

Date: 24 August 2020
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PLANNING COMMITTEE

2 SEPTEMBER 2020

A meeting of the Planning Committee will be held at **2.00 pm on Wednesday, 2 September 2020** and Online Only, <https://youtu.be/UQ9IzxAQK-w>

Membership:

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

AGENDA

Item
No

Subject

1. **APOLOGIES FOR ABSENCE**

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

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

3. **MINUTES OF PREVIOUS MEETING**

3a **MINUTES OF EXTRAORDINARY PLANNING COMMITTEE MEETING ON 5 AUGUST 2020** (Pages 5 - 18)

To approve the Minutes of the Planning Committee meeting held on 5 August 2020, copy attached.

4. **SCHEDULE OF PLANNING APPLICATIONS** (Pages 19 - 22)

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

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

Item
No

Subject

For Approval

- 4a **A01 - F/TH/20/0426 - 15 APPROACH ROAD MARGATE CT9 2AN** (Pages 23 - 36)
- 4b **A02 - FH/TH/20/0618 - FALCONS CREST EPPLE BAY AVENUE BIRCHINGTON CT7 9HT** (Pages 37 - 48)



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

THANET DISTRICT COUNCIL DECLARATIONS OF INTEREST

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

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

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

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

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

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

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

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

An associated person is defined as:

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

An Authority Function is defined as: -

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

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

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

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

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

Gifts, Benefits and Hospitality

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

What if I am unsure?

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

Public Document Pack Agenda Item 3a

Planning Committee

Minutes of the meeting held on 5 August 2020 at 2.00 pm in Online.

Present: Councillor Michael Tomlinson (Chairman); Councillors Coleman-Cooke, Albon, J Bayford, Currie, Garner, Hart, Scott, Wright and Helen Whitehead.

In

Attendance: Councillors Bambridge, Braidwood, Rattigan and Rogers.

612. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Dennis, Duckworth, Keen, Pat Moore and Taylor, for whom Councillor Rusiecki was present. Councillor Whitehead was a substitute for the Labour Group.

613. DECLARATIONS OF INTEREST

There were no declarations of interest.

614. MINUTES OF PREVIOUS MEETINGS

615. MINUTES OF EXTRAORDINARY PLANNING COMMITTEE MEETING ON 1 JULY 2020

Councillor Hart proposed, Councillor Rusiecki seconded and Members AGREED that the minutes of the Planning Committee held on the 1 July 2020 be approved and signed by the Chairman.

616. MINUTES OF PLANNING COMMITTEE MEETING ON 15 JULY 2020

Councillor Hart proposed, Councillor Rusiecki seconded and Members AGREED that the minutes of the Planning Committee held on the 15 July 2020 be approved and signed by the Chairman.

617. SCHEDULE OF PLANNING APPLICATIONS

618. A01 - R/TH/19/1780 - LAND NORTH OF COTTINGTON ROAD AND EAST OF LAVENDER LANE, RAMSGATE

PROPOSAL: Application for the reserved matters pursuant to outline permission OL/TH/17/0151 'Outline application for the erection of up to 41no. dwellings including access' for appearance, landscaping, layout and scale

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

A statement from Mr Willoughby-Browne raising points of concern was read out by an Officer.

A statement from ward Councillor Rattigan was read out raising points of concern.

A statement from ward Councillor Rogers was read out raising points of concern.

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

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

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

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

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

- 1322-82-FAH-00-ZZ-DR-C-0013 rev P7
- 1322-82-FAH-00-ZZ-DR-C-0015 rev P6
- 1322-82-FAH-00-ZZ-DR-C-0115 rev P1
- Construction Management Plan (with Appendix 02 rev 1 Traffic Management Plan and Appendix 03 rev 2 Site Logistics Plan)
- 1322-82-FAH-00-ZZ-DR-C-0001 rev P8

Street lighting plan received 22 July 2020, and numbered:

- 132282-1001 rev C Street Lighting Layout
- 14125 Lighting Design Strategy for Biodiversity

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

- 19-0741-77 P3 Electric Vehicle Charging Plan

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

- 19-0741-71 P3, 19-0741-72 P8, 19-0741-73 P3, 19-0741-74 P2, 19-0741-75 P2, 19-0741-76 P2

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

- 19-0741-150 P1, 19-0741-151 P1, 19-0741-300 P2, 19-0741-301 P2, 19-0741-302 P2, 19-0741-303 P2, 19-0741-304 P2, 19-0741-305 P2, 19-0741-306 P1, 19-0741-307 P1, 19-0741-310 P2, 19-0741-311 P2, 19-0741-312 P2, 19-0741-313 P2, 19-0741-314 P2, 19-0741-315 P2, 19-0741-316 P2, 19-0741-317 P3, 19-0741-318 P2, 19-0741-319 P2, 19-0741-320 P2, 19-0741-321 P2, 19-0741-322 P2, 19-0741-324 P2, 19-0741-325 P2, 19-0741-326 P2, 19-0741-327 P2, 19-0741-328 P2, 19-0741-329 P2, 19-0741-330 P2, 19-0741-331 P2, 19-0741-332, 19-0741-333, 19-0741-335 P3, 19-0741-336 P2, 19-0741-337 P3, 19-0741-338 P2, 19-0741-340 P3, 19-0741-341 P2, 19-0741-342 P2, 19-0741-343 P2, 19-0741-344 P1, 19-0741-345 P1, 19-0741-346 P1, 19-0741-347 P1

Site section plans received 18 June 2020, and numbered:

- 19-0741-90 C Site Sections 1 of 2
- 19-0741-91 C Site Sections 2 of 2

- 1322-82-FAH-00-ZZ-DR-C-0005 rev P5

GROUND:

To secure the proper development of the area.

2 Prior to the first occupation of the development hereby permitted, the biodiversity enhancements as identified on plan numbered 19/0741-74 Rev P2 shall be provided, and thereafter maintained.

GROUND:

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

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

- the landscaping buffer (min 5m depth) to the southern boundary of the site, which should contain both deciduous and evergreen native trees and hedgerow;
- hedgerows and scattered trees along the northern, eastern and western boundaries of the site,
- a 2m high boundary treatment along the eastern and western boundaries of the site, in locations where a boundary of this height does not currently exist,
- landscaping to be provided within the attenuation ponds to achieve a multi-functional design,
- block paving to all parking spaces and permeable paving to parking courts.

GROUND:

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

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation; of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

GROUND:

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

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

GROUND:

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

6 The electric vehicle charging points as shown on the approved plan numbered 19-0741-77 Rev P3 shall be provided prior to the first occupation of the development hereby permitted and thereafter maintained; with details of the design to be submitted to, and approved in writing by, the Local Planning Authority, and thereafter implemented.

GROUND:

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

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

GROUND:

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

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

GROUND:

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

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

GROUND:

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

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

GROUND:

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

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

GROUND:

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

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

GROUND:

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

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

619. A02 - FH/TH/20/0740 - 17 HARBOUR STREET, RAMSGATE

PROPOSAL: Erection of dormer window to rear to facilitate new bathroom in loft

It was proposed by the Chairman and seconded by Councillor Albon and RESOLVED:

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

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

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the approved drawings numbered A1/102.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the dormer window 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 Policies QD02 and HE03 of the Thanet Local Plan

620. D03 - F/TH/19/0663 - ST PETERS PRESBYTERY, 117 CANTERBURY ROAD, WESTGATE ON SEA

PROPOSAL: Erection of a four storey building for a mixed use development comprising 751 sq m of commercial office use on the ground floor (use class B1) together with 2No one-bedroom, 8No two bedroom and 4No three-bedroom apartments on first, second and third floors (use class C3) with associated parking, access and landscaping following demolition of existing building.

A statement from Mr Hume, in favour of the application was read out by an Officer.

A statement from Westgate Town Council, raising points of concern, was read out by an Officer.

A statement from ward Councillor Braidwood was read out raising points of concern.

A statement from ward Councillor Bambridge was read out in favour of the application.

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

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

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 Heads of Terms and the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 22 Rev A, 23 Rev B, 28 Rev B and 29 received 17 April 2020, and 21 Rev E, 31, replacement tree planting plan 001 Rev A, tree protection plan 001 Rev A received 16 July 2020.

GROUND:

To secure the proper development of the area.

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

GROUND:

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

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

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel

- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage
- (f) Measures to control noise affecting nearby residents
- (g) Dust control measures

GROUND;

In the interests of highway safety and neighbouring amenity, in accordance with Policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

5 No development shall take place until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

GROUND;

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with Policy CC02 of the Thanet Local Plan and advice contained within the NPPF

6 No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

GROUND;

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with Policy CC02 of the Thanet Local Plan and advice contained within the NPPF.

7 Prior to the installation of any external lighting, full details of the external lighting, including their fittings, illumination levels and spread of light shall be submitted to, and approved in writing by, the Local Planning Authority. The lighting installation shall then be carried out in accordance with the approved details.

GROUND;

To ensure that light pollution is minimised in the interest of the visual and residential amenities of the area, in accordance with Policy SE08 of the Thanet Local Plan.

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

development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND;

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

9 Prior to the first use of the development, the area shown on approved plan numbered 21 Rev E received 17 July 2020 for the parking and manoeuvring of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

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

10 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.

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

species, size and location of new trees, shrubs, hedges and grassed areas to be planted.
the treatment proposed for all hard surfaced areas beyond the limits of the highway.
walls, fences, other means of enclosure proposed.

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

GROUND;

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

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

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy QD02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

13 All new window and door openings shall be set within a reveal of not less than 100mm.

GROUND;

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

14 The rooflights hereby approved shall be 'conservation style' rooflights, set flush with the roof plane.

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

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

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF.

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

GROUND;

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD02 and QD03 of the Thanet Local Plan.

17 The proposed B1 use hereby approved shall not be used other than between the hours of Monday to Friday 0800 to 2000.

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.

18 If, during development, significant contamination is suspected or found to be present at the site, then works shall cease, and this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters. Prior to first occupation/use and following completion of approved measures, a verification report shall be submitted to the Local Planning Authority for approval.

GROUND;

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with Policy SE03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

19 The rating level of noise emitted from the proposed plant and equipment to be installed on the site shall be at least 5dB below the background noise level (LA90,T) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142 2014.

GROUND;

In the interests of the residential amenities of the occupiers of surrounding dwellings in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

20 Prior to the commencement of the development hereby approved, details of the construction of the ceilings and floors that separate the first and second floors shall be submitted to and approved by the Local Planning Authority. The ceilings and floors shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 50 decibels. The weighted standardised difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014 Acoustics. Field measurement of sound insulation in buildings and of building elements. Airborne sound insulation. The work shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

GROUND;

In the interests of amenity for future occupiers in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF

21 Prior to the commencement of the development hereby approved, details of the construction of the ceilings and floors that separate the residential and commercial units shall be submitted to and approved by the Local Planning Authority. The ceilings and floors shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 53 decibels. The weighted standardised difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014 Acoustics. Field measurement of sound insulation in buildings and of building elements. Airborne sound insulation. The work shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

GROUND;

In the interests of amenity for future occupiers in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF

22 Prior to the removal of any trees in connection with the development hereby approved on site, a precautionary method statement shall be submitted to and approved by the Local Planning Authority, detailing how the trees will be removed to minimise the impact on roosting bats. The method statement must be implemented as approved.

GROUND;

In order to safeguard protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and advice as contained within the NPPF.

23 Prior to the first occupation of the development hereby approved, an ecological enhancement plan shall be submitted to and approved by the Local Planning Authority, detailing what ecological enhancements will be incorporated into the site. The plans must be incorporated into the site as detailed in the approved plan.

GROUND;

In the interests of the visual amenities of the area and to make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

24 Prior to the first use of the building hereby permitted, the vehicular access approved and associated vehicle crossing point onto the highway, as shown on the approved plan numbered 21 Rev E received 17 July 2020 should be complete.

GROUND;

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

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

GROUND;

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

26 All excavations within the existing spread of the trees to be retained shall be carried out manually; using only hand held tools and any roots exposed thereby shall be bridged over in the construction of the foundations.

GROUND;

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

27 Prior to the first occupation of the development hereby approved, details of the design of the electric vehicle charging points, to be located as shown on the approved plan numbered 21 Rev E received 17 July 2020, shall be submitted to, and approved in writing by, the Local Planning Authority, and thereafter implemented and maintained as approved.

GROUND;

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

28 The first and second floor windows serving the kitchen and living room for units 1 and 6 in the eastern side elevation of the building hereby approved shall be non-opening below 1.73m above the finished internal floor level, and provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent; and shall

be installed prior to the first occupation of the development hereby permitted and permanently retained thereafter.

GROUND;

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

29 The ground floor of the development hereby approved shall be used as an commercial office (B1a) and for no other purpose including any other purpose in Class B1; of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

GROUND;

To secure the proper development of the area as an acceptable departure from Policy E05 and E06 of the Thanet Local Plan.

30 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 of 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.

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

Then, it was proposed by the Chairman and seconded by Councillor Albon:

”That the application be deferred to officers to pursue alternatives to carparking and layout with the agreement of KCC highways to seek to retain the mature trees to be removed from the site and report back to Members in a future planning committee with a proposed resolution and also potential reasons for refusal”

Upon being put to the vote, the motion, was declared CARRIED.

621. PLANNING APPLICATION OL/TH/16/1765 – LAND ADJACENT TO SALMESTONE GRANGE NASH ROAD, MARGATE

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

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

To defer the application to officers for approval subject to securing a legal agreement for the provision of 18% affordable housing on site (split 70% affordable rent and 30% shared ownership) and planning obligations as set out in this report, and safeguarding conditions outlined at Annex 1, updated to reflect the new Local Plan with the addition of two conditions requiring new development to meet the technical standards outlined in the new Local Plan:

- Details pursuant to condition 1 shall demonstrate compliance with the national described space standards as outlined in Policy QD04 of the Thanet Local Plan 2020.
- 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.

During debate, Members noted the reduction in affordable housing based on viability.

Further to debate, the motion was WITHDRAWN by the Chairman at the request of the Planning Officer, so that renegotiations could be undertaken to address Members concerns before the report can be brought back to committee.

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

THAT the officer's recommendation be adopted, namely:

Defer to officers to negotiate with the applicant for an increase in the amount of affordable housing proposed, and report back for decision by the Planning Committee, including potential reasons for refusal.

This motion was proposed by the Chairman, seconded by the Vice Chairman and put to a recorded vote, after which it was CARRIED.

Meeting concluded : 4.45 pm

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THANET DISTRICT COUNCIL

PLANNING COMMITTEE

2nd September 2020

BACKGROUND PAPERS TO SCHEDULE OF APPLICATIONS

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

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

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

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

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

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

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

I certify that the above items are not exempt information.

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

N/A

I certify that the above items are exempt information.

Prepared by: IAIN LIVINGSTONE



SIGNED:.

Proper Officer

DATE:24th August 2020

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THANET DISTRICT COUNCIL

REPORT OF THE DEPUTY CHIEF EXECUTIVE

PART A

TO: THE PLANNING COMMITTEE

DATE: 2 September 2020

Application Number	Address and Details	Recommendation
A01 F/TH/20/0426	<p>15 Approach Road MARGATE Kent CT9 2AN</p> <p>Change of use from 1No. 5 bed dwelling into 3No. 2-bed self contained flats and 2No. 1 bed self-contained flats, together with erection of single storey rear extension, 2No. dormer windows to the north west roofslope, alterations to fenestration, formation of vehicular access and associated landscaping and external works</p> <p>Ward: Cliftonville West</p>	Approve
A02 FH/TH/20/0618	<p>Falcons Crest Epple Bay Avenue BIRCHINGTON Kent CT7 9HT</p> <p>Alterations to roof form from hip and gable to barn hip, erection of front dormer and resizing of existing two front dormers, erection of pitched roof over existing garage, erection of single storey side and rear extensions with associated balcony, excavation works for the formation of indoor pool, together with alterations and enlargement of existing rear dormer, insertion of windows to western elevation, insertion of solar panel to western elevation and alterations to fenestration</p> <p>Ward: Birchington North</p>	Approve

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A01 **F/TH/20/0426**

PROPOSAL: Change of use from 1No. 5 bed dwelling into 3No. 2-bed self contained flats and 2No. 1 bed self-contained flats, together with erection of single storey rear extension, 2No. dormer windows to the north west roofslope, alterations to fenestration, formation of vehicular access and associated landscaping and external works

LOCATION:

15 Approach Road MARGATE Kent CT9 2AN

WARD: Cliftonville West

AGENT: Mr Daniel Bragg

APPLICANT: Mr N Kronic

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 20/2508/PL/04 Rev A, 20/2508/PL/05 Rev A, 20/2508/PL/06 Rev A received 03 July 2020 and 20/2508/PL/08 Rev B and 20/2508/PL/09 Rev A received 21 August 2020.

GROUND;

To secure the proper development of the area.

3 The cheeks of the 2No. Dormers hereby approved shall be finished in cladding of a similar colour, texture and finish to the existing roof tiles as confirmed in the email correspondence received from the agent dated 20 July 2020.

GROUND

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

4 The external materials and external finished to be used in the single storey rear extension and altered existing 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 QD02 of the Thanet Local Plan.

5 Prior to the construction of the cycle and refuse store, details of this store including elevational plans and details of the materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

GROUND

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

6 Prior to the first occupation of the dwellings hereby approved, full details of both hard and soft landscape works, to include

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted.
- o the treatment proposed for all hard surfaced areas beyond the limits of the highway. This shall include block paving to the hard standing to provide off street parking to the rear of the site hereby approved, with an alternative colour/finish to the pathway to the refuse and cycle store, as agreed in the email correspondence received from the agent dated 20 July 2020.
- o walls, fences, other means of enclosure proposed.

shall be submitted to, and approved in writing by, the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation of the dwelling hereby approved. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

GROUND;

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

7 The refuse storage and cycle storage facilitates as specified upon the approved drawing numbered 20/2508/PL/08 Rev B received 21 August shall be provided prior to the first occupation of the 5No. Self-contained flats hereby approved and shall be kept available for that use at all times.

GROUND

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties and provide a satisfactory standard of development for future occupiers in accordance with Policy QD03 of the Thanet Local Plan.

8 The areas shown on the approved plan numbered 20/2508/PL/08 Rev B received 21 August 2020 for vehicle parking and manoeuvring, shall be kept available for such use at all

times and such land and access thereto shall be provided prior to the first occupation of the 5No. self-contained flats hereby approved.

GROUND;

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

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

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

GROUND

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

10 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.

11 Prior to the first occupation of the 5No. self-contained flats hereby approved, the vehicular access and associated vehicle crossing point onto the highway, as shown on the approved plan numbered 20/2508/PL/08 Rev B received 21 August 2020 should be completed and made operational.

GROUND

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

12 Prior to the first occupation of the 5No. Self-contained flats hereby approved 2m visibility splays, either side of the access, with no obstructions over 0.6m above footway level, as shown on the approved plan numbered 20/2508/PL/08 Rev B received 21 August 2020, shall be provided and thereafter maintained.

GROUND

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

SITE, LOCATION AND DESCRIPTION

15 Approach Road is a substantial two storey semi-detached early 20th century property, located on a large corner plot at the junction of Approach Road and Cliftonville Avenue. The property addresses both Approach Road and Cliftonville Avenue with a gabled roof, bay window features and a balcony to the north west elevation. There is existing off street parking to the frontage, accessed via Approach Road and an original low, rising to a high brick boundary wall to the north west side boundary facing Cliftonville Avenue, with a soft landscaped rear garden.

The surrounding area is predominantly characterised by substantial two and three storey Victorian/early 20th century semi-detached and terraced properties set within large, yet relatively narrow plots.

RELEVANT PLANNING HISTORY

F/TH/07/1367 - Change of use and conversion of single dwelling to one No. one-bed, three No. two-bed flats and one No. three-bed flat, together with three storey rear extension and parking area to rear - 19/11/2007. This permission does not appear to have been implemented.

PROPOSED DEVELOPMENT

The application originally proposed the change of use of the existing 5 bed single dwelling into 5No. 2 bed flats together with the erection of a dormer and balcony to the north western roofslope, together with the installation of rooflights.

The proposal has been amended through the course of the application and now proposes the change of use of the existing single dwelling to 3No. 2 bed self contained flats and 2No. 1 bed self-contained flats, together with the erection of a single storey rear extension, the erection of 2No. dormer windows to the north west roofslope, alterations to fenestration, the formation of vehicular access and associated landscaping and external works.

The proposed flats will be arranged as 2No. 2 bed flats on the ground floor, 2No. 1 bed flats on the first floor, and 1No. 2 bed flat on the second floor, within the roofspace, which will be served by 2No. Dormer windows, rooflights and a window within the existing gable. A single storey rear extension is proposed to infill the existing 1.5m separation distance to the eastern side boundary.

An additional off-street parking area will be provided to the end of the rear garden to provide 3No. Parking spaces, accessed via Cliftonville Avenue. To the rear of the parking area a refuse and cycle store will be provided. The proposed off-street parking will involve the demolition of part of the existing high brick boundary wall measuring approximately 9m in length. It is proposed that the reduced rear garden will provide a communal garden for the occupants of the flats.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

HO1 - Housing Development
GI04 - Amenity Space/Equipped Play
QD02 - General Design Principles
QD03 - Living Conditions
QD04 - Technical Standards
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. 19 letters of objection and one letter of support were received relating to the original scheme.

The letters of objection raise the following concerns:

- The proposed dwelling would involve the loss of a family dwelling.
- Approach Road is a busy through road and an extra 5 flats would result in additional parking pressure and vehicular movements at a busy junction, where parking is already at a premium, which could result in highway safety concerns.
- Inadequate parking is proposed for the proposed 5 flats.
- The proposal would result in an increase in air and noise pollution.
- There are few houses on this road that are converted into flats of this nature. The proposal will be out of keeping with the character of the street and neighbourhood.
- The proposed development would irreversibly diminish the quality of the local housing stock.

The letter of support states: 'Approach Road is made up of a mix of properties including houses, flats and AirBnBs and I therefore see no reason to object to this proposal'.

8 letters of objection have been received relating to the amended scheme. These letters raise the following concerns:

- The proposal will increase the occupation of the existing property, leading to increased parking pressure in an area with existing parking pressure, together with increased vehicular traffic.
- Through creating the additional off street parking spaces, the proposal will involve the removal of 3-4 on street parking spaces to create the vehicular crossover. This is therefore not considered to overcome the parking concerns.
- The amended proposal has met the minimum standards of KCC Highways but it is likely that each household will have more than one car, which will increase parking pressure.

- The junction of Cliftonville Avenue and Approach Road is a dangerous junction, which the additional parking and vehicular movements could increase.
- Consider that the parking and cycle store should be enclosed to reduce the impact on the adjacent neighbours rear garden.
- The proposed parking spaces will result in the loss of trees in the rear garden resulting in a loss of privacy.
- Consider that the proposed development is overdevelopment.
- Concern regarding the additional noise and disturbance which will arise from the occupation of multiple units and the associated vehicular movements.
- The proposed dropped kerb will involve the demolition of part of the existing 1910 Edwardian wall.

CONSULTATIONS

Southern Water - Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. Request that informatives are attached to the decision notice, should the proposal be approved.

KCC Highways –

Final comment in Response to Amended Scheme 27/07/2020: -

'Thank you for submitting the revised plans in relation to the above planning application. I am satisfied that the additional information provided addresses the concerns raised in my previous response.

Consequently, I confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

Submission of a Construction Management Plan before the commencement of any development on site to include parking and turning areas for delivery vehicles and site personnel and timing of deliveries.

Completion and maintenance of the access shown on the submitted plans prior to the use of the site commencing.

Provision of measures to prevent the discharge of surface water onto the highway.

Use of a bound surface for the first 5 metres of the access from the edge of the highway.

Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans (20/2508/PL/08) prior to the use of the site commencing.

Provision and permanent retention of the cycle parking facilities shown on the submitted plans (20/2508/PL/08) prior to the use of the site commencing.

Provision and maintenance of 2m pedestrian visibility splays, either side of the access, with no obstructions over 0.6m above footway level, prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.

Relocation of the warning sign located within the proposed vehicle crossover on Cliftonville Avenue prior to the use of the site commencing.

Additional notes

There is a warning sign located within the proposed vehicle crossover on Cliftonville Avenue and it should be noted that the relocation of this sign would be at the expense of the applicant.'

Original Comment 01/05/2020: -

'The proposed parking provision for this development does not meet the minimum requirements for a suburban location. This proposal is for 5No. Self contained flats and as such 5 parking spaces are required (ratio of 1 space per flat). All parking spaces should measure a minimum of 5m long x 2.5m wide (increasing to 2.7m where a space is bounded on one side by a wall, fence or landscaping) with 6m reversing space behind each space. The applicant should note that as Approach Road is a classified road, all vehicles must be able to enter an exit the driveway in a forward gear.

The applicant should also consider including electric vehicle (EV) charging points, to future proof the site for the foreseen increase in electric vehicles, and in line with emerging vehicle parking standards.

No details have been submitted regarding bicycle storage. Secure, covered storage is required for 5 bicycles (ratio of one space per flat). This can be in the form of a shed in the rear garden and should be detailed on any further submitted plans.'

Kent Police -

Having reviewed the application on-line these issues need to be addressed, including:

1. Cycle Storage: The encouragement of cycling and charging for electric bikes along with SBD or Sold Secure approved storage is advised. Once bikes are vandalised or stolen, residents often seek safer storage and often within communal corridors.
2. Mail Delivery: Communal mail delivery to be "through the wall" or in the lobby, of robust construction, with anti-fishing design and of Secured by Design or Sold Secure standard.
3. Access Control: We strongly recommend that each unit of accommodation has an electronic audio visual visitor door entry system to minimise the opportunity for unauthorised access.
4. Doors: Each main access apartment door should be PAS 24:2016 Certified, STS 201 or LPS 2081 Security Rating B+. ADQ PAS 24: 2012 has been superseded.
5. Windows: On the ground floor to be of PAS 24:2016 certification standard and ground floor bedroom windows require defensive treatments.
6. Parking: Only 2 parking spaces is a concern as when the demand for "on street" parking in areas of high demand increase, tension often results in conflict.
7. If approved, site security is required for the construction phase. There is a duty for the principle contractor "to take reasonable steps to prevent access by unauthorised persons to the construction suite" under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

Natural England - On the basis of the appropriate financial contribution being secured to the relevant scheme, Natural England concurs with your authority's conclusion that this is suitable mitigation, as such the proposed developments will not have an adverse effect on the integrity of Thanet Coast and Sandwich Bay SPA and Ramsar site.

COMMENTS

This application has been called to Planning Committee by Councillor Alan Currie due to concerns regarding highway safety and highway amenity, environmental concerns regarding the loss of trees and concerns regarding overdevelopment.

The main consideration with regard to this application is the principle of development, the impact of the proposed development on the character and appearance of the area, the impact upon residential amenity, and the impact upon highway safety.

Principle

Policy HO1 of the Thanet Local Plan states that residential development on non-allocated sites within the confines of the urban area should be approved, subject to meeting other relevant Local Plan policies. The application proposes the extension and conversion of the existing building within the urban confines to provide 5No. Self-contained flats, and will therefore accord with this policy. There are no policies which restrict the creation of 1 bedroom flats in this location.

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

Character and Appearance

The 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 outlines that the design of all new proposals must respect or enhance the character or appearance of the area particularly in scale, massing, rhythm and use of materials.

The proposed amended development proposes the erection of 2No. dormer windows within the north western roofslope to serve the proposed flat at this level. These dormers are modest in scale and are considered to be proportional and set comfortably within the roofslope. The dormers will be sited in line with windows to the first floor below, and will maintain the design of the existing windows and are therefore considered to be in keeping with the existing pattern of fenestration. The dormer cheeks will be clad in boarding of a similar colour and finish as the existing roof tiles, which will suitably assimilate with the existing property.

The proposal will involve the relocation of an existing rooflight to the north western roofslope to the south by approximately 1.5m, positioned above the corner bay window feature. This is considered to be a minor alteration which will suitably relate to the design and pattern of

fenestration of the property. The proposal will involve the reinstatement of the former circular window to the existing front gable at roof level which will reinstate this design feature.

The proposed single storey rear extension is modest in scale, and will extend a width of 1.5m to infill the separation from the existing extension to the side boundary. The proposal will involve the removal of the existing pitched roof to this extension, to be replaced with a flat roof, with parapet walls to each side. This will provide a cohesive form and design to the extended extension, which through its single storey height will appear clearly subservient to the existing property, and will have reduced prominence from the street scene.

The proposed additional off-street parking to the rear of the rear garden will involve the demolition of an approximately 9m stretch of the existing relatively high brick boundary wall. The demolition of part of this original wall is regrettable, however a large portion of the high side boundary wall will remain which, together with the low brick boundary wall around the buildings frontage, will maintain the majority of this boundary feature, and the site is not located within a Conservation Area. Separate parking areas and parking to frontages is a characteristic feature of the street scene and as such, the provision of this parking area is not considered to be out of keeping with the street scene, or significantly harmful to the character and appearance of the area. The parking area will be block paved, which will provide an appropriate material and appearance to this hardstanding area, and details of the exact materiality will be secured by condition, should consent be granted.

A refuse and cycle store will be provided to the rear of this parking area. The majority of the store will be set behind the proposed 1.8m fence to enclose the shared garden which will limit its prominence from the public realm, and the remainder will be a relatively limited size, which is not considered to be harmful to the character and appearance of the area. Further details regarding this cycle/refuse store will be secured by condition, should permission be granted.

The proposed development will involve the subdivision and conversion of the existing dwelling to 5No. Flats. The existing dwelling is a substantial five bedroom dwelling which could accommodate a large number of occupants within a single household. The application does not propose any significant additional built form to accommodate the proposed flats. Whilst the proposed use of flats is likely to increase the level of occupation and activity of the application property somewhat, it is not considered that this would significantly exceed the level of activity or occupation of the large application property by a single household.

The surrounding area predominantly contains single dwellings, however there are flats, both within purpose built buildings and conversions within the vicinity of the application site on Cliftonville Avenue and Dane Road, for example. The application property would remain in residential use, and the proposed flats would be provided with amenities such as off road parking, refuse/cycle storage and use of a shared garden. Given the characteristics of the surrounding area, the moderate number of flats and provision and amenities proposed, the use of the application property as 5No. Self-contained flats is not considered to be an unduly intensive use, or significantly alter the character of the property, to be harmful to the character of 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

The proposed single storey rear extension will infill the existing 1.5m separation distance to the side boundary, and will extend beyond the adjoining neighbours rear elevation by 3m in depth, of a height of approximately 3.2m. This element will be an addition to an existing relationship, given the presence of an existing single storey extension set off the boundary with no.17 Approach Road, but given its relatively modest height and depth, is not considered to result in unacceptable harm to the living conditions of the adjoining neighbour, in terms of loss of light or creating a sense of enclosure..

The proposed other additional built form elements, the proposed dormer windows, refuse and cycle store and the 1.8m high fence to enclose the garden will be modest in scale, and will retain sufficient separation distance to adjacent neighbours to prevent harm deriving from their built form.

In terms of overlooking, no side elevation windows are proposed to the single storey rear extension. The 2No. additional dormers, and the reinstated circular window will be additions to existing first floor windows and rooflights to these elevations, which will face the north west side and southern front elevation respectively, both of which face roads and the frontage/side elevation of adjacent neighbours opposite. As such, these windows are not considered to result in harmful overlooking.

In terms of the living conditions of future residents of the proposed dwellings, Policy QD03 of the Thanet Local Plan requires all new development to be of an appropriate size and layout with sufficient useable space, meet the Nationally Described Space Standards as set out in Policy QD04. Paragraph 127 of the National Planning Policy Framework requires a high standard of amenity for existing and future users.

The proposed flats all meet or exceed the relevant Nationally Described Space Standards and the overall sizes of Thanets Flat Conversion Guidelines, and proposes suitable internal space and internal layout. All primary habitable rooms will be served by an external window, door or rooflight to the front, rear or north west side elevation, which will provide a satisfactory standard of light, outlook and ventilation.

All flats will have access to a good sized communal garden which will provide suitable provision of doorstep play space in accordance with Policy GI04 and amenity space to serve the proposed units. Secure refuse and cycle storage is proposed to the rear of the plot, accessed via a pathway adjacent to the off-street parking, which will provide suitable provision of refuse and cycle storage to serve the proposed units. The proposed development is therefore considered to provide a good standard of amenity for future occupiers.

Concern has been raised regarding additional noise and disturbance. The application site is located within an established residential area where some associated noise and disturbance

is an established and expected feature. The conversion of the existing large single dwelling into 5No. Self-contained flats, which will be provided with a good standard of amenity for the future occupiers, is not considered to significantly increase or alter the existing noise and disturbance associated with this residential area.

The proposed development is therefore considered to be acceptable in terms of residential amenity of the adjacent neighbours and the future occupiers of the proposed dwelling in accordance with Policy QD03, QD04 and GI04 of the Thanet Local Plan, and the National Planning Policy Framework.

Highways

The amended development proposes the provision of 3No. off street parking spaces accessed via Cliftonville Avenue, located to the rear of the rear garden, in addition to the existing 2No. off street parking spaces to the frontage. This provision of off street parking would provide 1No. parking space per unit, which would provide satisfactory parking provision for this development within this suburban location.

Concerns have been raised that the proposed development would increase existing parking pressure in the locality. The proposed development would be provided with a parking space for each unit, which through the creation of a vehicular crossover to the rear of the site, would lead to some loss of on-street parking spaces. As such, the development may result in some moderate increased parking demand and vehicular movements above the existing use.

The application site is located within a largely sustainable location, located a short distance from Northdown Road which provides a range of amenities and public transport links, and a moderate distance from Margate Town Centre, and as such, occupiers of the proposed units would not be reliant upon the private car. There is on street parking availability on Cliftonville Avenue, Approach Road and surrounding roads. Whilst the proposal may lead to some increase in parking demand, the existing application property is a large dwelling, and is likely to have a moderate parking demand associated with the existing use.

Given the largely sustainable location of the site, the proposed parking provision for the development and the nearby on-street parking provision, it is not considered that the proposed development would result in significant additional parking demand or vehicular movements which would be unacceptably detrimental to highway amenity or highway safety.

The proposed parking area to the rear shall contain a 1.2m wide pathway to access the refuse store to the south of the parking spaces and the existing rear boundary wall to the north will be reduced in height and stepped adjacent to the access, which will provide suitable visibility splays either side of this access. The parking area is located over 30m from the junction of Cliftonville Avenue and Approach Road, and will be a modest addition to existing off street parking areas adjacent and opposite the site. As such, this parking area is not considered to interfere or significantly increase vehicular movements at this junction.

KCC Highways have considered the amended proposal and have commented that the amended scheme has addressed their original concerns with the development, and provided

their requirements are secured by conditions, no objections would be raised to the amended development. The agent has confirmed their agreement to the conditions required by KCC Highways and it is therefore considered that the proposal will provide an acceptable development with regards to highways matters.

The development will be provided with a secure cycle store, which provides 1No. space per unit, which will provide satisfactory provision of cycle storage for the proposed development.

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

Contributions

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

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

A Unilateral Undertaking for the required financial contribution of £1,044 for the proposed additional 2No. 2 bed units, and 2No. 1 bed units to mitigate the additional recreational pressure on the SPA area has been received which provides the appropriate mitigation for the proposal.

Other Matters

Kent Police have raised a number of matters regarding crime prevention through environmental design. It is considered that the measures raised are sufficiently addressed through the proposed development, which provides secure cycle storage, or are matters which would be suitably addressed at construction stage. As such, no objections are raised in this regard.

Conclusion

Overall the amended scheme is considered to have an acceptable impact upon the character and appearance of the area, the living conditions of adjacent neighbours, highway safety and amenity, and provides a satisfactory standard of amenity for future occupiers. The proposed amended development is therefore considered to be acceptable and in

accordance with the relevant Thanet Local Plan policies and the National Planning Policy Framework.

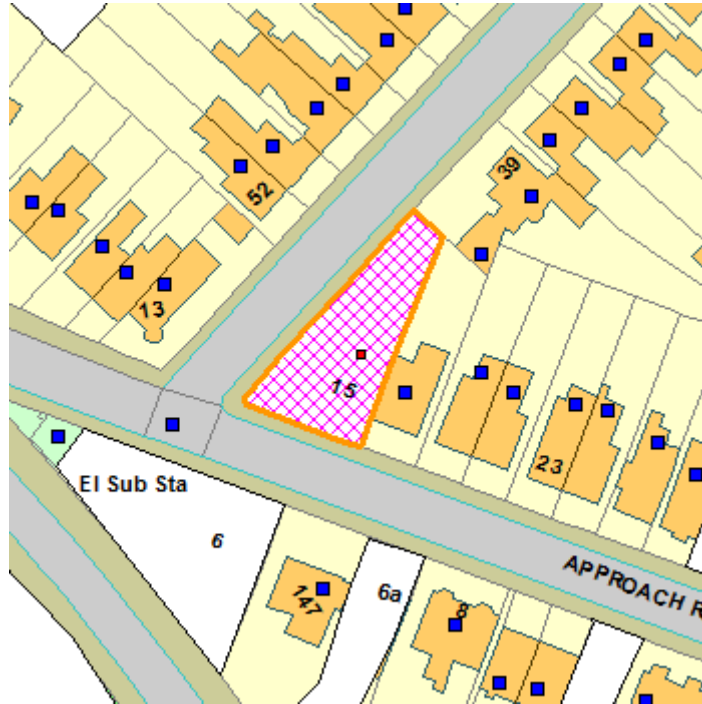
It is therefore recommended that members approve this application, subject to safeguarding conditions.

Case Officer

Jenny Suttle

TITLE: F/TH/20/0426

Project 15 Approach Road MARGATE Kent CT9 2AN



A02 **FH/TH/20/0618**

PROPOSAL: Alterations to roof form from hip and gable to barn hip, erection of front dormer and resizing of existing two front dormers,
LOCATION: erection of pitched roof over existing garage, erection of single storey side and rear extensions with associated balcony, excavation works for the formation of indoor pool, together with alterations and enlargement of existing rear dormer, insertion of windows to western elevation, insertion of solar panel to western elevation and alterations to fenestration

Falcons Crest Epple Bay Avenue BIRCHINGTON Kent CT7 9HT

WARD: Birchington North

AGENT: No agent

APPLICANT: Mr Michael Barrett

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered Falcon-004 and Falcon-010 received 20/07/2020, and Falcon 003, Falcon-007 and Falcon-009 received 06/08/2020.

GROUND;

To secure the proper development of the area.

3 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 first been submitted to and approved by the Local Planning Authority. The works shall thereafter be carried out in accordance with the agreed programme.

GROUND; To ensure that features of archaeological interest are properly examined and recorded.

4 The external materials and external finishes to be used in the roof alterations and the front and rear dormers 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 The external materials and external finishes to be used in the single storey side extension to the western flank 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

6 The windows to be provided in the eastern elevation of the ground floor flank projection adjacent to No. 35 Epple Bay A hereby approved shall be provided and maintained with a cill height of not less than 1.73 metres above the finished internal floor level.

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.

INFORMATIVE

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

Epple Bay Avenue is a winding road with largely detached properties in sizable plots along the northern coastal part of the District. There are a mixture of bungalows, chalet bungalows, and two storey properties within the street and a lot of architectural variety. This streetscape is more widely part of an important landscape character area defined by open sea views, narrow open grassy cliff tops which separate the coast from adjacent urban development, generally low rise residential seafront development which maintains the sense of an open undeveloped coast and an area that offers opportunities for recreational access on the cliff tops and sea wall via the Coastal path and Viking Trail, as identified in the Council's Landscape Character Assessment.

Falcon's Crest is a large detached chalet bungalow on the northern part of the street, where land levels slope down from the highway. It does not sit within any designated areas but is

adjacent to the Birchington/Westgate green wedge, public open space and part of an identified landscape character area to the east. It is also in close proximity to Flood Zones 2 and 3 and the urban fringe.

The property is set back from the street and is within a large plot that backs on to the edge of the clifftop. The existing building has a number of extensions and projections across it. To the front the building is light brickwork with red roof tiles. It has a hipped roof porch and a large flat roof garage set forward of the main building line along the eastern side of the frontage. The eastern part of the roof is gabled and the western side hipped. A large chimney stack sits to the left of the entrance porch with two flat roof dormers present, one either side of it. To the rear a number of single storey extensions and conservatories appear, with one conservatory wrapping around the rear and western flank. Two flat roof dormers appear in the rear roof slope, one long and set down, the other more modest following the line of the first.

RELEVANT PLANNING HISTORY

F/TH/14/0243 - Erection of single storey front, rear and side extensions, two storey rear extension and first floor extension, together with insertion of first floor windows to side elevations. Granted 03 June 2014.

F/TH/91/0331 - Erection of single storey side and rear conservatory extension. Granted 22 May 1991.

PROPOSED DEVELOPMENT

This application seeks planning permission for alterations to the roof form from hip and gable to barn hip, the erection of a front dormer and resizing of the existing two front dormers, the erection of a pitched roof over the existing garage to the front, the erection of single storey side and rear extensions with an associated balcony, excavation works for the formation of an indoor pool, together with alterations and the enlargement of the existing rear dormer, the insertion of windows to the western elevation, the insertion of a solar panel to the western elevation and alterations to fenestration.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

SP26 - Landscape Character Area

SP35 - Quality Development

CC03 - Coastal Development

CC04 - Renewable Energy

QD01 - Sustainable Design

QD02 - General Design Principles

QD03 - Living Conditions

TP03 - Cycling

TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice posted close to the site. No representations have been received.

Birchington Town Council: Object to the application due to the volume of changes to the property and lack of doorways within the pool area.

CONSULTATIONS

KCC Archaeology: I have checked the details and as you note it lies in an area that is archaeologically sensitive. In particular Romano-British funerary remains have been recorded in the area. I note the proposal involves excavations for a swimming pool within the existing property and an extension. While the location would have been subject to a degree of past disturbance there remains potential for archaeology within the property and I would therefore recommend that in any forthcoming consent provision is made for a watching brief secured through the following condition:

AR4 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.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

COMMENTS

This application is reported to Planning Committee at the request of Councillor Coleman-Cooke in order for Members to consider whether any harm is caused to the character and appearance of the area as a result of the works that are proposed, having specific regard to whether the works would be an overdevelopment of the site.

Principle

The proposal relates to an existing residential dwelling in the urban area and there is no in principle objection to its alteration or extension.

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

Character and Appearance

Paragraph 127 of the National Planning Policy Framework (NPPF) states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective

landscaping, sympathetic to local character and history, establish or maintain a strong sense of place, and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible. 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. Policy QD02 of the Thanet Local Plan outlines that the primary aim of new development is to promote or reinforce local character and provide high quality and inclusive design that is sustainable in all other respects. Proposals should therefore relate to surrounding development, form and layout, be well designed, pay particular attention to context and identity of location, scale, massing, rhythm, density, layout and materials, and be compatible with neighbouring buildings and spaces. Policy SP26 sets out that development proposals should demonstrate how they respect and respond to the character, key sensitivities, qualities and guidelines of the relevant landscape character areas identified by the Council and detailed in its Landscape Character Assessment. The site is within the developed coast, where proposals should respect the traditional seafront architecture of the area, maintain existing open spaces, maintain and enhance the setting of sandy bays, low chalk cliffs and associated grassland, and maintain and enhance long sweeping views of the coastline.

The proposed alterations to the roof would not see any overall increase in the height of the ridge. The two currently uneven slopes to the east and west would be balanced with matching barn hips. This would allow for a greater sense of space to the east, where there is currently a full gable. To the west the existing hip would be raised with increased mass in this area as a result of the proposed barn hip finish. Although it has since lapsed without implementation, planning permission was previously granted for alterations to the roof in this location (F/TH/14/0243) that would have allowed the same kind of roof finish to the west. The neighbouring property in this location, Helms Deep, is set back behind the building line of the application site and a large gap exists at first floor between the neighbouring property and the application dwelling. Although the works would introduce more built form, some of the openness here and the visual gap that provides long views of the coastline would be retained, with no significant loss. On balance therefore, the works would not cause harm to the aims of saved policy SP26, and subject to a condition requiring the use of matching materials to the roof, would not cause harm to the character and appearance of this varied streetscape.

The existing dormers would be replaced along the front roofslope, with three similarly sized and spaced. The current dormer arrangement across the front appears cramped and unbalanced when viewed against the front chimney stack, the uneven roof slopes to the east and west, and the hipped roof of the porch. The works would simplify the overall frontage and create a more unified pattern of development. They are therefore not considered to be harmful, subject to a condition securing the use of matching materials.

The addition of a pitched roof over the existing garage would add more bulk to the front of the site, however it is recognised that there is a lot of diversity in terms of roof forms and finishes in this location, and the works would be similar to the appearance of the neighbouring garage at Helms Deep. As such they would not be out of keeping with the mixed character of the area.

To the eastern side elevation the works propose the loss of an existing smaller chimney stack to accommodate changes to the rear dormer, which would cut into the eastern roofslope. It is also proposed to insert a first floor window and a high level ground floor window that would wrap around the rear. The alterations to the roof would be unlikely to have any harmful impact on the character and appearance of the area, given the set-back from the road, coastal location and varied streetscene. The proposed additional windows would not be uncommon for a residential property. The loss of the chimney stack to the side is not considered to result in any harm to the wider area with no fixed pattern in this location. Additionally the dwelling would retain a stack to the front elevation, which is a more interesting and prominent feature, and would therefore retain some of the original characteristics of the property.

A staggered single storey side and rear extension is proposed to the western flank and would replace an existing mono-pitch conservatory. It would be set back from the front building line where land levels slope northwards, meaning that the full extent of the extension would be unlikely to be realised from the road. The plot also widens in this location but because the host dwelling is set so close to the boundary and forward of the neighbouring building line at Helms Deep, there is a narrow appearing gap between the properties where the development would be located, meaning it would never be fully appreciated from Epple Bay Avenue. The extension would be single storey with a flat roof that would, in part, exceed the height of the eaves of the host dwelling. This is not usually considered to be good design, however it is recognised that within this street this is a common relationship and permission has been given for similar works nearby owing to the varied nature of built form. Subject to the use of matching materials, the extensions are considered to be acceptable.

A solar panel would be located above the proposed conservatory on this side. Policy QD01 supports developments that are designed to reduce emissions and have resilience to function in a changing climate by making the best use of solar energy and natural light. Policy CC04 supports the use of renewable energy where there would be no significant adverse impacts on the surrounding area in terms of visual and landscape impacts, noise or amenity. The panel would be largely obscured by the arrangement noted above and limited views if any would be possible. The panel would be set back into the site where land levels fall and the panel would be a single modest one with no more than a 10 degree angle. It is therefore unlikely to result in any visual harm.

To the rear a single storey extension is proposed to join an existing extension along the eastern facing boundary.. The rear will not be readily visible from the street, save for very long distance glimpsed views from Sea Road. As such the works are not considered to adversely impact the character and appearance of the area.

Overall the changes proposed are not considered to result in harm to the character and appearance of the area, and would create more simplified and balanced forms of development. For this reason the works are considered to comply with the aims of policies SP26, QD01, QD02 and CC04 of the Thanet Local Plan, along with the aims 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. Paragraph 127 states that decisions should ensure development creates, inclusive and accessible and which promote health and well-being, with a high standard of amenity for future users. Policy QD02 of the Thanet Local Plan outlines that new development should be compatible with neighbouring buildings and spaces, and should be inclusive in its design for all users. It should improve people's quality of life by creating safe and accessible environments and promote public safety and security. Policy QD03 outlines that new development must not lead to unacceptable living conditions through overlooking, noise, vibrations, light pollution, overshadowing, loss of natural light or a sense of enclosure. Policy CC03 outlines that proposals for new development within 40m of the coastline or clifftop must demonstrate that it will not expose people and property to risks of coastal erosion and flooding, accelerate coastal erosion due to increased surface water- run-off or impact natural habitats through coastal squeeze.

The works to the front of the site for a gable to barn hip change are not considered to cause any new harm to the neighbouring occupiers at No. 35 Epple Bay Avenue. The roof would not move any closer to the neighbouring property, and the small hip would mean an increased sense of space in this location, moving away from the two rooflights in the neighbouring roof slope. The hip to barn hip enlargement to the west with Helms Deep would bring development closer to the neighbouring property, where there are first floor windows and rooflights. However, the main dwelling at Helms Deep is set back from Falcon's Crest and sits at an angle to it, with a garage immediately on the boundary creating some separation from habitable spaces. The development would retain a level of open space at first floor between the properties and given this, along with the orientation of Helms Deep and path of sunlight in this location, the works are not considered to result in any new overbearing, sense of enclosure, loss of light or loss of outlook.

The proposed front dormer and alterations to the existing would not materially alter the relationship with any adjacent neighbouring properties, with No. 35 being set forward of the main building line at Falcons Crest and offering no obvious views into flank windows, which are obscured by the existing garage on the boundary, and with Helms Deep being set back. There would be more than 21m between the proposed development and the properties adjacent to the south.

The addition of a pitched roof over the existing garage is not considered harmful to the living conditions of the occupiers of No. 35. The existing garage sits roughly in line with the front of the neighbouring property, where a change to the roof form would be unlikely to cause any overbearing or overshadowing to the front windows. Although a greater mass would be evident from the flank windows in this location, the roof would pitch away from these windows and light would continue to pass down the 1m gap between the properties.

The proposed single storey extensions to the west would see one smaller extension set in 2m from the front building line and extending around 2m in length. The other would sit behind this and extend around 6.4m in length. The first would project approximately 1.2m from the side of the host building and the larger extension wrapping around the rear would project around 2.4m. These would sit adjacent to the neighbouring garage at Helms Deep,

which does not appear to have any openings or be in use as habitable space, adjacent to the area for development. As a result no new overbearing, loss of light, loss of outlook or other harm is considered to result.

An objection has been received in relation to a lack of doors to the proposed swimming pool, which would be accommodated within the western side/rear extension. Bi-fold doors are proposed in this location to meet with the rear of the property, and the use/enclosure of this part of the development is not considered to result in any new harm to neighbouring occupiers, being ancillary to the main dwelling. No internal doors are proposed to divide the pool area from the lounge, however the internal configuration of the dwelling is not a planning matter insofar as the applicants may have an open-plan layout if they wish. There are no planning restrictions on this issue and this is not considered any further.

The proposed solar panel above these extensions would be of a modest scale and have a small 10 degree angle or lay flat. Solar panels are designed to prevent solar glare and are unlikely to result in any harm to the living conditions of neighbouring occupiers, providing a renewable energy source in accordance with the aims of policies QD01 and CC04 of the Thanet Local Plan.

A rear extension is proposed that would largely sit inside the footprint of two existing rear projections/conservatories. There would be no new impact to the east, with no additional built form in this location, save for a new window wrapping around the flank towards the rear. Given the raised patio adjacent to this area across No. 35, it is considered appropriate to ensure that this window be high level.

To the rear it is proposed to replace the two existing flat roof dormers with one large flat roof dormer. This would be set down from the ridge and set in from the east by approximately 0.2m. A roof terrace would run between the dormer and the flat roof extensions and projections below and have a short side return. Neither of these accretions are considered to result in any new harm to the occupiers of No. 35 Epple Bay Avenue as they would not materially alter the existing relationship with the neighbouring property. There is already a similar dormer in this location and a balcony with a return. A window would be provided at first floor looking east. There is already a window in this location and the re-provision of this is not considered to materially alter the relationship with the occupiers of No. 35 Epple Bay Avenue.

To the west the dormer would be set in by around 2.6m and would not therefore result in any new harm to neighbouring occupiers at Helms Deep. The proposed balcony would stop before the wrap around side/rear extension, being set in by some 4.3m. The neighbouring windows appear to be obscure glazed at first floor. Given the distance between the proposed balcony and the neighbouring windows, along with the existing obscure glazing and lack of objection to the application, the works are not considered to result in any direct overlooking, sense of overlooking or sense of surveillance in this location and although a privacy screen has been considered and discussed with the applicant, in this instance a condition requiring such may fail to meet the tests set out for the imposition of a condition given the relationship between properties.

In terms of the Council's coastal development policy CC03, reference to the Environment Agency's flood map suggests that the site is within Flood Zone 1, and is thus at a low risk of flooding. Parts of the site are within 40m of the clifftop but not all of it. The alterations to the property will create a modest increase in footprint with the ground area covered not materially changing when compared with the existing arrangement of extensions and projections as to be likely to accelerate coastal erosion or coastal squeeze. There is an established residential dwelling in this location and the works would not provide any new sleeping accommodation in an area at risk of erosion or flooding. As a result it is considered that there is unlikely to be any harmful impact on flood risk or drainage, in accordance with the aims policy CC03 and those of the NPPF.

Overall the works are not considered to result in any harm to neighbouring property occupiers and would provide a satisfactory standard of accommodation for future users. As such the development is considered to comply with the aims of saved policies QD01, QD02, QD03 and CC03 of the Thanet Local Plan and the aims of the NPPF.

Archaeology

Thanet is an area rich in archeology, with a long history of trade, settlers and invasion, and defence given its former island status and proximity to Europe. As a result there is the potential for disturbance to archaeological assets with any proposal involving below ground works.

Where this is the case paragraph 190 of the NPPF states that the local planning authority should take account of available evidence and expertise to consider the impact of a proposal on heritage assets, such as those of archaeological interest, and should take care to avoid or minimise any conflict between the asset's conservation and any aspect of the proposal. Policy HE01 sets out that the Council will promote the identification recording and protection of archaeological sites. Development proposals adversely affecting the integrity or setting of heritage assets will normally be refused.

The proposed swimming pool will require some more extensive groundworks than the extensions and therefore have the potential to impact below ground artefacts. Kent County Council (KCC) have identified that Romano-British funerary remains have been found in the area close to the site. As the works for the swimming pool in particular will involve some intrusion into the ground, there is the potential for the disturbance of archaeological remains. For this reason KCC recommend a pre-commencement condition for a watching brief. The wording recommended for the condition should however be amended to require compliance with the approved written programme of works and to ensure that it is clear, precise and enforceable. Subject to this, the development would comply with the aims of policy HE01 and the guidance contained within the NPPF.

Highways

Policy QD02 outlines that new development proposals should incorporate a high degree of permeability for pedestrians and cyclists and provide safe and satisfactory access for pedestrians, public transport and other vehicles. Saved policy TP06 outlines that proposals for development will be expected to make satisfactory provision for the parking of vehicles.

Suitable levels of provision are considered in relation to individual proposals, taking into account the type of development proposed, the location, accessibility, availability of opportunities for public transport, likely accumulation of parking and design considerations.

The works would not result in any increase to the number of bedrooms provided across the site. There are no proposed changes to parking arrangements across the site, with off-street parking space available, and therefore there is not be considered to be any adverse impact on highway safety or parking in the surrounding area.

Conclusion

The works would result in new built form and the enlargement of the existing property. This new development is considered to create more balance across the dwelling as a whole, and a simplification in terms of projections, extensions and openings. The works are not considered to result in any harmful overdevelopment of the site, or to cause harm to the character and appearance of the area subject to a number of safeguarding conditions. The works are not considered to create any new harmful overlooking, overshadowing, sense of enclosure, or overbearing to neighbouring property occupiers, or to result in accelerated coastal erosion or risk to people or property. The works have the potential to impact on below ground artifacts, where previous findings of archeological interest have been recorded. As a result it is considered necessary to condition a programme of archaeological works. The works are not considered to result in any additional pressure on parking or highway safety.

In view of the above, this application is recommended for approval.

Case Officer
Vicky Kendell

TITLE: FH/TH/20/0618

Project Falcons Crest Epple Bay Avenue BIRCHINGTON Kent CT7 9HT

