

Date: 26 May 2020
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PLANNING COMMITTEE

3 JUNE 2020

A meeting of the Planning Committee will be held at **2.00 pm on Wednesday, 3 June 2020** in the 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. **SCHEDULE OF PLANNING APPLICATIONS** (Pages 5 - 6)

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

For Approval

3a **A01 - F/TH/20/0075 - LAND REAR OF 88 AND 90 DUMPTON PARK DRIVE, BROADSTAIRS** (Pages 7 - 20)

3b **A02 - FH/TH/19/1625 - 10 CONVENT ROAD, BROADSTAIRS** (Pages 21 - 26)

3c **A03 - FH/TH/20/0170 - FLAGSTONES, WALDRON ROAD, BROADSTAIRS** (Pages 27 - 34)

Item
No

Subject



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.

THANET DISTRICT COUNCIL

PLANNING COMMITTEE

3 June 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)
1. Thanet District Council Local Plan saved and draft policies
 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 on 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:26 May 2020

THANET DISTRICT COUNCIL

REPORT OF THE DEPUTY CHIEF EXECUTIVE

PART A

TO: THE PLANNING COMMITTEE

DATE: 3 June 2020

| Application Number | Address and Details | Recommendation |
|--------------------|--|----------------|
| A01 F/TH/20/0075 | Land Rear Of 88 And 90 Dumpton Park Drive BROADSTAIRS Kent Erection of a single storey 3-bed detached dwelling with associated parking Ward: Viking | Approve |
| A02 FH/TH/19/1625 | 10 Convent Road BROADSTAIRS Kent CT10 3BE Retrospective application for the erection of a swimming pool enclosure to rear Ward: Beacon Road | Approve |
| A03 FH/TH/20/0170 | Flagstones Waldron Road BROADSTAIRS Kent CT10 1TB Erection of a two storey front extension together with a two storey rear extension Ward: Viking | Approve |

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.

5 The bathroom and W.C. windows in the north 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 privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

6 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.

7 Prior to the first occupation of the new dwelling, the area shown for the parking 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.

8 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.

9 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 TR12 of the Thanet Local Plan

10 An Electric Vehicle Charging point shall be provided within 6 months of the first occupation of the dwelling hereby permitted and thereafter maintained and kept in good working order and shall be installed to the specification within Thanet Air Quality Technical Planning Guidance 2016 and thereafter permanently retained.

GROUND;

In the interest of air quality and amenity in accordance with EP5 of the Thanet Local Plan and paragraph 181 of the National Planning Policy Framework.

11 Prior to the commencement of any development on site, a Construction Management Plan to include the following details shall be submitted to and approved by the Local Planning Authority:

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles, site personnel and visitors for the duration of the development
- (c) Provision of construction vehicle loading/unloading and turning facilities for the duration of the development
- (d) Provision of wheel washing facilities

The construction of the proposed development shall be carried out in accordance with the approved details.

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.

12 The construction of the development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

GROUND;

In the interests of highway safety

13 Prior to the first occupation of the dwelling hereby permitted, the access, as shown on the approved plan including the vehicle crossing in the footway relocation of the existing informal pedestrian crossing in Merrivale Heights and provision and maintenance of visibility splays shall be provided and thereafter maintained for that purpose.

GROUND;

In the interests of highway amenity and highway safety, in accordance with Policies D1 and TR16 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.

For the avoidance of doubt, the provision of contributions as set out in the unilateral undertaking made on 30th January 2020 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.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

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

SITE, LOCATION AND DESCRIPTION

The application site is located to the rear of nos. 88 and 90 Dumpton Park Drive, Broadstairs and also to the rear of nos. 7 (part of the garden only) and 8 Merrivale Heights, Broadstairs. The site has a road frontage with Merrivale Heights and is formed by the rear gardens of numbers 90 & 88. The parcel of land is rectangular in shape measuring approximately 440sqm - 15.2m (width- along the road frontage) with a depth of approximately 29m. The site is enclosed to the road frontage by a brick wall and close boarded fence. The land levels drop down towards Dumpton Park Drive.

The wider area is residential in character with both single and two storey properties in close proximity to the site.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of a bungalow. In terms of accommodation there would be a central hall leading to all rooms, including a kitchen/diner, lounge, three bedrooms (one with an en-suite) and family bathroom. Off-street parking is proposed for 2no. vehicles at the front of the site. The proposed dwelling would be set back approximately 4.6m from the highway (closest point) and be located in -between the

sidewalls of 90 Dumpton Park Drive and 8 Merrivale Heights, and set under a hipped pitched roof.

The dwelling would be finished in red multi stock bricks with dark brown cill brick detailing and wood effect ship-lapped timber boarding to part of the external walls, with concrete interlocking roof tiles, as Redland Mini Stonewold terracotta colour, UPVC windows and doors. A permeable concrete block paving to driveway is proposed to the frontage with soft landscaping to part of the frontage, side and rear. The existing boundary to the side and rear would be retained with a new 1.8m close boarded to separate the donor dwelling and to enclose the rear garden.

Revised plans were submitted during the application to address highway concerns.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006 Saved Policies)

- H1 - Residential Development Sites
- H4 - Windfall Sites
- D1 - Design Principles
- D2 - Landscaping
- SR5 - Play Space
- TR12 - Cycling
- TR16 - Car Parking Provision
- CF2 - Financial Contributions

Draft Local Plan Policies

- 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)
- SP35 - Quality Development
- SP37 - Climate Change
- SP43 - Safe and Sustainable Travel
- H01 - Housing Development
- 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

NOTIFICATIONS

Letters were sent to adjoining occupiers, a site notice posted close to the site and an advert put in the local newspaper.

10 representations were received (one representation received twice). The concerns can be summarised as follows:

- Inadequate access - will be at the narrowest point of Merrivale Heights
- Inadequate parking provision - for visitors
- Danger to pedestrians - especially during construction (there is only a pavement on one side of the road)
- Concern about vehicles during construction
- The access was only designed for eight dwellings, but now serves additional dwellings following the completion of 27 homes in Ellington Way
- A double yellow line should be provided to ensure that emergency vehicles can gain access at all times
- Vehicles would have to reverse in or out of the proposed spaces
- Strain on existing community facilities
- Ground works would be required, due to the change in levels
- The low pitched roof emphasises the intrusion of the proposed development
- Reduce capacity for natural drainage
- Proposed dwelling is closer to No. 8 Merrivale Heights than the donor property
- Development is contrary to the Local Plan and Conservation Area
- Question raised about the ownership of the wall fronting Merrivale Heights
- Overlooking to No. 8 Merrivale Heights - windows are only 5 metres from boundary
- Could windows be stopped being placed on the roof or a balcony?
- Boundary treatment could not be ensured as it belongs to neighbour
- Due to change in levels would want to ensure that there is no slippage of neighbours garden
- Would represent high density development

Broadstairs Society: Objection - The design is inconsistent with the design concepts of the general area and would therefore be out of keeping with the area and represent an over-development of the area.

CONSULTATIONS

KCC Highways and Transportation Initial comments were received that confirmed the location of the proposed access clashed with the existing informal pedestrian crossing point in Merrivale Heights. It was also confirmed that the amount of parking provided was acceptable and in accordance with current guidance. Furthermore that the total width of highway and paving available is sufficient for cars to manoeuvre in/out of the parking spaces. There is no requirement to provide turning facilities within the site.

On this basis amended plans were sought.

Following receipt of the amended plans KCC Highways have confirmed that that the proposal is acceptable. Sufficient visibility is available at the access and an acceptable level of parking is provided. The existing informal pedestrian crossing point at the proposed site

access is relocated to an acceptable position a few metres to the south. The total width of highway and paving available is sufficient for cars to manoeuvre in/out of parking spaces. There is no requirement to provide turning facilities within the site.

Conditions are recommended relating to construction management, highway condition surveys for highway access routes and commitment to repair damage, provision and retention of vehicle parking spaces, electric vehicle charging points, bound surface, discharge of surface water, cycle parking, completion of the access, relocation of the informal pedestrian crossing and provision and maintenance of visibility splays.

Southern Water: Recommend an informative relating to connection to the public foul sewer

Natural England: On the basis of the appropriate financial contributions 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.

KCC Heritage Conservation: Thanet is an area rich in archaeological remains, a number of which have been recorded close to the application site. An early medieval cemetery and a Bronze Age burial and ditch have been recorded along with other features in the school to the north while a Roman cemetery has been recorded to the north east.

It is possible that further archaeological deposits may be encountered during the groundworks associated with this application. It is therefore recommended that a provision is made for a programme of archaeological works, should permission be approved.

COMMENTS

This application is brought to the Planning Committee at the request of Cllr. Saunders for Members to consider the form and character of the proposed dwelling and the surrounding area, highway issues and overlooking

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.

In terms of the additional dwellings proposed, a full allocation of housing for the plan period has been identified within the Draft Local Plan, which in addition to the properties built, granted planning permission, empty properties to be brought back into use, and windfall sites, will exceed the Council's requirement of 17,140 of residential units during the plan period up until 2031. The Draft Local Plan has been through examination and full

consultation, and modified in response to the Inspector's comments. The Council's Cabinet has approved the recommendation to adopt the Local Plan, and has recommended adoption to Full Council, which is currently expected to take place in July. It is therefore considered that the Draft Local Plan can be given substantial weight in decision making.

In terms of housing need, the inspectors have not amended any of the figures put forward by the Council within their report, and therefore based upon the information contained within the Draft Local Plan, and supported by the Inspectors' report (para 160-177), specifically paragraph 174 where the Inspector accepted that 'the number of dwellings expected to come forward in the first five years from adoption (7,015) exceeds the five-year housing requirement (6,084)', it is considered that the Council do have a 5 year housing supply equating to 5.77 years (with a 20% buffer).

In this case, the application site lies within the urban area of Broadstairs and is considered to be sustainably located within the district. The proposal would represent development on non previously developed land, but this land is currently garden land associated with 88 & 90 Dumpton Park Drive. Development on this site would be contrary to the aims of saved policy H1 of the Local Plan, however, draft policy H01 relates to residential development within the urban confines and states "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 principle of development of this site for housing is therefore considered by officers to be acceptable and consistent with the objectives of the NPPF and the Council's Draft Local Plan, subject to 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 site is located to the rear of no. 90 and 88 Dumpton Park Drive and no. 8 Merrivale Heights. Dwellings which front Dumpton Park Drive are set back from the highway providing front garden areas and off-street parking provision. Dwellings are individually designed and a mix of single storey, chalet bungalows and two storey residential dwellings. Rear gardens are fairly substantial in nature. The southern side of Dumpton Park Drive is at a lower level to the northern side and the land levels increase further to the north of the subject site in Merrivale Heights.

Dwellings in Merrivale Heights are both single and two storey. The vehicular access to these properties is bounded by primarily a brick wall; no residential properties front this section of the road that is located between the rear gardens of nos. 90 and 92 Dumpton Park Drive.

The proposal seeks to erect a single storey dwelling in the rear garden of no. 90 and 88 Dumpton Park Drive. The plot would measure approximately 29m x 15m.

In terms of siting, the proposed dwelling would be set back into the plot giving a wider soft landscape area and area for off street parking to the front of the proposed dwelling. Whilst it is appreciated that at the current time no dwellings front this part of the road, it would not be an unusual arrangement for dwellings to front an access road. Although it is appreciated that this is not replicated on the opposite side of the road, the setting back of the dwelling into the site would allow for a degree of openness to be retained and this would not result in a cramped and congested form of development.

In terms of the design of the proposed bungalow, it will follow a traditional form and design, with a hipped roof over the bungalow and projecting gable elements, which is similar to the design ethos of bungalows in Merrivale Heights. The front projection will be set under a gable roof of a reduced height to the main roof, which will break up the built form of this element and form a subservient element. The dwelling will be finished in stock brickwork and wood effect ship-lapped timber boarding, with concrete interlocking roof tiles which will accord with the established material palette in the area. As such, the proposed dwelling is considered to positively integrate with the form, scale and design of the surrounding largely uniform bungalows within the locality. The proposed development is therefore considered to be compatible with the surrounding built environment and would be set comfortably within the street scene, and relate well to the pattern of development, character and appearance of the surrounding area. The proposal would therefore accord with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework, and paragraph 127 of the NPPF.

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.

The dwelling proposed is single storey and, as such, would not normally result in concerns about potential overlooking, however, in this instance, as the site has level changes this would need to be fully understood.

A minimum distance of approximately 13m would remain between the donor dwelling and the proposed site boundary and a distance of approximately 1.4m between the proposed dwelling and site boundary with no. 8 Merrivale Heights.

With regard to the relationship between the proposed dwelling and the donor dwellings no.s 90 & 88, the proposed dwelling is at a slightly higher level to both nos. 88 and 90. There would be four side facing windows within the proposed dwelling; serving bedroom 1 and 2 and also the lounge. It is proposed to erect a 1.8m high close boarded fence along the new boundary between these properties. Having regard to the site sections submitted and these factors it is considered that no harmful overlooking would result to both nos. 88 or 90. In terms of loss of light or overshadowing, the proposed dwelling is located to the north of nos.88 and 90, given this orientation it is not considered that there would be material harm.

No. 86 Dumpton Park Drive would share the rear boundary of the proposed bungalow. Given the fact that the proposal is for a single storey dwelling and that it would back onto only the rear section of the garden, it is considered that there would be no material harm.

No. 8 Merrivale Heights is located to the north of the application site and is a single storey dwelling that has been extended by a rear conservatory. This property is higher than the application site. The submitted site sections illustrate that the site will be cut into and filled to provide a level base for the dwelling and parts of the associated garden would have a step down. In terms of window openings three windows are proposed in the side elevation facing no. 8 Merrivale Heights. The windows would serve a W.C. bathroom and bedroom 3. Two of these rooms are classed as non-habitable, only the bedroom is a habitable room. The non-habitable rooms only have top openings, given their use it is envisaged that they will be fitted with obscure glazing, although this is not annotated on the plans - this could be conditioned. With regard to the bedroom window, the existing boundary treatment is to be retained, currently there is soft landscaping in front of it. In addition the proposed bungalow would be cut in, giving a greater height differential between the two sites. Given the existing boundary treatment, it is considered that unacceptable or harmful overlooking would not occur between properties. Whilst the proposed bungalow is to the south of no. 8 given its overall height; 4.2m, the use of a hipped roof and the change in levels it is considered that there would be no significant harm resulting from overshadowing or loss of light.

It is appreciated that alterations to the roof could be carried out, should permission be granted. In order to prevent overlooking to neighbouring properties it is suggested that permitted development rights for alterations to the roof including dormer windows are removed.

Local Plan policy SR5 requires new dwellings with two bedrooms or more to provide safe doorstep play space for young children. The private rear gardens would provide a safe play space and space for clothes drying, refuse storage and storage facilities adequate for the size of dwelling proposed.

In terms of the living conditions of the future occupiers of the proposed dwellings, the Council's Draft Local Plan to 2031 has now been submitted and 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). Policy D1 of the Thanet Local Plan requires development to provide a high quality layout and 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.

The impact upon the neighbouring and future occupiers of the development is therefore considered to be acceptable and in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

Transportation

A vehicular access is proposed off Merrivale Heights and two off street parking spaces are proposed. The number of parking spaces is considered acceptable for a three bedroom house. Furthermore they are located side by side and do not impede access to the front entrance of the property, this is considered to accord with KCC requirements

In terms of access Merrivale Heights at this point has a raised table and there is a tactile surface on either side of the footpath. Further advice was sought in relation to this aspect from KCC Highways and Transportation. They advised that the location of the proposed access clashed with the existing informal pedestrian crossing point in Merrivale Heights. This however, could be resolved by relocating the crossing point including the dropped kerbs and tactile paving, a few metres to the south of the access. Revised plans were submitted on this basis, which were considered acceptable to KCC. Cycle storage for each new dwelling could be accommodated within the garden and would be conditioned to ensure that it is provided and maintained. All other aspects relating to off street parking and visibility are considered acceptable subject to condition.

The impact upon highway safety is therefore considered to be acceptable.

Planning Obligations

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.

A Unilateral Undertaking for the required financial contribution of £424 for the proposed 3 bedroom residential unit to mitigate the additional recreational pressure on the SPA area has been received and achieves the required mitigation.

Other matters

Concern has been raised regarding the development of one dwelling being a strain on existing community facilities, given that this is one additional dwelling, it is not considered that it would have a fundamental impact upon local facilities that would result in material harm. It is also confirmed that the site is not within a Conservation Area.

On the ground slippage or potential for any slippage, the agent has confirmed the whole development will be assessed by a structural engineer at the time when detailed

construction proposals are developed and at that time suitable measures will be designed to resist any soil slippage which would be a combination of potentially deeper foundations taken into the ground bearing chalk and if required by way of retaining walls to the side of the bungalow and garden walls (away from the boundary). This would be a matter for building regulations.

A third party has questioned about the ownership of the wall fronting Merrivale Heights. The applicant's agent has provided a letter from a local Solicitor (dated 02/06/17) showing details of the land in question and its ownership and it is confirmed that this is owned by the applicant.

Conclusion

The proposed development of one dwelling with the urban confines of Broadstairs would make a minor contribution to the Council's housing supply. The development is considered to have an acceptable impact upon the character and appearance of the area, the living conditions of adjacent neighbours and highway safety and amenity. A unilateral undertaking has secured the required mitigation towards the Special Protection Area. Therefore the development is recommended for approval.

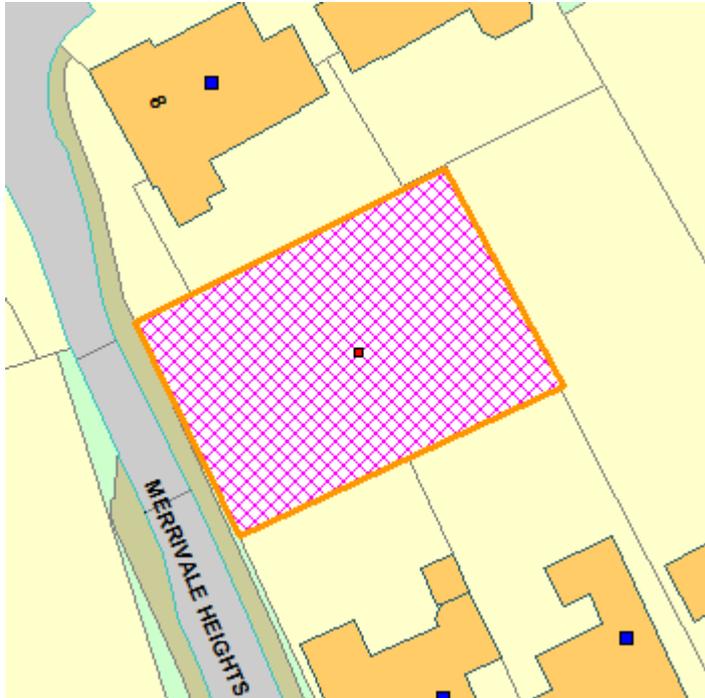
Case Officer

Gill Richardson

Agenda Item 3a

TITLE: F/TH/20/0075

Project Land Rear Of 88 And 90 Dumpton Park Drive BROADSTAIRS Kent



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A02

FH/TH/19/1625

PROPOSAL: Retrospective application for the erection of a swimming pool enclosure to rear

LOCATION:

10 Convent Road BROADSTAIRS Kent CT10 3BE

WARD:

Beacon Road

AGENT:

Ms Sarah Lees

APPLICANT:

Mr & Mrs Alistair Narraway

RECOMMENDATION:

Approve

Subject to the following conditions:

1 The development hereby approved shall accord with the submitted plans numbered 296-001 and 296-002 received 27 November 2019.

GROUND;

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

10 Convent Road is a large two storey detached property which incorporates several extensions, set within a large plot with a large rectangular shaped rear garden.

The application site is located within a row of moderate and large single and two storey detached dwellings, set within large or moderate plots which front Convent Road and overlook the field beyond. Adjacent to the application site to the north east is an access road to 3No. Detached dwellings located to the rear of this row.

RELEVANT PLANNING HISTORY

None.

PROPOSED DEVELOPMENT

The application proposes the retrospective erection of a swimming pool enclosure within the rear garden. The swimming pool enclosure is located to the north east of the garden, adjacent to the access road and is set in from the north eastern boundary by approximately 0.7m.

The pool enclosure measures approximately 13m in depth, 7m in width and is 3m high above ground level at its highest point. The pool enclosure structure is curved in shape and comprises a metal frame with glazing to all elevations.

Other structures, including the boiler house, have been erected within the garden area, and paving has been laid, but these works are permitted development and are therefore not being considered through this application.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. Two letters of objection have been received. The letters raise the following concerns:

- Development has a significant overbearing impact.
- The dome is out of character with the surrounding area.
- The development results in increased noise and disturbance. The dome has created an echo effect and accentuated the level of noise and disturbance.
- Noise, disturbance and fumes from the swimming pool heater and flue.
- The development adversely affects the quiet enjoyment of properties and gardens.

Broadstairs and St Peters Town Council - The Planning Committee has considered this application and has resolved unanimously to recommend objection with the following concerns: Overbearing, TPO tree has paved over root area, TDC tree officer to undertake an independent check on the well-being of the tree, issue of the oil storage enclosure to be resolved by the Planning Authority and a condition to be imposed for maintaining screening.

CONSULTATIONS

None received.

COMMENTS

This application has been called to Planning Committee by Councillor Paul Moore, due to concerns over the noise and light pollution arising from the development.

The main consideration with regard to this application is the consideration of the impact of the proposed development on the character and appearance of the area and the residential amenity of neighbouring property occupiers.

Character and Appearance

The surrounding area is characterised by moderate and large dwellings with good sized, predominantly landscaped rear gardens.

The swimming pool enclosure within the rear garden is a single store structure which modestly extends above the existing side boundary treatment and as such has limited visibility and prominence within the surrounding area. Soft landscaping has been planted along the north eastern boundary which further conceals the swimming pool enclosure.

The structure is predominantly glazed, and as such has a lightweight design and appearance, which further minimises its prominence. Whilst the structure comprises a relatively large footprint, given its single storey height and scale, lightweight appearance and materiality the swimming pool enclosure is considered to form a subservient and ancillary form of development which is characteristic of residential gardens, and is not highly prominent within the surrounding area.

The swimming pool enclosure is therefore considered to be acceptable in terms of the character and appearance of the area, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The swimming pool enclosure comprises a single storey height and scale and is located approximately 10m from the nearest adjacent neighbour. Given the modest height of the structure, its predominantly glazed materiality and its separation distance to the surrounding neighbours the structure is not considered to result in harm to the living conditions of adjacent neighbours deriving from its built form. Furthermore, given the single storey height of the swimming pool enclosure and the height and presence of the surrounding boundary treatment, the structure is not considered to result in harmful overlooking.

Concerns have been raised regarding noise and disturbance associated with the use of the pool and from the boiler room and heater. Noise deriving from the use of residential gardens is an established and expected feature of residential areas. It is not considered that the presence of a swimming pool and its enclosure will increase the level of noise and disturbance to a significant degree above that which is usually expected within a residential garden use.

The development is retrospective, and therefore a site visit to assess the impact of the development has taken place. The noise created by the boiler is at a low level, which together with its separation distance to adjacent neighbours and its position adjacent to an access road and the frontages of neighbouring properties, is not considered to be significantly harmful to neighbouring amenity.

The flue from the boiler room extracts water vapour at a single storey level, however this is a minimal amount, which appears to be similar to a standard domestic boiler. Given the position of the flue adjacent to the access road, and its separation distance to adjacent neighbours, this extraction is not considered to be significantly harmful to the living conditions of adjacent neighbours.

Concerns have been raised regarding light pollution from the swimming pool enclosure and other structures within the garden. From the photos provided within neighbour objections, the light from these structures appears to have a low level of luminance, which is not likely to result in significant levels of light pollution to the inside of neighbouring properties given the distance and single storey nature of the development.

The proposed development is therefore considered to be acceptable in terms of residential amenity, in accordance with Policy D1 of the Thanet Local Plan and paragraph 127 of the National Planning Policy Framework.

Impact upon Protected Tree

Concerns have been raised that the works associated with the erection of the swimming pool enclosure have resulted in harm to a protected tree (T1 of TPO 17 (1991)). An Arboricultural Impact Report has been submitted with the application.

The tree in question is located approximately 5.5m from the swimming pool and its enclosure. The swimming pool and its enclosure is located at the extremity of the root protection zone of the protected tree, and it is therefore considered that the works associated with the development have resulted in minimal impacts to the health and stability of the tree. Furthermore the swimming pool enclosure is a lightweight structure, with minimal excavations for the founding of its struts.

The block paving and boiler house structure are located within the spread of the trees, however given these are relatively lightweight structures and coverings, which form modest interventions and cover less than half of the root protection area, it is not considered that these works would have resulted in significant harm to the protected tree. Furthermore, these elements have a fallback position of being permitted development.

The arboricultural report concludes that the works would have not seriously affected the protected tree. Given the above, it is not considered that the works have resulted in significant harm to the health and stability of the protected tree.

Conclusion

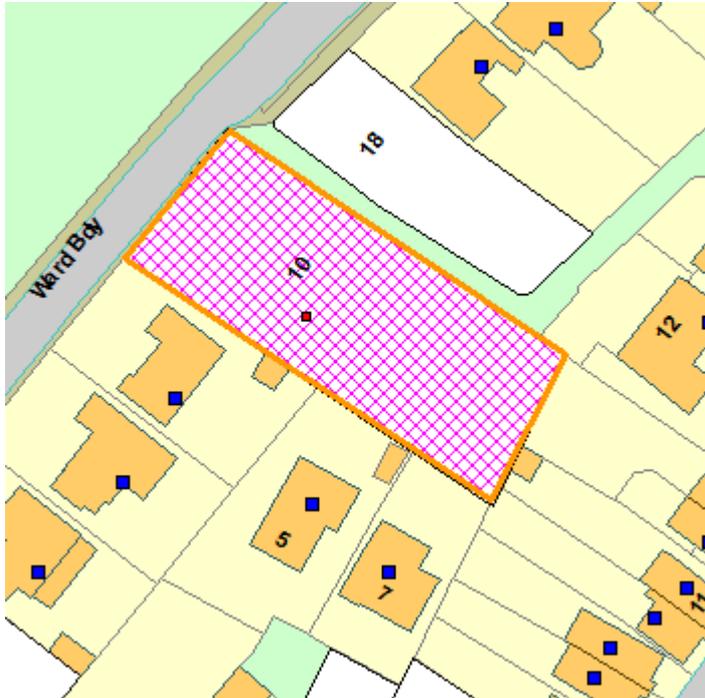
The proposed development is considered to be acceptable in terms of the character and appearance of the area and the living conditions of adjacent neighbouring properties and is not considered to have resulted in significant harm to the health and stability of the protected tree. The proposed development will therefore accord with Policy D1 of the Thanet Local Plan and paragraph 127 of the National Planning Policy Framework. It is therefore recommended that Members approve the application.

Case Officer

Jenny Suttle

TITLE: FH/TH/19/1625

Project 10 Convent Road BROADSTAIRS Kent CT10 3BE



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A03

FH/TH/20/0170

PROPOSAL: Erection of a two storey front extension together with a two storey rear extension

LOCATION: Flagstones Waldron Road BROADSTAIRS Kent CT10 1TB

WARD: Viking

AGENT: Mr Alex Cowell

APPLICANT: James O'Keefe

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 A159/01/01 received 14/04/2020.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the two storey rear extension 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 D1 of the Thanet Local Plan

4 The window in the front elevation of the first floor extension hereby approved shall be non-opening 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 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 D1 of the Thanet Local Plan.

5 The relocated first floor window in the side elevation of the works 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 privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 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

SITE LOCATION AND DESCRIPTION

Waldron Road is a residential street, within the urban area of Broadstairs, of varying styles and forms of dwellings. The northern part of the street is largely characterised by two storey properties with a mixture of projections, balconies, dormers, roof forms and materials. To the southern part there are a number of chalet bungalows on the western side of the street with equally varied forms, finishes and heights of dwellings on the eastern side.

The application site, Flagstones, sits to the northwest tip of the road, close to the junction with Leybourne Road and Dumpton Park Drive. The site is an irregular shape, with the application property set back around 35m from the highway. Land levels rise to the west and the site is accessed from the highway by a number of small steps. It is bounded with a flint wall that curves towards the entrance, and some low fencing is located above part of this, with established vegetation along parts of the boundary treatment.

The existing dwelling is a two storey brick detached property with a rendered section at first floor, set under a pitched roof with two side hips and two chimney stacks either side. There are a number of extensions and outbuildings surrounding the host property, including a single storey brick extension to the southern flank, and a brick and clad mono-pitch extension to the north facing flank. This extension appears to join a brick wall that then runs to and connects with a brick and clad garage / outbuilding that can be accessed from Dumpton Park Drive. To the rear there is a two storey brick projection and a number of outbuildings.

RELEVANT PLANNING HISTORY

F/TH/94/0326 - Erection of first floor rear extension. Approved June 1994.

PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of a two storey front extension, together with a two storey rear extension.

The proposed front extension would have an L-shape form, with the creation of a front projection at around 1.9m deep and an entrance porch 1.2m further than this, being around 3.2m deep in total. The two storey front extension would be set under a pitched roof and the entire first floor frontage would be finished in render. The gable would have decorative timber panelling. The first floor side extension was originally proposed to sit above the existing flat roof side extension and have a flat roof finish. Officers raised concerns about this and amendments were received that now propose a hipped roof form set down from the ridge of the host property. The rear extension would fill in the space between the original rear wall and the existing two storey rear projection, with a second gable.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (saved Policies)

D1 - Design Principles
D2 - Landscaping
SR5 - Play Space
TR12 - Cycling
TR16 - Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site and an advert was posted in the local paper. No representations have been received.

Broadstairs and St Peters Town Council: No comment.

CONSULTATIONS

None received.

COMMENTS

This application is reported to Planning Committee as the applicant's spouse is an employee of Thanet District Council.

Principle

The site lies within an established residential area within the defined settlement of Broadstairs. There is no in principle objection to the extension or alteration of residential properties in such a location.

It falls to be considered whether the proposal would have any impact on the character and appearance of the area, neighbouring residential amenity and highway matters .

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 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. Paragraph 130 states that permission should be refused for developments which are of poor design, or fail to take opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides.

The dwelling itself is a two storey detached brick property set under a pitched roof with hips either side. Two large brick chimney stacks appear to both flanks. To the first floor a strip of white render sits between two windows. Given it is set back from the highway, the most prominent views of the site are of its first floor. The ground floor is less visible as they are largely hidden by behind the boundary treatments along the frontage with Waldron Road and landscaping within the front garden.

The single storey front extension to form an entrance porch would have a pitched roof that would respect the proportions of the new frontage. It would be off-set from the centre of the new gable projection and is not considered harmful to the character and appearance of the wider area given its overall scale and relationship with the host property.

To the western flank a first floor extension is proposed over the existing flat roof extension. This is a brick addition with a 2.3m projection from the flank wall. The proposed works above this would come in line would sit directly on top of this and would have a hipped roof finish that would appear subservient to the host property. Originally no window opening was proposed in this location and the existing window at ground floor, along with the other proposed alterations to the front facade, meant that there would be a lack of consistency in opening styles and finishes. Amended plans were sought to overcome this and the proposed fenestration is now considered appropriate to break up any expanses of blank built form and to ensure consistency across the principle elevation.

The existing dwelling is currently well-balanced overall, with development set under a pitched roof with two side hips and matching chimney stacks to both flanks. Although it has two side projections, these are single storey and modest and so the building appears relatively balanced. The proposed works would alter this, introducing varied roof forms including hipped, gabled, and mono-pitch, and a number of projections. There would be less balance across the site as a whole, however this is not considered to be harmful. Waldron Road and the adjacent streets see a lot of architectural variety. One of the more binding patterns of development within this part of the street is the mixed hipped and gable roof forms with a two storey front projection and a varied material palette. The front facade takes cues in terms of both the overall pattern and rhythm and in terms of materials from the wider streetscape and is therefore considered acceptable.

To the rear, the extension would fill in the area between the existing rear projection and the resultant original rear wall of the host property, measuring up to 3.4m in depth. The

development would have some visibility from the adjacent street, Dumpton Park Drive, being set down from the highway and appearing at a two storey height. The roof form would follow on from the existing lower ridge line in this location but create two distinct hipped roofs and a void in the first floor internal space. It would be finished in brick and have evenly balanced windows across both sides of the rear elevation, and a long vertical central window in the middle. Given its prominent location and potential impact on the adjacent streetscape, it is considered appropriate to ensure the use of matching materials to the rear.

Overall it is considered that there would be no adverse impact from the proposed development on the character and appearance of the host dwelling or the surrounding area, and as a result the development would accord with the aims of saved policy D1 of the Thanet Local Plan and the guidance of the NPPF.

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. Saved policy D1 of the Thanet Local Plan outlines that new development should be compatible with neighbouring buildings and spaces, and should not lead to unacceptable loss of amenity through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light, or sense of enclosure.

The proposed two storey front extension would measure approximately 2m and the single storey front extension to form a porch would extend 3.2m from the original front wall. Both extensions would be set under a pitched roof and be set in from the neighbouring boundaries either side. The two storey extension would be around 14.5m from the neighbouring property at No. 2 Waldron Road, around 12.5m from the boundary with Chilston Lodge to the north and more than 30m from neighbouring properties to the front. The single storey extension would be set in from both boundaries being more centrally located along the front elevation, and there appear to be intervening structures between the area for development and properties to the north and established high hedges to the south. Given the overall location, scale, intervening structures and landscaping, along with the distance from neighbouring properties and habitable spaces, the works are not considered to create any new overbearing, sense of enclosure or overshadowing. No new windows are proposed in either of the flank elevations of the two storey element, and those proposed in the porch would be located some distance from neighbouring gardens and windows, as set out above, and the development would not therefore result in any new overlooking to occupiers on either side of the application site.

The proposed first floor side extension would sit directly over the ground floor projection. It would sit around 11m from the rear facade of the neighbouring property at No. 2 Waldron Road and be unlikely to result in new overbearing or overshadowing as a result. A single new opening is proposed which would be obscurely glazed as to prevent any loss of privacy for neighbouring occupiers or sense of overlooking. As this has the potential for some overlooking to the rear of the neighbouring property, given the arrangement of dwellings in this location, it is considered appropriate to ensure that its retention is secured by condition and that it be non-opening. There is an existing window in the first floor flank above the existing side projection. The works propose to relocate it to sit behind the proposed first floor

extension. As an obscured opening already exists in this approximate location, subject to a condition also requiring the use of obscure glass, this alteration is considered to be acceptable and the condition would prevent any new overlooking to private neighbouring rear amenity areas.

The proposed rear extension would project around 3.4m back along the southern elevation with No. 2 Waldron Road. Given that No. 2 is set forward in its plot and the application property sits back in its, with around 17m from the existing rear wall to the neighbouring rear wall, the proposed development is not considered to result in any new overbearing impact or sense of enclosure. It would not cause overshadowing either and no new windows are proposed in the flank wall of the rear extension.

It would not project beyond the existing rear projection on the northern boundary with Chilston Lodge, and no new windows are proposed at first floor to face into the neighbouring site. As a result the works would also not cause harm to the living conditions of the neighbouring occupiers in this location.

To the rear, the extension would be more than 21m from the front facade of properties along Dumpton Park Drive and the extension is therefore not considered to cause any new harm in this location in terms of overbearing, overshadowing or overlooking.

Highways

The works would not result in the creation of any additional bedrooms and is, not therefore, expected to result in any increased pressure on parking in the surrounding area. There are no proposed access changes and therefore there is not considered to be any harm in relation to highway safety or parking.

Conclusion

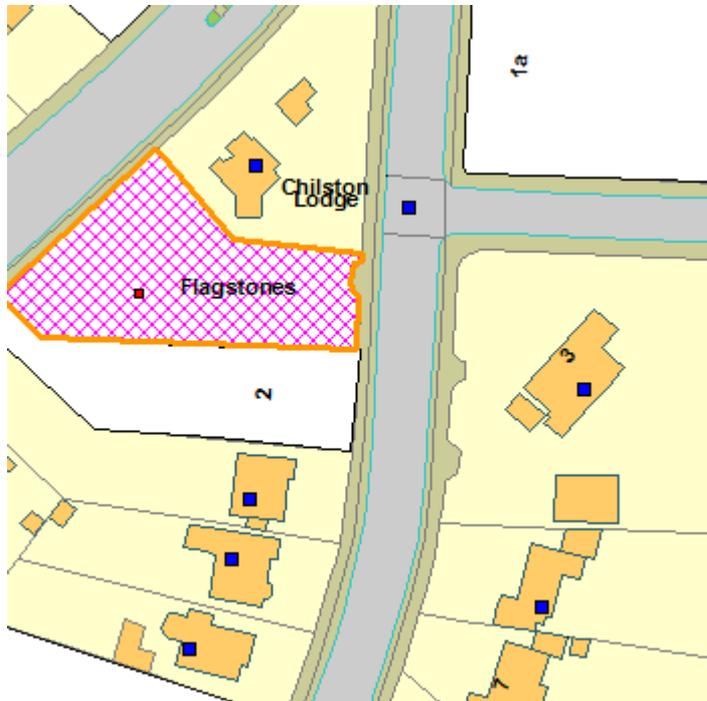
The proposal is for the erection of a two storey front extension together with a two storey rear extension. Overall the works are not considered to result in any new harm to the character and appearance of the area. Subject to the use of appropriate conditions surrounding obscure glazing, the works are not considered to result in any new harm to the living conditions of neighbouring occupiers and are not considered to result in increased pressure on parking on highway safety. In view of the above, this application is recommended for approval, subject to conditions.

Case Officer

Vicky Kendell

TITLE: FH/TH/20/0170

Project Flagstones Waldron Road BROADSTAIRS Kent CT10 1TB



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