt information.

(D) Exempt information in accordance with paragraph of Schedule 12 (A) of the Local Government Act 1972.

N/A

I certify that the above items are exempt information.

Prepared by: IAIN LIVINGSTONE



SIGNED:.

Proper Officer

DATE: 7th October 2020

THANET DISTRICT COUNCIL

REPORT OF THE DEPUTY CHIEF EXECUTIVE

PART A

TO: THE PLANNING COMMITTEE

DATE: 16 September 2020

Application Number	Address and Details	Recommendation
A01 F/TH/20/0558	<p>Clovelly Ellington Avenue MARGATE Kent CT9 5PP</p> <p>Erection of 4no. 2-bed terraced dwellings following demolition of existing bungalow</p> <p>Ward: Garlinge</p>	Approve
A02 F/TH/20/0187	<p>158 Percy Avenue BROADSTAIRS Kent CT10 3LF</p> <p>Erection of 1No 3-bed detached dwelling following demolition of existing side extension to existing dwelling</p> <p>Ward: Kingsgate</p>	Approve
A03 F/TH/20/0437	<p>334 Margate Road RAMSGATE Kent CT12 6SQ</p> <p>Change of use of first and second floors to 5 bedroom HMO together with the erection of a first floor rear extension</p> <p>Ward: Northwood</p>	Approve
A04 F/TH/19/1207	<p>1 Fair Street BROADSTAIRS Kent CT10 2JL</p> <p>Erection of 2no. two storey 3-bed detached dwellings</p> <p>Ward: St Peters</p>	Approve

In the interests of highway safety and neighbouring amenity, in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

4 The front elevation of the 4No. Terraced dwellings hereby approved shall incorporate the design details and contrasting materials as shown on the approved plan numbered 682C/P/009 received 25 August 2020.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

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

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

6 All new window and door openings shall be set within a reveal of not less than 100mm as shown on the approved plan numbered 682C/P/009 received 25 August 2020.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

7 Prior to the first occupation of the dwellings 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. 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 first occupation of the dwelling hereby approved. 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.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policy QD02 of the Thanet Local Plan.

8 The refuse storage areas shall be provided to the frontage of the central two units, and within the rear gardens of the end of terrace units, and cycle storage areas shall be provided within the rear gardens, as annotated on the approved plan numbered 682C/P/006

Rev A received 05 August 2020. These areas 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 safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

9 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND:

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

10 The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes.

GROUND:

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.

INFORMATIVES

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

For the avoidance of doubt, the provision of contributions to as set out in the unilateral undertaking made on submitted with this planning application, and hereby approved, shall be provided in accordance with The Schedule of the aforementioned deed.

SITE, LOCATION AND DESCRIPTION

The site is within an area of mixed character, which is mainly traditional in design, and which includes 2-storey terraced dwellings, 2-storey detached dwellings, and detached bungalows. The site itself is occupied by a single detached dwelling, with an attached garage to the side and a side garden area. Opposite the site are 2-storey terraced dwellings.

RELEVANT PLANNING HISTORY

There is no relevant planning history for the site

PROPOSED DEVELOPMENT

The application is for the demolition of the existing detached bungalow, and the erection of 4no. 2-bed terraced dwellings. The buildings are of traditional design, with yellow multi stock brick, and red lintels. Each dwelling is provided with a small rear garden area of approximately 4-5m deep.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP14 - General Housing Policy
SP22 - Type and Size of Dwellings
SP27 - Green Infrastructure
SP28 - Protection of International and European Designated Sites
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
SP30 - Biodiversity and Geodiversity Assets
SP35 - Quality Development
SP37 - Climate Change
SP43 - Safe and Sustainable Travel
H01 - Housing Development
HE01 - Archaeology
QD01 - Sustainable Design
QD02 - General design Principles
QD03 - Living Conditions
QD04 - Technical Standards
QD05 - Accessible and Adaptable Accommodation
SE05 - Air Quality
SE08 - Light Pollution
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to the neighbouring occupiers and a site notice was posted near the site. Five letters of objection, and one letter of representation have been received.

The letters of objection raise the following concerns:

- This part of Ellington Avenue is narrow and only contains pavement on the eastern side of the road adjacent to Clovelly. Numbers 12-15 opposite houses open directly onto the road. Having an additional 4 houses built on this plot will be overbearing given how narrow the road is.
- The proposed development would be overdevelopment.
- The proposal would result in a loss of outlook to the houses opposite.

- The proposal will result in a loss of light to the houses opposite. We have had a right to light for over 20 years.
- The proposed development would result in a loss of sunlight to the rear of the gardens adjacent to the application site.
- The proposed development would be detrimental to the houses opposite, and would adversely affect their privacy, and increase the noise and disturbance associated with the application site by virtue of the increased activity.
- There is currently just enough room for residents of the area to park on the surrounding roads. The proposal could result in up to 8 extra cars, and no off street parking is proposed. As such, the proposal is likely to result in additional parking pressure.
- Additional parking demand and pressure could result in highway safety issues, with cars parked on grass verges etc. affecting visibility.
- It is considered that the houses are too small, and are being squeezed onto an area too small for them. The number of houses should be reduced.
- Concern regarding the disruption the demolition and re-building will cause.
- The demolition and construction works will result in noise and dust pollution for many months which would be unacceptable to the houses opposite.
- The proposed houses will be a different style to those in the surrounding area, negatively impacting the appearance of our road.
- Ellington Avenue is a narrow road in a poor state with pot holes and cracks which will be exacerbated by the proposed development.
- The proposed dwellings will not include enough garden space.
- The plans state there are no trees or bushes on the application site, however there is existing soft landscaping and a tree present.

The letter of representation provides a photo of the application site and view beyond.

CONSULTATIONS

KCC Highways - It would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. Request informatives are attached to the consent should planning permission be granted.

Southern Water - Requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. Request informatives are attached to the consent should planning permission be granted.

COMMENTS

The application has been called in by Cllr Dennis to consider the impact on the character and appearance of the area.

The main considerations with regard to this planning application will be the consideration of the principle of development, the impact of the proposed development on the character and

appearance of the Conservation Area and the residential amenity of neighbouring property occupiers.

Principle

Policy HO1 of the Thanet Local Plan states that residential development on non-allocated sites within the confines of the urban area can be granted where it meets other relevant Local Plan policies.

The application proposes the erection of 4No. two storey terraced dwellings within the urban confines on previously developed land, and therefore accords with this policy.

The principle of the development is therefore considered to be acceptable, subject to the consideration of all other material planning considerations.

Character and Appearance

The existing property is a single storey detached bungalow of a traditional design and appearance, set under a hipped pitched roof, which occupies a rectangular application site with a width of approximately 25 and a depth of 13m, fronting Ellington Avenue.

The surrounding area is characterised by frontage residential development, with modest two storey terraced dwellings located immediately opposite the site and larger two storey terraced and semi-detached dwellings to the north and south. The majority of properties in the vicinity occupy long, relatively narrow plots with the exception of the application site and its adjacent neighbour to the south, Avenue House; both of which occupy plots with a wide frontage and limited depth.

The application proposes the erection of 4No. two storey terraced dwellings, following the demolition of the existing bungalow.

The application property, whilst forming an attractive and traditional detached bungalow, is not a listed building, not located within a conservation area, and not considered to be a non-designated heritage asset, and as such, no objection is raised to its demolition and the redevelopment of the site.

The layout and footprint of the proposed terraced dwellings would be comparable to the adjacent terrace opposite and would continue the characteristic frontage development of the area. Whilst the proposed plots would be of a reduced overall size and depth in comparison to surrounding plots, each dwelling will be provided with external amenity space to the rear and this reduced size is not considered to be significantly out of character or detrimental to the surrounding built environment. As such, the proposed layout of the development is considered to adequately relate to the surrounding pattern of development.

The proposed development will increase the height and built form upon the application site in comparison to the existing bungalow, and the road is relatively narrow at this point. The proposed terraced dwellings will be provided with a separation distance of approximately 9m to the terrace opposite, and will be of moderate height, extending approximately 5.1m to

their eaves, and 6.8m to their ridge, with a shallow hipped pitched roof that hips away from the terraced dwellings opposite. The ridge height of the existing bungalow is approximately 6m high, and as such, the overall height of the proposed dwellings shall not significantly exceed the existing dwelling.

The surrounding area contains relatively high density two storey terraced houses with moderate separation distances across roads. Given the characteristics of the surrounding built environment, and the moderate height of the proposed terraced houses relative to the existing bungalow, the proposed development is not considered to be out of character or result in an unduly cramped form of development within its context.

The design of the proposed dwellings have been revised. The proposed terraced dwellings will comprise a simple design, with a traditional pattern of fenestration with vertical proportions, set under a shallow hipped pitched roof, with modest flat roof rear projections. The dwellings will be finished in yellow stock bricks, with red stockbricks to the decorative lintels, which will provide a contrast and add interest to the elevations; slate/synthetic slate tiles; and the proposed windows and doors will be set within 100mm reveals. The design and materiality of the proposed dwellings is considered to suitably relate and integrate with the surrounding built environment, and will reflect the traditional, vertically proportioned dwellings which characterise the surrounding area, whilst forming a modern variant.

The dwellings will be provided with an approximately 1.1m high front brick boundary wall, which is considered to form a suitable boundary treatment which will relate to similar boundary walls in the area, and will largely conceal the refuse storage for the central two units.

The proposed development is therefore considered to be suitably compatible with the character and appearance of the area, in accordance with Policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed development will increase the height and built form of built development upon the application site, with an approximately 9m separation distance to the adjacent terrace opposite. The proposed dwellings will extend approximately 5.1m high to their eaves, and 6.8m to their ridge, with a shallow hipped pitched roof which will hip away from the terraced dwellings opposite. The ridge height of the existing bungalow is approximately 6m high, and as such, the overall height of the proposed dwellings shall not significantly exceed the existing dwelling. The terrace dwellings opposite the proposed frontage faces east, and as such, the proposed development will not affect the evening sunlight to this terrace. It is acknowledged that the proposed development will result in some loss of light and outlook and a sense of enclosure to the front facing windows of the dwellings opposite; however, given the moderate height of the proposed terraced dwellings, which exceed the ridge height of the existing bungalow by only a modest amount, the pitching away of the roof, and the separation distance, it is considered that, on balance, the proposed development will not result in significant harm to the residential amenity of the adjacent neighbours opposite to warrant refusal of the application on these grounds.

Given the arrangement and presence of existing extensions and garages to the adjacent neighbours to the north and south, it is considered that sufficient separation and restrictions will be present to prevent harm to the residential amenity of these neighbours deriving from the built form of the proposed development. Significant separation will be retained to the adjacent neighbours to the rear which will prevent harm to their residential amenity.

In terms of overlooking, the proposed development will not contain any side elevation windows. The majority of rear elevation windows to the proposed terrace will face the rear elevation of properties fronting Brooke Avenue, with an approximately 48m separation distance at the closest point, significantly exceeding the 21m guidance distance that has historically been used to assess impacts of overlooking. It is therefore considered that the proposed development will not result in a significant loss of privacy for neighbouring occupiers.

The rear bedroom window of proposed unit 1 will partially face the rear portion of the adjacent neighbours gardens, which front Crow Hill Road to the north. This area does not form the most private amenity space of these rear gardens. Given the location of the proposed terrace and its relationship and separation to these neighbours rear gardens, it is not considered that this window would result in direct or significantly harmful overlooking to these neighbours.

Concern has been raised regarding the disruption the demolition and redevelopment will cause, alongside the associated noise and dust implications and their impact upon the adjacent terrace opposite. The road is narrow adjacent to the application site, and there is a moderate separation distance to the adjacent terrace opposite. As such, in order to safeguard the residential amenity of these neighbours and for the benefit of highway safety, a construction management plan will be secured by condition to ensure the demolition and construction works, and its associated impacts, are appropriately managed.

In terms of the living conditions for the future occupiers of the proposed dwellings, the proposed dwellings exceed the Nationally Described Space Standards for a two bedroom, two storey, three person dwelling, and are considered to provide a suitable layout and internal space.

All primary habitable rooms will be served by front or rear facing windows, which will provide a satisfactory standard of light, outlook and ventilation. The proposed dwellings will be set back from the front boundary by approximately 1m, and set behind a low front boundary wall, which will screen the refuse storage for the proposed units. The two end of terrace units have the option for refuse storage to be contained within their side access area or rear garden areas.

The dwellings will be provided with modest rear gardens. Whilst the rear gardens are limited in size, these gardens are considered to provide adequate doorstep play space and amenity space to serve these modest dwellings in accordance with Policy GI04, and are capable of accommodating cycle storage.

The proposed development is therefore considered to be acceptable in terms of the residential amenity of the adjacent neighbouring properties and the future occupiers of the

proposed residential units, in accordance with Policies QD03 and QD04 of the Thanet Local Plan and the National Planning Policy Framework.

Highways

The erection of 4No. 2 bed terraced dwellings to replace the existing 2 bedroom bungalow is likely to result in some additional parking demand and associated vehicular movements. No parking is proposed within the development.

The application site is located a short distance from High Street Garlinge, which provides some services and amenities and is located within walking distance of Canterbury Road which provides access to several bus routes. Ellington Road provides unrestricted on-street parking, and there is on-street parking available in surrounding roads. The site is considered to be sustainably located, and given the proposed development is unlikely to result in a significant increase in vehicular movements, and given the proximity to nearby on-street parking, it is considered that the proposed development is unlikely to result in significant material harm to the local highway network or highway safety, in accordance with Policy TP06 of the Thanet Local Plan.

Contributions

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to contribute to the district wide mitigation strategy. This mitigation means that the Council accords with the Habitat Regulations and an appropriate assessment has been undertaken.

This application includes a signed Unilateral Undertaking to secure the required financial contribution of £960 for the additional 3No. 2 bed residential units to mitigate the additional recreational pressure on the SPA area.

Other Matters

Comments have been received in relation to errors within the application form regarding trees. There are existing bushes and a tree to the frontage of the application site. This tree is modest in size, and is not considered to be worthy of a TPO, and the existing soft landscaping is not considered to be substantial. The removal of this vegetation and tree is not considered to result in an unacceptable loss of amenity to the surrounding area. Landscaping details will be secured by condition, should planning permission be granted.

Conclusion

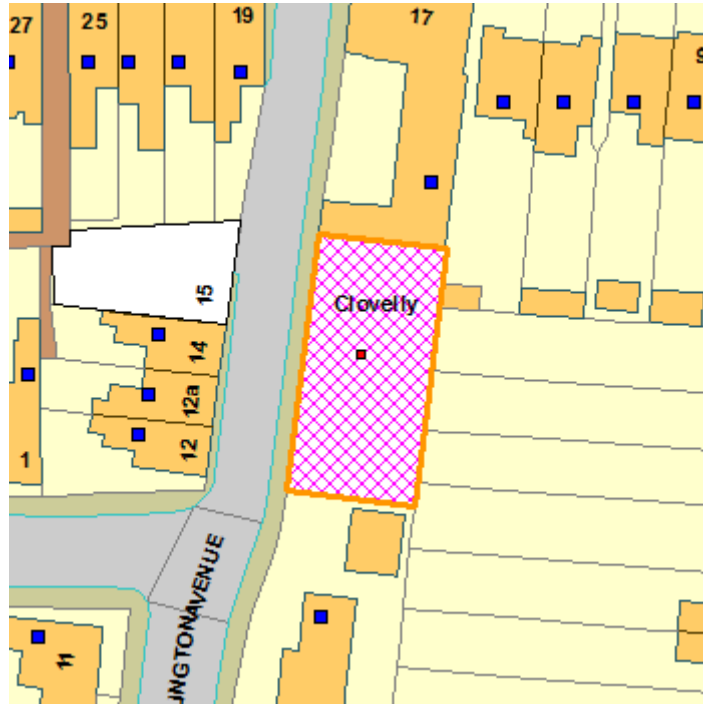
The site is sustainably located within the urban confines and is previously developed land. The proposal for the erection of 4no. dwellings is considered to be in accordance with Policy HO1 of the Thanet Local Plan. The proposed dwellings are of a good design, in keeping with the surrounding character and pattern of development; and the impact upon both neighbouring amenity and highway safety is considered to be acceptable. A signed unilateral undertaking has been submitted securing the mitigation required to the SPA. It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Jenny Suttle

TITLE: F/TH/20/0558

Project Clovelly Ellington Avenue MARGATE Kent CT9 5PP



A02 **F/TH/20/0187**

PROPOSAL: Erection of 1 No 3-bed detached dwelling following demolition of existing side extension to existing dwelling

LOCATION: 158 Percy Avenue BROADSTAIRS Kent CT10 3LF

WARD: Kingsgate

AGENT: Miss Harris

APPLICANT: Mr And Mrs Binskin-Barnes

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 1354-004B, 1354-006B, 354-007B received 05 May 2020 and the submitted plan numbered 1354-005 received 10 February 2020.

GROUND:

To secure the proper development of the area.

3 The first floor window in the north side elevation of the dwelling hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

4 The external surfaces of the proposed dwelling hereby approved shall be finished in white render and weatherboarding to the elevations, clay roof tiles and grey windows and doors, as outlined within the submitted application form received 10 February 2020 and illustrated on the approved plan numbered 1354-006B received 05 May 2020.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

5 Prior to the construction of the external surfaces of the development hereby approved samples of the proposed weatherboarding and roof tiles to be used shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

6 Prior to the first occupation of the dwellings 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. 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 first occupation of the dwelling hereby approved. 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.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policy QD02 of the Thanet Local Plan.

7 The areas shown on the approved plan numbered 1354-004B received 05 May 2020 for vehicle parking and manoeuvring, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby approved.

GROUND:

Development without adequate provision for the parking or turning of vehicles is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of Policies QD03 and TP06 of the Thanet Local Plan.

INFORMATIVES

For the avoidance of doubt, the provision of contributions to as set out in the unilateral undertaking submitted with this planning application, and hereby approved, shall be provided in accordance with The Schedule of the aforementioned deed.

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

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

SITE, LOCATION AND DESCRIPTION

158 Percy Avenue is a large two storey detached early 20th century dwelling located on a corner plot towards the end of the Avenue, fronting Percy Avenue to the west and abutting Second Avenue to the south. The surrounding area is characterised by substantial detached and semi-detached dwellings of predominantly similar, varied designs, set within generous plots with a good degree of separation from one another. The application site consists of the existing side garden to no.158 Percy Avenue.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

This application proposes the erection of a two-storey 3-bed chalet style dwelling within the side garden of 158 Percy Avenue, following the demolition of the existing two-storey side extension. The proposal has been amended through the course of the application and has been reduced in depth at first floor level, reduced in width and set in further from the southern side boundary of the site. The roof form has been reduced through a barn-hip to the front elevation, together with a reduction in the size and roof forms of the side dormer and side gable projection.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

- SP14 - General Housing Policy
- SP22 - Type and Size of Dwellings
- SP27 - Green Infrastructure
- SP28 - Protection of International and European Designated Sites
- SP29 - Strategic Access Management and Monitoring Plan (SAMM)
- SP30 - Biodiversity and Geodiversity Assets

SP35 - Quality Development
SP37 - Climate Change
SP43 - Safe and Sustainable Travel
H01 - Housing Development
HE01 - Archaeology
QD01 - Sustainable Design
QD02 - General design Principles
QD03 - Living Conditions
QD04 - Technical Standards
QD05 - Accessible and Adaptable Accommodation
SE05 - Air Quality
SE08 - Light Pollution
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to the neighbouring occupiers and a site notice was posted near the side. 11 letters of objection have been received from the general public. These letters raise the following concerns:

- Proposal is overdevelopment of the existing site, which will result in the loss of openness and sense of spaciousness on Second Avenue.
- The proposed dwelling is too large and would not be in keeping with the surrounding area.
- The dwelling will appear cramped and the frontage of the property will not be adequately set back from Second Avenue, out of keeping with the position of properties which front Second Avenue.
- Object to the loss of garden space, soft landscaping and wildlife habitat.
- Development will result in adverse impacts of overlooking and a loss of privacy.
- Development will result in noise and disturbance.
- Development will result in a loss of light and an overbearing impact.
- Development will result in a sense of enclosure.
- Development will result in addition of extra traffic and parking pressure in an already congested area, particularly in the summer months.

Broadstairs and St Peters Town Council - The Planning Committee of the Town Council has considered this application and resolved by a majority to recommend no objection with the following concern: building line.

CONSULTATIONS

Natural England - On the basis of the appropriate financial contribution being secured to the relevant scheme, Natural England concurs with your authority's conclusion that this is

suitable mitigation, as such the proposed developments will not have an adverse effect on the integrity of Thanet Coast and Sandwich Bay SPA and Ramsar site.

Southern Water - Requires a formal application for a connection to the public sewerage system to be made by the applicant or developer. Request informatives are attached to the consent should planning permission be granted.

COMMENTS

The application has been called to Planning Committee by Cllr Bob Bayford to consider the impact on the character and appearance of the area.

The main considerations with regard to this planning application will be the consideration of the principle of the development, the impact of the proposed development on the character and appearance of the area, the residential amenity of neighbouring and future property occupiers and highway amenity and highway safety.

Principle

Policy HO1 of the Thanet Local Plan states that residential development on non-allocated sites within the confines of the urban area can be granted where it meets other relevant Local Plan policies.

Policy QD02 of the Thanet Local Plan permits residential development on garden land where it is not judged harmful to the local area in terms of the character and residential amenity, the intrinsic value of the site as an open space is not considered worthy of retention, and there is no conflict with any other design policies of Policy H01.

The application site is located within the urban confines of Broadstairs, and therefore the principle of development is in accordance with Policy HO1 of the Thanet Local Plan, subject to the assessment of all other material planning considerations, including the impact upon character and residential amenity.

Character and Appearance

The proposal involves the loss of the side garden area to no. 158 Percy Avenue. The site is not of particularly high amenity value to warrant retention as an open space, and therefore no concerns are raised with the principle of its development, subject to a spacious setting being maintained around the properties in keeping with the surrounding pattern of development.

The proposed dwelling will be sited roughly in line with the existing dwelling, and the first floor rear elevation will accord with the two storey rear elevation of the existing dwelling, with a single storey rear projection extending an additional 3m in depth. The dwelling will be set in from the southern side boundary by approximately 3m (2.5m to the side entrance projection) and will retain 1.7m separation distance to the existing dwelling to the north. The dwelling will extend approximately 2.5m in height to the eaves, with the first floor accommodation provided within the roof space.

The proposed subdivided plots will provide plots of a reduced, yet suitably comparable size and shape to surrounding plots, which are considered to adequately reflect the surrounding pattern of development. The proposed built form and footprint of the dwelling is considered to be proportional to the size of the plot, and relate to the siting and layout of the existing property (number 158). The proposed dwelling will be sited approximately in line with the single storey garage of the adjacent dwelling to the rear, and will be set forward of the main body of this neighbour by approximately 3.7m.

Whilst the proposed dwelling will involve the development of the side garden, and will be set forward of the main body of the adjacent neighbour to the rear, the proposed dwelling is meaningfully set in from the side boundary adjacent to Second Avenue and will be provided with a separation distance of 12m to this neighbour from the two storey body of the proposed dwelling. The proposed dwelling is of a compact scale, and forms a clearly subservient form of development to the existing property number 158, providing a transition to the single storey detached bungalows to the south. The design and form of the dwelling minimises its built form at first floor/roof level, with its roof hipping away from Second Avenue and the existing property, with a modest side dormer and barn hipped entrance projection, which increases the sense of space around the dwelling and separation to the surrounding neighbours. As such, the proposed dwelling through its revised scale, form and siting is considered to be set comfortably within its surroundings, and suitably maintain the spacious character of the area.

In terms of design, the proposed dwelling addresses both Percy Avenue and Second Avenue and incorporates design features which relate to the surrounding built environment such as the front and side projections, which break up the built form and add interest to the elevations. The dwelling will be finished in white render and pale colour weatherboarding to the elevations, with clay roof tiles and grey windows and doors, which is considered to provide a contemporary appearance, whilst relating to the surrounding material palette.

The proposed dwelling will retain the existing relatively high soft landscaping to its western boundary adjacent to Percy Avenue and will be provided with a low boundary fence and soft landscaping to part of the southern boundary in front of the main body of the dwelling, with 2No. off street car parking spaces to the side. The remainder of the southern boundary will incorporate a relatively high close boarded fence with soft landscaping in front. The arrangement of the boundary treatments will provide a characteristic open frontage to the front elevation facing Second Avenue and will relate to the position of existing high boundary treatments. The proposed development incorporates minimal hard surfacing and will be provided with a high provision of soft landscaping which will soften the impact of the proposed development and will integrate the development into its environment.

The proposed development is therefore considered to be compatible with the character and appearance of the area, in accordance with Policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed development will involve the demolition of the two storey side extension to the existing property and will retain a separation distance of approximately 1.7m to the existing property. The existing property (158) will include 1No. side elevation window facing the proposed dwelling, which will be obscure glazed and will not serve a habitable room. The two storey body of the proposed dwelling will align with that of the existing property, with a single storey rear extension extending beyond, of a relatively modest depth, a height of approximately 3m. Given the siting of the proposed dwelling and the separation distance to this neighbour, together with the compact scale of the proposed dwelling and the window arrangement of the existing property, the proposed dwelling is not considered to result in harm to their residential amenity by way of loss of light, outlook or the creation of a sense of enclosure. Sufficient separation distance will be retained to all other adjacent neighbours to prevent harm deriving from the built form of the dwelling.

In terms of overlooking, the proposed first floor north side elevation window will be obscure glazed and will serve a bathroom, which is not a primary habitable room. This window will face the predominantly blank side elevation of the existing property, which contains 1No. obscure glazed window serving a hallway, and is therefore not considered to result in harmful overlooking.

The proposed development will incorporate 1No. first floor rear elevation window. The existing property number 158 contains 2No. first floor rear elevation windows, and a first floor rear balcony, and the proposed window will be sited in line with these windows. The proposed first floor window to the proposed dwelling will face the side elevation of the garage and the front portion of the side elevation of the adjacent neighbour to the rear, with an approximately 15m separation distance to the side elevation of this adjacent neighbour. Given the presence of existing first floor rear elevation windows which are sited in closer proximity to the adjacent neighbours rear garden, together with the position of the proposed windows and the relationship with the adjacent neighbour, this window is not considered to result in significantly harmful additional overlooking.

In terms of the living conditions of the future occupiers of the proposed dwellings, the proposed dwelling exceeds the relevant Nationally Described Space Standards and provides suitable internal space and internal layout. All primary habitable rooms are served by external windows which provide satisfactory light, outlook and ventilation.

The dwelling will be provided with a good sized rear garden, which will provide suitable doorstep play space in accordance with Policy GI04 of the Thanet Local Plan and is capable of accommodating sufficient refuse and cycle storage.

Concern has been raised regarding additional noise and disturbance. The application site is located within an established residential area where some associated noise and disturbance is an established and expected feature and it is not considered that the erection of an additional dwelling, which will be provided with a good standard of amenity for the future occupiers, will materially alter the existing noise and disturbance associated with this residential area.

The proposed development is therefore considered to be acceptable in terms of residential amenity of the adjacent neighbours and the future occupiers of the proposed dwelling in

accordance with Policy QD03, QD04 and GI04 of the Thanet Local Plan, and the National Planning Policy Framework.

Highways

The proposed development will incorporate 2No. off street parking spaces to the frontage of the existing property number 158, and 2No. Off street parking spaces within the south west corner of the site, accessed via Second Avenue. The proposed provision of off-street parking is considered to be sufficient for both the existing dwelling and the proposed dwelling, and adequate visibility splays will be provided for both vehicular accesses.

The proposed dwelling will be provided with a shed within its rear garden which will provide suitable secure cycle storage.

The proposed development is therefore considered to be acceptable with regards to highway safety and amenity, in accordance with Policies TP03 and TP06 of the Thanet Local Plan and the National Planning Policy Framework.

Contributions

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to contribute to the district wide mitigation strategy. This mitigation has meant that the Council accords with the Habitat Regulations.

This application includes a Unilateral Undertaking which provides the required financial contribution of £424 to mitigate the impact from the additional 3 bed residential dwelling on the Special Protection Area.

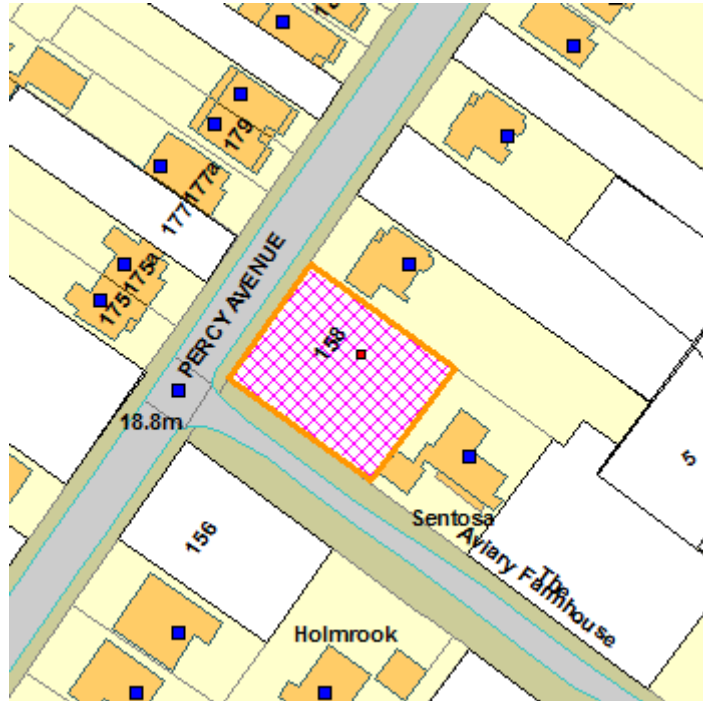
Conclusion

Following the receipt of amended plans, the development is considered to reflect the character and appearance of the area without resulting in a detrimental impact on neighbouring living conditions, or highway safety. A signed unilateral undertaking has been submitted securing the mitigation required to the SPA. It is therefore recommended that Members approve the application, subject to safeguarding conditions.

Case Officer
Jenny Suttle

TITLE: F/TH/20/0187

Project 158 Percy Avenue BROADSTAIRS Kent CT10 3LF



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people visiting the business in addition there is a bus stop in close proximity to the site. The site can also be accessed from the rear.

RELEVANT PLANNING HISTORY

F/TH/19/0235 Erection of part single storey/part two storey rear extension to facilitate rear extensions to both restaurants together with attached 1No. 2 bed dwelling. Refused 25/04/2019

F/TH/18/0244 Change of use from newsagents (use class A1) to takeaway (use class A5) together with a single storey rear extension and installation of flue. Granted 27/06/2018

PROPOSED DEVELOPMENT

The proposed development is the change of use of first and second floors to a 5 bedroom House of Multiple Occupancy (HMO). In terms of external changes a rear first floor extension is proposed.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

HO19 - House in Multiple Occupation

QD02 - General Design Principles

QD03 - Living Conditions

TP02 - Walking

TP03 - Cycling

TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site.

One letter of objection has been received raising concern about lack of parking for the occupants.

CONSULTATIONS

TDC Housing - *Final comments* - Based on the amended floor plans, we would look to licence the property for a maximum permitted occupation of five persons, five households.

Initial comments - The TDC Amenity Guidelines suggest that 11 sq m is needed for any double room where a living room (shared or private) is available and 7 sq m for any single person room. Based on the proposed plans, all bedrooms would be large enough to be used as sleeping accommodation for a single person.

We expect to see one shared kitchen per five occupiers and so on that basis the maximum permitted number of persons would be five.

There is a licensed HMO at 332A Margate Road, Ramsgate and at 340A Margate Road, Ramsgate. I have no information as to whether there are any smaller HMOs with shared accommodation (up to 4 persons) in the vicinity. As such smaller HMOs are not licensable, we have no records as to their whereabouts.

Kent Police - Final comments - we confirm that if the lighting to the rear of the property at the main access door is formally secured by Planning Condition then we, on behalf of Kent Police have no objection.

Initial comments - We are significantly concerned that this type of accommodation could set a precedent and increase the opportunity for crime, ASB, nuisance and conflict. We are also aware that there are government regulations that encourage accommodation of small units above shop units where appropriate.

Less secure doors, windows, access routes and communal areas could easily increase the opportunity for crime, fear of crime, ASB, nuisance and conflict and affect both those living in the accommodation, existing residences and the businesses could suffer.

Southern Water - Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, an informative be attached.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

COMMENTS

This application has been brought to committee by Cllr. Albon for members to consider the impact of the proposed use and development upon the area.

Principle

The site is located within the urban confines of Ramsgate and comprises an existing residential dwelling at first and second floor.

Policy HO19 states that proposals for Houses in Multiple Occupation (HMO's), either through conversion of existing buildings or new built development, will not be permitted in those parts of the Cliftonville and Margate Central Wards as illustrated on the policies map.

Elsewhere proposals will be permitted where the development:

- 1) Does not give rise to an unacceptable impact on the living conditions of neighbouring residents through noise or general disturbance
- 2) Does not result in an intensification or concentration of such uses which is detrimental to the amenity and character of the neighbourhood (having regard to the criteria set out in para 11.34 by way of guidance)
- 3) Provides suitable arrangements for car parking, or adequate on-street parking is available within the vicinity of the site and
- 4) Provides suitable arrangements for the storage and collection of waste

The principle of development is therefore considered acceptable subject to all other material considerations.

Character and Appearance

In order to facilitate the change of use of the first and second floors a first floor extension is proposed to the rear elevation, positioned above the existing single storey flat roof projection. This would extend out a distance of 3.3m and extend across 5.1m (not across the entire width of the property), the extension is offset leaving a gap between it and no.332 and its rear similar first floor extension. The extension would have a false pitched roof.

The rear of these properties, fronting Margate Road, is visible from the access road to these properties, others in Highbury Gardens and is visible from public vantage points.

The design of the first floor rear extension has a false pitched roof, and the materials are proposed to be brick. The extension is of similar appearance to that already built at no.332 (adjacent but handed). The extension would appear in keeping with the existing terrace, and on the basis that the materials match (to be secured by condition), the proposal will not be unduly prominent. It is considered that the design is acceptable and would not be harmful to the visual amenities of the locality.

The Council's Housing Officer has confirmed that there is a licensed HMO at 332A Margate Road, Ramsgate and at 340A Margate Road, Ramsgate. These properties are in fairly close proximity to the application site: no.332 being attached and 340, being two properties to the north. It is appreciated that approval of this application would result in three HMO's in fairly close proximity to one another. It is acknowledged that HMO's in an area can alter the population mix, increased activity by groups of unconnected adults, associated problems with different patterns of behaviour and comings and goings, noise and disturbance, and greater pressure on parking and refuse collection, amongst other matters. However, outwardly the existing HMO's are not overt or noticeable within the street scene, for example by to-let boards (due to the transient nature of the HMO market making it far more likely that such signage will be erected at some point), or excessive amounts of rubbish.

Taking into account the justification to policy H019, it states an indicative ceiling level of cumulative impact of HMOs, in order to maintain mixed and settled communities, with 5% of properties within a 50 metre radius or 1 HMO in any group frontage of 20 dwelling houses considered an appropriate level. The proposal would exceed the threshold set for 1 HMO in a group of 20 dwelling houses, however, this site is not set within the context of suburban

dwellinghouses per se, but within a mixed commercial/residential setting. The impact of the use would therefore not be so apparent or demonstrable as would be the case if this was in wholly a residential area, with the commercial area where the HMO would be located having a level of activity exceeding a suburban environment. In terms of smaller HMOs with shared accommodation (up to 4 persons) in the vicinity there is no planning history to show there are any.

Overall I consider that the addition of one HMO would not result in a demonstrable community imbalance given the mixed commercial residential location of the development.

In terms of external appearance linked to the proposed use, bin storage could be accommodated within the curtilage of the existing building and collected similar to the existing arrangements.

Therefore the proposed development would have no significant impact upon the character and appearance of the area, in line with policies QD02 and HO19 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

Policy HO19 (Houses in Multiple Occupation), allows for the conversion of existing properties to HMO's within this area

Elsewhere proposals will be permitted where the development:

- 1) Does not give rise to an unacceptable impact on the living conditions of neighbouring residents through noise or general disturbance
- 2) Does not result in an intensification or concentration of such uses which is detrimental to the amenity and character of the neighbourhood (having regard to the criteria set out in para 11.34 by way of guidance)
- 3) Provides suitable arrangements for car parking, or adequate on-street parking is available within the vicinity of the site and
- 4) Provides suitable arrangements for the storage and collection of waste

Since the submission of the planning application the scheme has been reduced from a HMO for 6 people to 5 people.

Whilst the proposed HMO would accommodate up to 5 unrelated people, there is no reason to assume that the occupants would cause more noise and disturbance or anti-social behaviour than people living in the property as a single household.

The Council's Housing Officer has confirmed that the property would meet the requirements for a HMO for up to 5 people. All habitable rooms would benefit from natural light and ventilation and there is an amenity area at the rear that would be accessible for all residents. The submitted plans that the amenity area would also have a secure cycle store.

It is therefore considered that the proposed development would have no significant impact upon the living conditions of the neighbouring residential property occupiers and would

provide an acceptable standard of accommodation for the future residents in line with policy QD03 and HO19 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The existing property does not benefit from off street parking currently, and this proposed change of use does not propose any. The proposal will increase the number of bedrooms by two, but would accommodate no more than 5 persons, approximately 1 more person than currently (taking into account the existing layout; 1 double bedroom and 2 single bedrooms). The proposal is located on a main bus route and in a parade of commercial uses which offer a range of services for residents, therefore I do not consider that this increase would not be harmful to highway safety as the site is in a highly sustainable location. The proposed scheme does however, include the provision of cycle storage for six cycles in the rear garden.

Financial Contributions

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to contribute to the district wide mitigation strategy. This mitigation has meant that the Council accords with the Habitat Regulations.

Whilst the proposed HMO increases the number of bedrooms in the property from three to five, the HMO would be restricted to a maximum of five residents at any one time. It is therefore considered that given the size and number of bedrooms within the existing property, the permitted development fallback position, and the restriction of 5 residents within the HMO, that there would not be an increase in the number of people accommodated by the dwelling. A contribution to mitigate against increased recreational pressure upon the special protection area has therefore not been requested in this instance.

Conclusion

Policy HO19 permits HMO's, through conversion of existing buildings in this location, the principle of development is acceptable. The application has been amended, during its determination to reduce the number of bedrooms from 6 to 5 due to concerns raised by the Council's Housing Officer. Whilst it is acknowledged that the proposal would exceed the threshold set for groupings of HMO's, as outlined in policy HO19, however, this site is not set within the context of suburban dwellinghouses per se, but within a mixed

commercial/residential setting. Given this context the impact of the use would not be so apparent having a level of activity exceeding a suburban environment, and therefore is considered acceptable and would not result in harm to the character and appearance of the area. The proposed extension which is proposed to facilitate the change of use is considered to be acceptable in terms of design and appearance.

Matters pertaining to residential amenity, highway safety are considered acceptable subject to condition.

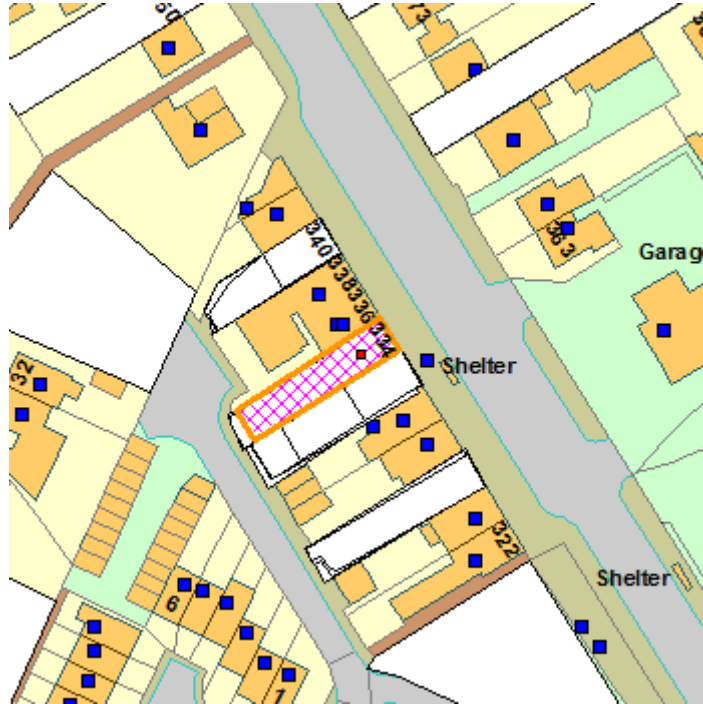
It is therefore recommended that planning permission is approved.

Case Officer

Gill Richardson

TITLE: F/TH/20/0437

Project 334 Margate Road RAMSGATE Kent CT12 6SQ



To provide satisfactory off street parking for vehicles in accordance with Policy TP06 of the Thanet Local Plan and the advice contained within the NPPF.

5 Prior to the first occupation of the development hereby permitted details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority.

GROUND

To promote cycling as an alternative form of transport, in accordance with Policy TP03 and SP43 of the Thanet Local Plan.

6 The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

GROUND

In the interests of highway safety, in accordance with the advice contained within the NPPF.

7 Prior to the first occupation of the development hereby approved visibility splays of two metres by two metres behind the footway on both sides of the new access with no obstructions over 0.9m above footway level shall be provided and thereafter maintained.

GROUND

In the interest of highway safety in accordance with the advice contained within the NPPF.

8 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

9 The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes.

GROUND

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no windows or other openings shall be inserted in the rear elevation of the dwellings hereby approved without the prior written permission of the Local Planning Authority.

GROUND

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

11 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837 2012 using the following protective fence specification - o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority. The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed. At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area. Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point. There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND

To protect existing trees and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policy QD02.

INFORMATIVES

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

Thanet District Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that Next Generation Access Broadband is a fundamental part of the project. Access to superfast broadband should be thought of as an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest connection point to high speed broadband.

SITE, LOCATION AND DESCRIPTION

The site forms part of the rear garden for 1 Fair Street, a two storey flint dwelling that fronts Upton Grange. The western boundary of the site is located adjacent to Wilkes Road with the northern boundary adjacent to a pedestrian footpath that extends from the junction with Fair Street and Wilkes Road to Upton Grange. The northern and eastern boundaries of the site are currently enclosed by timber fencing and the southern boundary of the site is shared with 42 Wilkes Road. The site is currently occupied by a number of small trees and the ground level is set below the level of the highway and the surrounding properties. To the south of the site Wilkes Road and Marshall Crescent are characterised by detached bungalows. To

the north of and west of the site fair street is characterised by a variety of different properties including detached bungalows and two storey dwellings.

RELEVANT PLANNING HISTORY

F/TH/09/0739 - Erection of 2no. two storey detached dwellings, with associated single-storey garage to rear. Refused 13 November 2009 due to the impact of the development upon the character and appearance of the area.

PROPOSED DEVELOPMENT

The proposed development is the erection of 2no. two storey 3-bed detached dwellings. Amended plans have been submitted during the application process following concerns raised by Officers regarding the design and orientation of the proposed dwellings.

Two new access for the dwellings would be formed in the centre of the western boundary of the site onto Wilkes Road. The proposed dwellings would have a chalet bungalow design with a gabled two storey front projection and a dormer in the first floor front elevation. The proposed dwellings would be constructed from dark grey slate roof tiles, white rendered walls and stained timber cladding. A timber picket fence and gates would be erected along the eastern boundary of the site.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

- SP14 - General Housing Policy
- SP22 - Type and Size of Dwellings
- SP27 - Green Infrastructure
- SP28 - Protection of International and European Designated Sites
- SP29 - Strategic Access Management and Monitoring Plan (SAMM)
- SP30 - Biodiversity and Geodiversity Assets
- SP35 - Quality Development
- SP37 - Climate Change
- SP43 - Safe and Sustainable Travel
- H01 - Housing Development
- HE01 - Archaeology
- QD01 - Sustainable Design
- QD02 - General design Principles
- QD03 - Living Conditions
- QD04 - Technical Standards
- QD05 - Accessible and Adaptable Accommodation
- SE05 - Air Quality
- SE08 - Light Pollution
- TP02 - Walking
- TP03 - Cycling
- TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site.

Three letters of objection were received to the initial plan, two from the same person raising the following concerns:

- Close to adjoining properties
- Conflict with local plan
- Development too high
- Inadequate access
- Inadequate parking provision
- Loss of light
- Loss of privacy
- Loss of outlook
- Overbearing impact
- More open space needed on development
- Out of keeping with character of area
- Over development
- Resubmission of the 2009 application
- Impact upon drainage
- Proposed materials are inappropriate
- Highway safety

Three further letters of objection were received following the submission of the amended plan, two from the same person, raising similar concerns to the previous letters of objection.

Broadstairs and St Peter's Town Council - Updated comments received 06 May 2020

Recommend refusal on the grounds: Development too high and too close to adjoining properties, dangerous access and egress points, out of keeping with surrounding properties.

Initial comments received 04 October 2020

No comment

The Broadstairs Society - Updated comments received 28 April 2020

The Broadstairs Society continues to object to this proposal being quite out of keeping for the local area, and with access / egress to the property from the road resulting in the creation of an accident black spot. Of which there is already a history of incidents.

Initial comments received 27 September 2019

An earlier application was refused under Delegated Powers. The current proposal has similarities to the earlier application and the reasons for refusal then are appropriate now.

CONSULTATIONS

Environment Agency - We have assessed this application as having a low environmental risk. We therefore have no comments to make.

KCC Archaeology - No comments received.

Southern Water - A formal application for a connection to the public sewage system is required to service this development.

The proposed development would lie within a source protection zone and therefore Southern Water would rely upon consultations with the Environment Agency to ensure the protection of the public water supply source.

COMMENTS

This application has been called in to the Planning Committee by Councillor Garner to consider the impact of the development upon the character and appearance of the area due to the height, scale and design of the proposed dwellings.

Principle

Policy HO1 of the Thanet Local Plan states that permission for new housing development will be granted on non-allocated sites within the confines of the urban area and villages as shown on the policies map, subject to meeting other relevant Local Plan policies. All development proposals should also comply with the relevant requirements of SP14 and demonstrate that adequate infrastructure will be in place to serve each unit. The site is located within the urban confines of Broadstairs and consists of garden land. The principle of the erection of a new dwelling within the urban confines is considered acceptable subject to all other material considerations.

Character and Appearance

Paragraph 127 of the National Planning Policy Framework (NPPF) states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish or maintain a strong sense of place, and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible. Policy QD02 of the Local Plan outlines that the design of all new proposals must relate to the surrounding development, in terms of form and layout and strengthen links to the adjacent areas. Be well designed, respect and enhance the character of the area paying particular attention to context and identity of its location, scale, massing, rhythm, density, layout and use of materials appropriate to the locality. The development itself must be compatible with neighbouring buildings and spaces and be inclusive in its design for all users.

Policy BSP9 of the Broadstairs Neighbourhood Plan states that Development proposals that conserve and enhance the local character and sense of identity of the Plan area will be

encouraged. Proposals which demonstrate that they reflect the design characteristics of the area and have taken account of the Design Guidelines will be supported.

The proposed dwellings have a modern chalet bungalow design with first floor accommodation. The amended plan submitted during the application process has altered the orientation of the proposed dwelling so that they directly front the highway, similar to the neighbouring properties in the street scene. The amended plan has also reduced the height of the two storey front projection so that it is smaller in scale and set down from the main ridge of the property.

The proposed dwellings would be taller than the neighbouring properties on Wilkes Road, however due to the existing level of the site being lower than the highway and the neighbouring properties this difference in height would not be readily apparent from the public realm. Whilst this would give a slightly contrived relationship with the properties to the south, the existing property on the site, 1 Fair Street, and numbers 2 and 4 Fair Street to the north west of the site, are all also set below the level of the highway and therefore the proposed dwellings would not appear out of keeping with the scale of dwellings in the vicinity and would have a similar relationship to the highway as a number of existing neighbouring properties.

There are a variety of different property designs and materials visible in the street scene and whilst the design of the properties to the south along Wilkes Road and Marshall Crescent is very consistent, the proposed dwellings are located at the end of a row of properties where there is more variety. Whilst the use of slate roof tiles, white render, stained timber cladding and grey aluminium windows would give the properties a modern appearance they similar materials are visible in the surrounding street scene and given this end of row location where there is more variety in design it is considered that the proposed materials would reflect the design characteristics of the area.

The proposed dwellings would sit comfortably within the site along a similar building line to 42 Wilkes Road with a good degree of separation around them. The existing fencing would be retained on the northern and southern boundaries and a new 2m high fencing would be erected along the rear boundary to separate the site from 1 Fair Street. Low level picket fencing and gates is proposed to the front of the site providing a transition between the open frontages visible in Wilkes Road and the boundary walls and fences visible at the junction of Fair Street.

Some small fruit trees in the centre of the site would be removed to facilitate the development, however the larger trees on the northern boundary of the site would be retained. Whilst the loss of these smaller trees is regrettable, as they are fruit trees and due to their limited size they are not suitable for a tree preservation order.

Bin storage is shown on the proposed plans away from the front boundary of the site and would therefore have limited visibility from the public realm.

In light of the above it is considered that the proposed development would not have a significantly harmful impact upon the character and appearance of the area and would

therefore comply with policy QD02 of the Thanet Local Plan, policy BSP9 of the Broadstairs Neighbourhood Plan and the National Planning Policy Framework.

Living Conditions

Plot A would be located on the northern section of the site. This dwelling would be set off the rear boundary of the site by 3.4m and there would be an overall separation distance of 11.4m to 1 Fair Street. There would be a separation distance of 1.7m to the southern side boundary of the site and an overall distance of 3m to the side elevation of plot B. There would be a separation distance of 4.6m from plot B to the rear boundary of the site and a total of 12.6m to 1 Fair Street. On the southern side there would be a separation distance of 2.8m to the side boundary and a total of 4m to the side elevation of 42 Wilkes Road. There is no neighbouring property directly to the north of the site and there would be 17.8m to the side boundary of the closest property on the western side of Wilkes Road, 3 Fair Street.

Due to the level of the site being set below the level of the highway and the level of the neighbouring properties fronting Wilkes Road and the proposed 2m high rear boundary fence the proposed ground floor doors and windows are not considered to result in any significant opportunity for overlooking.

Two windows are proposed in the first floor front elevation of each property serving bedrooms. Three rooflights are proposed in the rear elevations serving bathrooms and an ensuite. These rooflights would all be set at a high level above the internal floor. Due to the arrangement of the windows, the location of the properties and the separation distances to the front and rear neighbours the proposed development is not considered to result in any significant loss of light, sense of enclosure or overlooking to these neighbouring properties.

Floor length first floor windows are proposed in the northern side elevation of plot A serving a bedroom. These windows would look towards the northern boundary of site and the area of soft landscaping on the corner of Fair Street. There would be a separation distance of approximately 64m to the closest neighbouring property directly to the north of the site. These windows are therefore not considered to result in any significant opportunity for overlooking.

There are a number of doors and windows in the northern side elevation of number 42 Wilkes Road. These doors and windows appear to be secondary windows or serve non-habitable rooms and are currently in close proximity to the existing timber boundary fence. The proposed dwellings would not extend beyond the rear elevation of this neighbouring property and given the separation distance outlined above and the existing arrangement, the proposed dwellings are not considered to result in significant loss of light or outlook to this neighbouring property. As noted above due to the change in ground levels the proposed windows in the ground floor southern side elevation are not considered to result in any significant opportunity for overlooking. Floor length windows are proposed in the first floor southern side elevation serving a bedroom. These windows would face towards the blank side roof slope of number 42 Wilkes Road. Whilst there may be some views towards the doors and windows in the ground floor side elevation of no.42, due to the close proximity of the existing 2m high boundary fence and the rooms that they serve, these views are not considered to be significantly harm enough to warrant refusal of the application.

It is therefore considered that the proposed development would not result in any significant harm to the living amenity of the neighbouring property occupiers, in line with policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

The proposed dwellings are of a similar scale and would have an internal floor area of approximately 106m² and all habitable rooms would receive natural light and ventilation. The floor area of the dwellings would exceed the required floor area set out by policy QD04 of the Thanet Local plan. Both units are provided with amenity areas to the side and rear which is considered to be of a good size and could accommodate clothes drying facilities. One window is located within the first floor rear elevation of 1 Fair Street which would face towards the rear elevation of the proposed dwellings, however as both new dwellings would benefit from both a side and rear gardens the future occupiers are considered to receive an acceptable degree of private amenity space. 1 Fair Street would also be left with an acceptable amenity area. This proposal is therefore considered to provide a good standard of accommodation for the future occupiers.

Transportation

The proposed vehicular access for each dwelling would be located in the centre of the site and each property would benefit from off street parking for at least two vehicles. The proposed site plan indicates that 2m x 2m pedestrian visibility splays can be achieved and in this location the pavement is wide allowing for good visibility in both directions. Furthermore the accesses to the site were proposed in a similar location as part of the 2009 application and no objection was raised by KCC Highways in this instance. Conditions would be imposed to ensure that the proposed accesses are provided and maintained.

Sufficient space is also available within the site for secure cycle storage and this would be conditioned to ensure that it is provided and maintained.

Subject to the required conditions the proposed development is not considered to result in any significant increase in on street parking or harm to highway safety. The proposed development would therefore comply with policies TP02, TP03 and TP06 of the Thanet Local Plan and the National Planning Policy Framework.

Financial Contributions

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to

contribute to the district wide mitigation strategy. This mitigation has meant that the Council accords with the Habitat Regulations.

The applicant has submitted a legal agreement securing the required contribution of £848 towards the Strategic Access Management and Monitoring (SAMM) plan to offset the potential impact on protected birds at European designated sites from increased visitors from the district to these areas. This approach has been considered by the Council and Natural England as acceptable for new residential development, as necessary to deal with the potential effects of increased disturbance to both summer and winter birds, in accordance with the Habitats Regulations.

Other Matters

Southern Water and the Environment Agency have been consulted on this application as the site is located within a groundwater protection zone. The Environment Agency consider the proposed development to have a low environmental risk and therefore the proposed development is not considered to result in any significant harm to this groundwater source.

Conditions would be imposed to ensure that the development achieves a water efficiency standard of 110litres/person/day and energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes as required by policies QD01 and QD04 of the Thanet Local Plan. An informative would also be added to ensure that provision is made for high speed internet access for the new dwellings in accordance with Broadstairs Neighbourhood Plan Policy BSP12.

KCC Archaeology have previously indicated that a high concentration of remains have previously been found in the area and therefore a condition for an archaeological watching brief would be imposed to ensure that any findings on the site would be monitored and protected in accordance with policy HE01 of the Thanet Local Plan.

Any damage to neighbouring properties either during construction or as a result of the development would be a civil matter and does not form a material consideration in the determination of this application.

Conclusion

The proposed development would provide two additional units to the district's housing supply which brings economic, social and environmental benefits, with a good standard of accommodation provided for the future occupiers and no adverse impacts on the residential amenities of the adjoining occupiers. The amended plans have addressed Officers concerns regarding the impact of the development upon the character and appearance of the area. The development is not considered to have any significant impact on highway safety and any impacts upon the special protection area around the Thanet coast would be mitigated by the contributions secured through the section 106 agreement.

The proposed development is therefore considered to accord with Thanet Local Plan Saved Policies and the advice and guidance of the National Planning Policy Framework and it is recommended that members approve the application, subject to safeguarding conditions.

Case Officer
Duncan Fitt

TITLE:

F/TH/19/1207

Project

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