



Date: **9 November 2020**  
Ask For: James Clapson  
Direct Dial: **01843 577200**  
Email: **committee@thanet.gov.uk**

## PLANNING COMMITTEE

18 NOVEMBER 2020

A meeting of the Planning Committee will be held at **5.15 pm on Wednesday, 18 November 2020** by video conference.

### Membership:

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

## AGENDA

Item  
No

Subject

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST** (Pages 3 - 4)
3. **SCHEDULE OF PLANNING APPLICATIONS** (Pages 5 - 8)  
**For Approval**
- 3a **A01 F/TH/20/0988 13 LINDEN AVENUE BROADSTAIRS KENT CT10 1HR** (Pages 9 - 20)  
**For Deferral**
- 3b **D02 F/TH/20/0518 2 CLIFF VIEW ROAD RAMSGATE KENT CT12 5ED** (Pages 21 - 32)

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## **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.

THANET DISTRICT COUNCIL

REPORT OF THE DEPUTY CHIEF EXECUTIVE

PART A

TO: THE PLANNING COMMITTEE

DATE: 18 November 2020

Application Number	Address and Details	Recommendation
A01 F/TH/20/0988	<b>13 Linden Avenue BROADSTAIRS Kent CT10 1HR</b>	Approve

Erection of 2No. two storey dwellings together with alterations to existing dwelling, including new roof structure to provide additional floor space.

Ward: Bradstowe

THANET DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF CORPORATE RESOURCES

PART B

TO: THE PLANNING COMMITTEE

DATE: 18 November 2020

Application Number	Address and Details	Recommendation
D02 F/TH/20/0518	<b>2 Cliff View Road RAMSGATE Kent CT12 5ED</b>	Defer & Delegate

Erection of 2No semi-detached chalet bungalows, with associated parking, amenity space, cycle and refuse store, following the demolition of the existing dwelling

Ward: Cliffsend And Pegwell

**THANET DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**18 November 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 Ministry of Housing, 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: 9<sup>th</sup> November 2020

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**A01**

**F/TH/20/0988**

**PROPOSAL:** Erection of 2No. two storey dwellings together with alterations to existing dwelling, including new roof structure to provide

**LOCATION:** additional floor space.

13 Linden Avenue BROADSTAIRS Kent CT10 1HR

**WARD:** Bradstowe

**AGENT:** Mr Andrew Evans

**APPLICANT:** Mr S Rigden

**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 20.1557.PL03 Rev D and 20.1557.PL15 Rev C, received 30 July 2020,, 20.1557.M01 Rev A and 20.1557.M02 Rev A, received 12 October 2020 and 20.1557.PL010 Rev L, 20.1557.PL011 Rev F, 20.1557.PL012 Rev H,, 20.1557.PL013 Rev L, 20.1557.PL014 Rev G,, and dated 20.1557.PL08 Rev F and 20.1557.PL09 Rev F, received 28 October 2020.

**GROUND;**

To secure the proper development of the area.

3 The new dwellings hereby permitted shall be constructed using the materials specified on approved plans numbered, 20.1557.M01 Rev A and 20.1557.M02 Rev A,12 October 2020. in accordance with the received \*\*\*\* 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.

4 The external materials and external finishes to be used in the extension and alterations to the existing dwelling hereby approved shall be of the same colour, finish and texture as those on the existing property.

## **GROUND**

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

5 No further alterations to the roofs, or extensions to the existing dwelling or approved dwellings hereby permitted, whether approved by the provisions of Schedule 2, Part 1, Classes A, B or C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

## **GROUND**

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties and the amenity of the future occupiers of the site in accordance with policies QD03 and QD04 of the Thanet Local Plan.

6 Prior to the first occupation of the new dwellings, the area shown for the parking and manoeuvring 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 TP06 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, in accordance with the advice contained within the NPPF.

8 Prior to the first occupation of the new dwellings hereby approved secure cycle parking facilities shall be provided in the rear garden and thereafter maintained.

## **GROUND;**

In the interests of promoting increased cycling in accordance with policy TP03 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 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.

## 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

A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

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 side and rear garden of 13 Linden Avenue and has boundaries with both Linden Avenue and Crow Hill. No. 13 Linden Avenue is a single storey dwelling with a pitched roof located on the northern side of the plot. A high boundary wall and fence extends along the Linden Road boundary and a wall and fence run along the boundary of the site with Crow Hill. The site is on a similar level to Linden Avenue and above the level of Crow Hill. The northern and southern neighbouring properties on Crown Hill are also set on different levels due to the slope of the hill. Within the area surrounding the site on both Linden Avenue and Crow Hill there are a variety of different properties including detached and semi-detached bungalows, and detached, semi-detached and terraced two storey houses, all with diverse materials and designs.

## RELEVANT PLANNING HISTORY

F/TH/20/0042 - Erection of 2No. two storey dwellings together with alterations to existing dwelling, including new roof structure to provide additional floor space. Granted 21 May 2020

## PROPOSED DEVELOPMENT

The proposed development is the erection of 2No. two storey dwellings together with alterations to existing dwelling, including a new roof structure to provide additional floor space.

This application is a resubmission of application F/TH/20/0042 with alterations to the design of the dwellings and the extension to the existing property.

The existing dwellings is a single storey pitched roof bungalow with a single storey side and rear projection. The property is located towards the northern boundary of the site and is accessed from Linden Avenue. The existing single storey rear extension would be demolished and the roof would be raised to provide first floor accommodation within the footprint of the existing dwelling. A private amenity space would remain to the rear and the existing off street parking would be maintained.

One new dwelling is proposed to be constructed to the south of the existing dwelling fronting Linden Avenue. The first floor accommodation would be located in the roof and off street parking is proposed to the front. The second new dwelling would be located towards the western corner of the site and would front Crow Hill. The first floor accommodation would again be located in the roof and off street parking would be provided to the south east of this property. Amenity spaces would be provided to the side and rear of each new dwelling.

Amended plans have been submitted during the application process altering the design and internal layout of plot 2 and altering the location of the proposed rooflights within all three properties.

## DEVELOPMENT PLAN POLICIES

### Thanet Local Plan Policies

SP01 Spatial Strategy Housing  
SP14 - General Housing Policy  
SP22 - Type and Size of Dwellings  
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  
CC02 - Surface Water Management  
H01 - Housing Development  
HE01 - Archaeology  
QD01 - Sustainable Design  
QD02 - General design Principles  
QD03 - Living Conditions  
QD04 - Technical Standards  
QD05 - Accessible and Adaptable Accommodation  
SE04 - Groundwater Protection  
SE08 - Light Pollution  
TP02 - Walking  
TP03 - Cycling  
TP06 - Car Parking

## Broadstairs Neighbourhood Plan Policies

BSP9 - Design in Broadstairs & St. Peter's

BSP12 - Full Fibre Broadband Connections

### NOTIFICATIONS

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

Four letters of objection have been received raising the following concerns:

- Close to adjoining properties
- General dislike of proposal
- Inadequate access
- Increase in traffic
- Loss of parking
- Inadequate parking provision
- Highway safety
- More open space needed on development
- Noise and disturbance
- Out of keeping with character of area
- Over development
- Overbearing Impact
- Scale of development
- Cramped development
- Loss of privacy
- Overlooking
- Affect local ecology
- Conflict with local plan
- Development too high
- Information missing from plans
- Loss of light
- Light pollution
- Residential Amenity
- Noise and disturbance during construction
- No objection to the alterations to the existing bungalow

**Broadstairs and St Peter's Town Council** - The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend refusal with the following concerns: Cramming and overdevelopment.

**The Broadstairs Society** - Linden Avenue has more than enough dwellings and the proposal would be an overdevelopment of a plot of land that, whilst appearing to be large on the plan, is not that big when inspecting the area and would affect the quiet enjoyment of the

existing dwellings by overlooking them. The Society has no objection to alterations to the existing dwelling and to the new roof structure.

## CONSULTATIONS

**Southern Water** - The applicant has not stated details of means of disposal of foul drainage from the site. Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer.

## COMMENTS

This application has been brought to committee by Cllr Jill Bayford for members to consider the impact of the design and scale of the proposed development upon the character and appearance of the area.

### **Principle**

Policy SP01 of the Thanet Local Plan states that the primary focus for new housing development in Thanet is the urban area. Thanet Local Policy H01 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. The site is within existing built up confines of Broadstairs and comprises residential garden land. Therefore the principle of residential development is acceptable subject to other material considerations such as the impact on the character and appearance of the area, neighbouring and proposed living conditions and transportation.

### **Character and Appearance**

Paragraph 127 of the National Planning Policy Framework states that development should be sympathetic to local character and the surrounding built environment and establish and maintain a strong sense of place. Policy QD02 of the Thanet Local Plan provides general design principles for new development and states that the primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects. Policy BSP9 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 should take account of the Design Guidelines. Proposals which demonstrate that they reflect the design characteristics of the area and have taken account of the Design Guidelines will be supported.

The single storey projection at the rear of the existing property would be demolished and the roof of the remaining dwelling would be extended and altered to provide first floor accommodation. The new roof would have a similar form to the existing dwelling with a gable end fronting Linden Avenue and a pitched roof section with a gable end projecting to the north. At the rear the roof would be altered from gabled to hipped and two pitched roof dormers would be erected, one in the front elevation of the northern side projection and one in the northern side elevation. Two rooflights would be installed in the southern side

elevation, two in the northern side elevation and two in the rear elevation of the northern side projection.

Plot 2 is a three bedroom detached dwelling and would be located to the south of number 13 Linden Avenue with the access and front elevation facing this road. This would be a two storey dwelling with the first floor rooms located in the roof. The property would have a barn hipped roof design with a front dormer and gabled front projection. One rooflight is proposed in the front elevation and two in the rear elevation. This property is set at an angle to the neighbouring properties reflecting its location on the bend in the road. When compared to the previously approved plan this dwelling is set in the same location but has been extended to the rear with a single storey projection. Due to the location of this alteration it would have limited visibility from the public realm.

Plot 3 would have a pitched roof design with two pitched roof dormers located in the front elevation and a two storey pitched roof projection extending from the south eastern side. This property would front Crow Hill and a new pedestrian and vehicular access would be created in the existing boundary wall. This property would be set forward of number 30 Crow Hill by 2.5m, however in this section of Crow Hill there is variation to the building line with the properties to the south east following a curved arrangement. When compared to the previously approved dwelling the single storey side projection has been increased in scale to allow for an ensuite to be included at first floor level. This alteration is considered to result in limited visual change from the public realm.

There is variation to the design, scale and arrangement of the properties in both Linden Avenue and Crow Hill in the area surrounding the site. Whilst the proposed dwellings are larger than those approved in the previous application, the dwellings are considered to sit comfortably within the site with an acceptable level of separation between the properties that is considered to be in keeping with the pattern of development in the area.

The proposed dwellings would be constructed from brick and slate tiles and the alterations to the existing dwelling would be completed using bricks to match the existing house and slate tiles. Details of the materials have been submitted with this application are considered to be in keeping with the character and appearance of the area.

The applicant's agent has provided a landscaping plan detailing the proposed boundary treatment and areas of hedging to be removed. Sections of the existing hedging would be retained however it is not possible to protect hedges through the planning system and therefore the existing hedges could be removed at any time. The retention of most of the hedging as indicated within the landscaping plan would reduce the visual change to the character and appearance of the area.

The proposed development is therefore not considered to have a significantly harmful impact upon the character and appearance of the area to warrant refusal of the application. The amended plan 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**

The single storey extension at the rear of the existing dwelling would be demolished and the roof would be extended to provide first floor accommodation. Two dormers are proposed, one in the front elevation of the northern side projection and one in the northern side roof slope. Six rooflights are also proposed in the extended roof. The height of the eaves would be increased from 2.8m to 3m and the overall height of the dwelling would be increased from 4.6 to 6.2m. The footprint of the main dwelling would be maintained. The existing separation distances to the neighbouring dwellings would be maintained with the closest property, 15A Linden Avenue set 1.6m to the north. There are no windows located in the first floor southern elevation of this neighbouring property and the ground floor southern elevation is currently located within close proximity to the existing boundary fence. There would be a separation distance of 2.8m to plot 2 which is located to the south and 3.2m to plot 3 which is located to the south west from the closest point of the extended dwelling. The proposed dormers would have pitched roofs and are set within the proposed roof, up from the eaves and down from the ridgeline. The proposed rooflights are not considered to add any significant bulk or mass to the roof. Given the scale of the proposed extension and the location of the property the proposed extension and alterations are not considered to result in any significant loss of light or outlook to the existing or proposed neighbouring dwellings.

The proposed dormer in the northern side roof slope would serve a bedroom and look across the front and side elevation of 15A Linden Avenue. There would be a separation distance of 4.8m to the northern boundary and a total of 8.6m to the front projection of 15A Linden Avenue from this window. Due to the location this window is not considered to result in any significant opportunity for overlooking. The dormer proposed in the front roof slope of the northern side projection would face towards Linden Avenue with a separation distance of 23m to the closest property on the eastern side of the road. One new window is also proposed in the extended front gable serving a bedroom. This window would look towards Linden Avenue with a separation distance of 14m to the boundary with the closest property on the eastern side of Linden Avenue. Given the location of the windows and the separation distances to the neighbouring properties they are not considered to result in any significant opportunity for overlooking. The proposed ground floor doors and windows are in similar locations to the existing openings and due to their ground floor location are not considered to result in any significant opportunity for overlooking.

Six rooflights are proposed in the side and rear elevations of the extended roof. These windows would have a minimum cill height of 1.7m above the internal floor which is considered to prevent any significant opportunity for overlooking to the existing and proposed neighbouring dwellings.

Plot 2 would be a three bedroom dwelling with a barn hipped roof with a front gable and dormer and is angled to follow the bend in Linden Avenue. There would be a separation distance of 1m at the closest point to the southern boundary of the site and 3m to the main side elevation of the closest southern neighbour, 28 Crow Hill. There is a change in levels between these properties and there are a number of windows in the northern side elevation of this neighbouring property, however these windows appear to be obscure glazed or to serve non-habitable rooms. The habitable room windows in the rear elevation are set towards the southern side of this elevation increasing the separation distance to the proposed dwelling. This dwelling would angle away from 13 Linden Avenue and there would be a separation distance of 7.0m to the closest point of plot 3. Given the location and scale of



this dwelling and the arrangement of the closest neighbouring dwelling this property is not considered to result in any significant loss of light or sense of enclosure to the existing or proposed neighbouring dwellings to warrant refusal of the application.

One dormer, a window and a rooflight are proposed in the front elevation. These windows would face towards Linden Avenue where there is a separation distance of 19m to the closest neighbouring dwelling. Two rooflights are proposed in the rear roof slope serving a bedroom and ensuite. These rooflights are situated with a cill height of 1.7m above the internal floor and therefore offer limited opportunity for overlooking. The ground floor windows are not considered to result in any significant opportunity for overlooking due to their location and the existing and proposed boundary treatment around the site.

Plot 3 would be a pitched roof dwelling with two front dormers and a two storey side projection. This property would front Crow Hill where there would be a separation distance of 2m to the northern neighbour 30 Crow Hill and 12m to the southern neighbour 28 Crown Hill. There would also be a separation distance of 21m to the closest property on the south western side of the road 37 Crow Hill. As outlined above there would be a separation distance of 3.2m from the rear elevation of this dwelling to the rear of 13 Linden Avenue at the closest point. There are two windows in the side elevation of 30 Crow Hill, however this neighbouring property is set on a higher ground level than the site and these windows appear to be secondary windows that are already in close proximity to the existing boundary treatment. Given this existing relationship and the separation distance to the other neighbouring properties the proposed dwelling on plot 3 is not considered to result in any significant loss of light or sense of enclosure to warrant refusal of the application.

The four rooflights proposed in the rear elevation of plot 3 would serve two bedrooms, however are set at 1.7m above the internal floor and would therefore offer limited opportunity for overlooking. Whilst the dwelling would be on a higher ground level compared to the properties on the south western side of the road given the separation distance and that the windows in the front elevation of plot 3 would face the front elevations of these neighbouring properties that are clearly visible from the public realm, they are not considered to result in any significant opportunity for overlooking. The ground floor rear windows are not considered to result in any overlooking due to the proposed boundary treatment around the site.

The proposed dwellings and extensions are considered to be of an adequate size with all habitable rooms receiving light, outlook and ventilation. Each property would benefit from a private amenity space that would be considered suitable for doorstep playspace and provide space for clothes drying.

Two additional residential dwellings and the extension to the existing dwelling is not considered to result in a significant increase in noise and disturbance to the existing neighbouring residential properties to warrant refusal of the application.

In light of the above the amended plan is not considered to result in any significant harm to the living amenity of the neighbouring residential property occupiers and would provide an acceptable standard of accommodation for the future occupiers, in line with policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

## **Highway Safety**

The existing parking arrangement would be maintained on the northern side of 13 Linden Avenue and two parking spaces would be provided for each new dwelling. Cycle storage for each new dwelling could be accommodated within the garden and would be conditioned to ensure that it is provided and maintained. Parking along Crow Hill and Linden Avenue is unrestricted.

Whilst there may be seasonal variations in demand for parking in the area the provision of two additional three bedroom dwellings with off street parking is not considered to result in a significant increase in demand or harm to highway safety to warrant refusal of the application.

## **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.

There are no changes in the number of bedrooms proposed in this application and the previously approved application, and the 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 for the previous application has been paid. It is therefore considered that sufficient mitigation for the impacts of the development on this land for 2 new dwellings upon the Thanet Coast and Sandwich Bay Special Protection Area (SPA) is in place and no further contribution has been requested as part of this application.

## **Other Matters**

Should the application be approved an informative would be required to advise the applicant that all new residential development within the Plan area should include the necessary infrastructure to allow full fibre connections upon the completion of the development in order to comply with policy BSP12 of the Broadstairs Neighbourhood Plan.

Noise and disturbance during construction including through vibration is considered to be temporary in nature and would be covered by other legislation.

As the site is currently in use as a residential garden the development is not considered to have a significantly harmful impact upon local ecology to warrant refusal of the application.

The existing boundaries of the site with the neighbouring dwellings would be maintained. Any damage to neighbouring properties as a result of the proposed development is a civil matter and does not form a material consideration in the determination of this application.

The applicant's agent has confirmed that the proposed development would meet the water and energy efficiency standards set out within policies QD01 and QD04 of the Thanet Local Plan. These standards would be conditioned.

Permitted development rights would be removed for any further alterations to the roof or extensions of the properties to prevent a reduction in the size of the amenity areas of the properties or harm to the living conditions of the future occupiers of the site and the neighbouring property occupiers.

### **Conclusion**

The proposal is for 2 dwellings with the urban confines of Broadstairs, with alterations to the existing dwelling on the site. It is considered that there would be no significant adverse effect from the proposed development on the character or appearance of the area, living conditions, highways and other planning matters, and the required mitigation towards the Special Protection Area for the land has been previously secured. Therefore the development is recommended for approval.

### **Case Officer**

Duncan Fitt

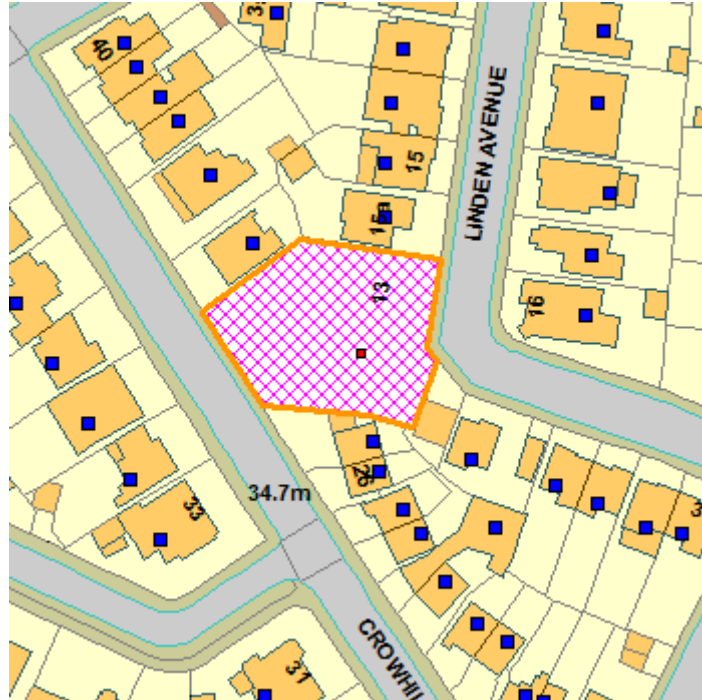
# Agenda Item 3a

TITLE:

F/TH/20/0988

Project

13 Linden Avenue BROADSTAIRS Kent CT10 1HR



**D02**

**F/TH/20/0518**

**PROPOSAL:** Erection of 2No semi-detached chalet bungalows, with associated parking, amenity space, cycle and refuse store,  
**LOCATION:** following the demolition of the existing dwelling

2 Cliff View Road RAMSGATE Kent CT12 5ED

**WARD:** Cliffsend And Pegwell

**AGENT:** Hume Planning Consultancy Ltd

**APPLICANT:** Mr and Ms J Hogarty and J Woodward

**RECOMMENDATION:** Defer & Delegate

Defer and Delegate for approval subject to the satisfactory completion of unilateral undertaking within 6 months securing the required planning obligations as set out in the report 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 and the approved drawings numbered PL01 Revision F (received 18/09/20), PL02 Revision C (received 06/08/20), PL03 Revision E (received 18/09/20), PL04 Revision F (received 18/09/20), PL05 Revision F (received 18/09/20) and PL06 Revision E (received 18/09/20).

**GROUND:**

To secure the proper development of the area.

3 Prior to the construction of the external surfaces of the development hereby approved details and manufacturer's specification of the materials for the construction of the dwellings and front boundary shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**GROUND:**

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

4 The first windows in the side elevations of the dwellings 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.

5 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.

6 The area shown on the approved plans for vehicle parking and manoeuvring areas, 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 permitted.

**GROUND:**

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.

7 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification 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 Thanet Local Plan Policy HE01.

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 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.

## 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

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](http://www.southernwater.co.uk).

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.

## SITE, LOCATION AND DESCRIPTION

The application site relates to number 2 Cliff View Road in Cliffsend. Number 2 is located on the eastern side of the road close to the junction with Canterbury Road West. At present the site has a detached hipped roof bungalow with attached single flat roof garage to its northern side. The site is rectangular in shape measuring approximately 19m (width- along the road frontage) with a depth of approximately 35m. The site is enclosed to the road frontage partially by a brick wall and hedging.

The surrounding area is residential in character with varying styles, ages and heights of properties Cliff View Road is on a gradient sloping away from Canterbury Road West.

## RELEVANT PLANNING HISTORY

The site has no planning history

## PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of two semi-detached chalet bungalows with ancillary parking and amenity space following the demolition of the existing bungalow.

In terms of accommodation there would be a central hall, an open plan kitchen/diner/living space, bedroom, study, bathroom at ground floor and at first floor level two bedrooms (one with an en-suite) and a family bathroom. Each dwelling would be served by a garden area and off-street parking is proposed for 1no. Vehicle per dwelling at the front of the site. The proposed dwellings would be set back approximately 3.5m from the highway (closest point).

The dwelling would be finished in red facing bricks with black vertical timber cladding to upper floors, with black fibre cement roof tiles, black aluminium window frames, black composite entrance door. A concrete block paving to driveway is proposed to the frontage with soft landscaping to part of the frontage and rear. The existing boundary to the side would be retained.

Revised plans were submitted during the application to address design concerns made by officers.

## DEVELOPMENT PLAN POLICIES

Thanet Local Plan

SP14 - General Housing Policy  
SP29 - Strategic Access Management and Monitoring Plan (SAMM)  
SP35 - Quality Development  
SP43 - Safe and Sustainable Travel  
H01 - Housing Development  
HO9 - Housing in Rural Settlements  
HE01 - Archaeology  
GI04 - Amenity Green Space and Equipped Play Areas  
QD01 - Sustainable Design  
QD02 - General Design Principles  
QD03 - Living Conditions  
QD04 - Technical Standards  
QD05 - Accessible and Adaptable Accommodation  
TP02 - Walking  
TP03 - Cycling  
TP06 - Car Parking  
SE04 - Groundwater Protection

## NOTIFICATIONS

Letters were sent to adjoining occupiers and a site notice posted close to the site.

Four representations were received in relation to the initial plans. The concerns can be summarised as follows:

- Loss of privacy from the balcony
- Concern regarding a telegraph pole and proximity to vehicular access
- Affect local ecology
- Close to adjoining properties
- Inadequate access
- Inadequate parking provision
- Increase in traffic
- Increase of pollution
- Loss of light
- Loss of privacy



- Out of keeping with character of area
- Traffic or Highways
- Over shadowing
- Concern about the height of the development

Following receipt of amended plans no further representations were received.

## CONSULTATIONS

**Natural England:** On the basis of the appropriate financial contributions being secured to the relevant scheme. NE 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.

**Environmental Agency:** We have assessed this application as having a low environmental risk. We therefore have no comments to make.

**Southern Water:** Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:

[southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

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.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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 is referred to the Planning Committee at the request of Cllr Marc Rattigan due to concerns that the development would be out of keeping in the area and cause neighbour amenity issues.

The main considerations in assessing the submitted scheme are the principle of development, the impact upon the character and appearance of the area, the impact upon living conditions of neighbouring property occupiers and the impact upon highway safety.

### **Principle**

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are a significant material consideration in this regard.

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 2No. Semi-detached chalet bungalows within the urban confines on previously developed land (site has existing dwelling in-situ and associated residential curtilage), 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**

Paragraph 127 of the 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 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 place that are safe, inclusive and accessible. Saved policy D1 of the Local Plan outlines that the design of all new proposals must respect or enhance the character and appearance of the area particularly in scale, massing, rhythm and use of materials.

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 19m and a depth of 35m, fronting Cliff View Road (eastern side).

The surrounding area is characterised by frontage residential development, with mainly detached chalet bungalows and bungalows located immediately next to and opposite the site. Property design varies depending on age of the property, with more recently constructed properties immediately to the north of the site (Cliff House) and opposite (no.7).

The application proposes the erection of 2No. semi-detached chalet bungalows, following the demolition of the existing bungalow.

The application property is a traditional detached bungalow, it 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.

It is appreciated that there are no semi-detached properties in close proximity to Cliff View Road to the site. There are examples at nos 10 & 12 Foads Hill to the southwest of the site. It is not considered, however, that in this instance, the introduction of a pair of semi-detached properties would harm the street scene. The layout and footprint of the proposed semi detached properties would be comparable to surrounding development and would continue the characteristic frontage development of the area. Whilst the proposed plots would be of a reduced width in comparison to immediately surrounding plots, each dwelling will be provided with external amenity space to the rear and off street parking to the front of the properties. The 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; approximately 5.9m compared to the existing at approximately 5.6 m. The eaves levels of the proposed properties would be approximately 2.4m this is the same as existing. The proposed properties will be provided with a separation distance of approximately 1.9m to the side boundaries (at the narrowest point). Cliff View Road is on a hill dropping in levels north to south. Given the characteristics of the surrounding built environment, and the moderate height of the proposed properties 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.

During the application the design of the proposed properties has been revised following officer concerns that the dwellings failed to take the opportunities available to improve the character and quality of the area. The amended proposal will comprise two gables to each property with pitched roof behind, a central pitched roof dormer within the front elevation which would serve both properties. Each property would have a pitched roof dormer within its side elevation.

The dwellings will be finished in red face brickwork with black vertical timber cladding to upper floors (front elevation) to add interest, black fibre cement tiles, and the proposed windows and doors would have black frames. The design and materiality of the proposed dwellings is considered to suitably relate and integrate with the surrounding built environment, whilst forming a more modern variant.

The properties will be provided with an enclosure to the frontage, similar to that of the existing, details of materials is not given but this can be secured via condition. The height of the boundary treatment will relate to similar boundary walls in the area.

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**

Paragraph 117 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Policy QD03 of the Local Plan deals specifically with living conditions. This policy states that all new development should:

- 1) Be compatible with neighbouring buildings and spaces and not lead to the unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.
- 2) Be of appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in QD04.
- 3) Residential development should include the provision of private or shared external amenity space/play space, where possible.
- 4) Provide for clothes drying facilities and waste disposal or bin storage, with a collection point for storage containers no further than 15 metres from where the collection vehicle will pass.

This site is flanked to all sides by other residential properties. Firstly with regard to nos. 5 & 7 Cliff View Road, which are opposite the site. These dwellings are separated by the highway itself and there is a distance of approximately 16m between built forms. Given the relationship I consider that the proposal will not impact negatively on this property.

Cliff house is to the north of the application site and is at slightly higher ground level. This is a detached property which has a dormer window facing the site and door and three window openings at ground level on the site elevation at ground floor level. The boundary comprises concrete kick boards and a close boarded fence approximately 2m in height. Cliff House is positioned approximately 1m from the shared boundary, there would be a total distance of approximately 3m between built forms. Given the distance of separation, eaves and ridge height in comparison to the existing, difference in levels and orientation I do not consider that there would be material harm to the occupiers of this property by way of overshadowing, loss of light or sense of enclosure. With regard to overlooking, the proposed dwelling has two ground floor windows serving a study and kitchen as well as a door to the utility room and at first floor a bathroom dormer window (plans annotate that this will be fitted with obscure glass). Given the window arrangement, ground levels and existing boundary treatment I do not consider there to be material harm.

The proposed dwelling nearest Cliff House has a first floor balcony as it is set in the eaves side views are not gained. Low views across the bottom sections of gardens to those properties on Canterbury Road West would be gained but as this is the rear section and angled views, it is not considered to impact on the most private part of these gardens. On this basis, it is not considered significantly harmful to warrant a recommendation of refusal.

With regard to no. 4 Foads Hill (to the rear of the site) there is a separation distance between built forms of approximately 30m and this substantial distance would limit harm. Concern has been raised in relation to the first floor balconies serving bedroom 3 (largest bedroom) in each of the proposed dwellings. These balconies are set within the roof space and whilst you

could sit outside on the small balcony given the distance of separation I do not consider this will result in harm in terms of overlooking.

The property to the south of the site is no. 4 Cliff View Road, a hipped roof bungalow with flat roof rear extension. At present a close boarded fence encloses the side boundary, the roof is only visible above the fence line. The built forms would have a separation distance of just over 3m. As the proposed properties are handed the window arrangement is the same to both sides; two ground floor windows serving a study and kitchen as well as a door to the utility room and at first floor a bathroom dormer window. Whilst the ground level will be higher at the tops of the proposed ground floor windows and above will be visible from no. 4 I do not consider that it would be overlooked as it would be the top portion of the opening. As the side dormer would serve a bathroom and be fitted with obscure glazing I do not consider that there would be harm. As the proposed properties would be positioned closer to the boundary with no. 4 than the current property there would be an increased sense of enclosure and impact in terms of outlook, however I do not consider it to be so significant that it would create harm. In terms of loss of daylight, given the orientation (no.4 is to the south of the proposal) I don't consider that it would have a substantial impact.

The proposed development is therefore considered to be acceptable in terms of the living conditions of adjacent neighbouring properties, in accordance with Policy QD03 of the Thanet Local Plan and para 127 National Planning Policy Framework.

Doorstep playspace is required for all 2-bed units or more under Policy GI04 of the Thanet Local Plan, along with refuse storage, clothes drying and cycle storage space. The dwellings will be provided with rear gardens. 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.

In terms of the living conditions of the future occupiers of the proposed dwellings, Policy QD03 requires new development to be of an appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in Policy QD04, which are the National Described Space Standards (March 2015). Paragraph 127 of the National Planning Policy Framework requires development to provide a high standard of amenity for existing and future users, with all windows serving primary habitable rooms required to provide an acceptable level of outlook, natural light and ventilation for the rooms. The proposed dwellings meet all of these criteria in terms of the overall floor space and window provision to habitable rooms and is therefore considered policy compliant.

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.

### **Transportation**

Paragraph 108 of the NPPF says that in assessing applications for development it should be ensured that:

Appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;  
Safe and suitable access to the site can be achieved for all users; and  
Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

The erection of 2No. 3 bed semi-detached properties to replace the existing 2 bedroom bungalow is likely to result in some additional parking demand and associated vehicular movements. The proposal has an individual vehicular access for each dwelling and one parking space within its associated curtilage is proposed. Cliff View Road provides unrestricted on-street parking. Parking standards require 2 parking spaces for a 3 bed property in a village location. Whilst there is a shortfall of one space per dwelling I consider that this can be absorbed within the street without result in detriment to local highway network highway safety, in accordance with Policy TP06 of the Thanet Local Plan. The impact upon highway safety is therefore considered to be acceptable.

### **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 does not include a Unilateral Undertaking to provide the required financial contribution for the 2no 3 bed residential units to mitigate the additional recreational pressure on the SPA area. However the agent has confirmed that they are willing to pay this and will be submitting a UU in due course, should Members resolve to grant permission subject to this.

### **Other matters**

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.

### **Conclusion**

The proposal seeks to demolish the existing detached hipped roof bungalow which is positioned on the site and replace it with a pair of semi-detached chalet bungalows. The site is located within the defined settlement boundary and would provide a continuation of residential development that fronts Cliff View Road. The principle of residential development is therefore accepted. In terms of density, layout, scale and design the proposal is considered acceptable and would not appear out of character within the varied context of Cliff View Road. Aspects relating to neighbour amenity and highway safety are considered acceptable subject to safeguarding conditions and therefore the application is recommended for defer and delegate subject to a Unilateral Undertaking to secure the SAMM contribution.

It is therefore recommended that Members defer and delegate the application subject to safeguarding conditions.

**Case Officer**

Gill Richardson

TITLE:

F/TH/20/0518

Project

2 Cliff View Road RAMSGATE Kent CT12 5ED

