

Date: 23 November 2020
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PLANNING COMMITTEE

2 DECEMBER 2020

A meeting of the Planning Committee will be held at 5.15 pm on Wednesday, 2 December 2020 by Video Conference.

Membership:

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

AGENDA

Item
No

Subject

1. **APOLOGIES FOR ABSENCE**

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

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

3. **MINUTES OF PREVIOUS MEETING** (Pages 5 - 10)

To approve the Minutes of the Planning Committee meeting held on 11 November 2020, copy attached.

4. **SCHEDULE OF PLANNING APPLICATIONS** (Pages 11 - 14)

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

For Approval

4a **A01 F/TH/20/1196 - FLATS 2 AND 4 SION COURT, 3 - 4 SION HILL, RAMSGATE, KENT CT11 9JA** (Pages 15 - 28)

4b **A02 F/TH/20/1068 - 1 SEVENSORE FARM COTTAGES, EBBSFLEET LANE NORTH, RAMSGATE, KENT CT12 5DN** (Pages 29 - 40)

Item
No

Subject



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

THANET DISTRICT COUNCIL DECLARATIONS OF INTEREST

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

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

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

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

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

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

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

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

An associated person is defined as:

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

An Authority Function is defined as: -

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

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

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

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

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

Gifts, Benefits and Hospitality

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

What if I am unsure?

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

Planning Committee

Minutes of the meeting held on 11 November 2020 at 5.15 pm, by video conference.

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

In Attendance: Councillors: Dexter, Gregory and Rogers

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Duckworth, for whom Councillor Whitehead was substitute, and Councillor Dennis.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Albon proposed, Councillor Coleman-Cooke seconded and Members AGREED that the minutes of the Planning Committee held on 21 October 2020 be approved and signed by the Chairman.

4. **SCHEDULE OF PLANNING APPLICATIONS**

(a) **A01 F/TH/20/0495, 100-114 Harbour Parade RAMSGATE Kent CT11 8LP**

PROPOSAL: Erection of new wrought iron security fencing around boundary of existing flat roof.

A statement from Mr Ratnasingham, objecting to the application, was read out by an Officer.

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

“That the officer’s recommendation be adopted, namely that the application be APPROVED subject to the following conditions:

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

GROUND:

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

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 006/19/04A.

GROUND:

To secure the proper development of the area.

3 The proposed railings shall be wrought iron and painted black.

GROUND:

To preserve the integrity and character of the listed buildings and character and appearance of the Conservation Area in accordance with Policies HE02 and HE03 of the Thanet Local Plan and advice as contained within the NPPF.”

Further to debate, the motion was put to the vote and the proposal FELL.

Councillor Albon then proposed and Councillor Currie seconded, that the application be REFUSED for the following reasons:

The development, by virtue of the design and height of the railings proposed, would appear incongruous and overly cluttered, failing to preserve or enhance the special character and appearance of the Ramsgate Conservation Area, resulting in a detrimental impact on the significance of both the conservation area and competing with the listed buildings and structures in Kent Terrace, not outweighed by any public benefit and as a result the development would be contrary to the aims of policies QD02, HE02 and HE03 of the Thanet Local Plan and the aims of paragraphs 127, 130, 196, 197 and 200 of the National Planning Policy Framework.

This motion was put to the vote and declared CARRIED.

(b) **A02 FH/TH/20/0998, 3 Harrow Dene BROADSTAIRS Kent CT10 2UY**

PROPOSAL: Erection of 2No dormers to side elevations together with increase in ridge height to facilitate conversion of loft.

A statement from Ms Roberts, objecting to the application, was read out by an Officer.

Councillor Dexter spoke as a Ward Councillor.

It was proposed by the Chairman and seconded by the Vice Chairman that the officer's recommendation be adopted, namely:

That the application be APPROVED subject to the following conditions:

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

GROUND:

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

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered B/2 and B/3 received 28 October 2020.

GROUND:

To secure the proper development of the area.

3 The windows window in the first floor east and western side elevations elevation of the dormers 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.

Further to debate, the motion was put to the vote and the proposal FELL.

Councillor Garner then proposed and Cllr Jill Bayford seconded, that the application be REFUSED for the following reasons:

The proposed dormer windows, by virtue of their size and prominent siting, results in a visually intrusive, incongruous and dominant form of development, unrelated in scale and design to the host building, severely detrimental to the character and appearance of the area, and contrary to Policy QD02 of the Thanet Local Plan, BSP9 of the Draft Broadstairs Neighbourhood Plan, and paragraphs 127 and 130 of the National Planning Policy Framework.

This motion was put to the vote and declared CARRIED.

(c) **A03 F/TH/20/0949, Land Rear of 9 Oakland Court RAMSGATE Kent CT12 5JY**

PROPOSAL: Change of use from agricultural land to residential garden in association with 9 Oakland Court.

It was proposed by the Chairman, seconded by Councillor Albon and AGREED that the officer's recommendation be adopted, namely:

"That the application be APPROVED subject to the following conditions.

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

GROUND:

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

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered TQRQM20219135134028 and TQRQM20219140539603, received 06 August 2020.

GROUND;

To secure the proper development of the area.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no outbuildings shall be erected on the land subject to this application hereby approved without the prior written permission of the Local Planning Authority.

GROUND:

To safeguard the character and appearance of the countryside and the landscape character area, and residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policies QD02, QD03, SP24 and SP26 of the Thanet Local Plan.

(d) **R04 F/TH/20/0692, Land Adjacent To 2 Shah Place RAMSGATE Kent CT11 7QD**

PROPOSAL: Erection of three and two storey building containing 2No. two bed and 2No. 1bed residential flats with roof terrace.

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

It was proposed by the Chairman and seconded by the Vice Chairman that the officer's recommendation be adopted, namely:

That the application be REFUSED for the following reasons:

1 The proposed 2 and 3 storey building, by virtue of its design, width, and mass would represent a visually dominant, obtrusive and incongruous form of development which would fail to respond to or respect the traditional pattern and appearance of development of the surrounding residential area, resulting in significant harm to the appearance and local distinctiveness of the area, contrary to saved Thanet Local Plan Policy SP35, QD01, QD02 and paragraphs 122, 127 and 130 of the National Planning Policy Framework.

2 The proposed building, by virtue of its location and relationship with the adjacent residential units, would result in an unacceptable loss of light and outlook from the adjacent property (no.1 Shah Place and 76 Chatham Street), and poor standard of accommodation for future occupants by the use of obscure glazing to rear windows at first and second floor level, significantly detrimental to the amenities enjoyed by the occupiers thereof and future living

conditions of new occupants, contrary to Thanet Local Plan Policies QD03, QD04 and paragraph 117 of the National Planning Policy Framework.

3 The proposed two bedroom units with the scheme would not be provided with a safe doorstep play area for young children, to the detriment of the amenities enjoyed by the occupiers of the proposed two bedroom residential unit, contrary to Thanet Local Plan Policy GI04 and paragraph 127 of the National Planning Policy Framework.

4 The proposed development will result in additional pressure on the Thanet Coast and Sandwich Bay Special Protection Area (SPA), and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI), and in the absence of an acceptable form of mitigation to relieve the pressure, the proposed development would be contrary to policy SP29 of the Thanet Local Plan and paragraph 177 of the National Planning Policy Framework.

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

5. **OL/TH/16/1765 – LAND ADJACENT TO SALMESTONE GRANGE NASH ROAD MARGATE KENT**

PROPOSAL: Outline application for residential development of up to 250 dwellings and alterations to the surrounding highway network, including details of access with all other matters reserved (Appearance, Landscaping, Layout, Scale).

LOCATION: Land Adjacent To Salmestone Grange Nash Road MARGATE, Kent.

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

“the application be deferred and delegated 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 the 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.”

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

Meeting concluded : 7.30 pm

THANET DISTRICT COUNCIL

PLANNING COMMITTEE

02 December 2020

BACKGROUND PAPERS TO SCHEDULE OF APPLICATIONS

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

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

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

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

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

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

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

I certify that the above items are not exempt information.

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

N/A

I certify that the above items are exempt information.

Prepared by: IAIN LIVINGSTONE



SIGNED:.

Proper Officer

DATE: 23rd November 2020

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THANET DISTRICT COUNCIL

REPORT OF THE DEPUTY CHIEF EXECUTIVE

PART A

TO: THE PLANNING COMMITTEE

DATE: 2 December 2020

Application Number	Address and Details	Recommendation
A01 F/TH/20/1196	<p>Flats 2 And 4 Sion Court 3 - 4 Sion Hill RAMSGATE Kent CT11 9JA</p> <p>Erection of second and third floor extension to enlarge existing 2No. 2 bedroom self contained flats to 2No. 6 bedroom self contained maisonettes with creation of roof terrace, erection of front balconies, alterations to fenestration and addition of external spiral staircase to rear, following demolition of existing parapet and first floor balcony balustrade</p> <p>Ward: Central Harbour</p>	Approve
A02 F/TH/20/1068	<p>1 Sevenscore Farm Cottages Ebbsfleet Lane North Ramsgate Kent CT12 5DN</p> <p>Erection of 1No 4bed detached dwelling with associated parking</p> <p>Ward: Thanet Villages</p>	Approve

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A01

F/TH/20/1196

PROPOSAL: Erection of second and third floor extension to enlarge existing 2No. 2 bedroom self contained flats to 2No. 6 bedroom self contained maisonettes with creation of roof terrace, erection of front balconies, alterations to fenestration and addition of external spiral staircase to rear, following demolition of existing parapet and first floor balcony balustrade

LOCATION:

Flats 2 And 4 Sion Court 3 - 4 Sion Hill RAMSGATE Kent CT11 9JA

WARD: Central Harbour

AGENT: Mr Ivan del Renzio

APPLICANT: Mr Matthew Green

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 drawing numbered 396-PLN-200 Rev A received 4 November 2020.

GROUND;

To secure the proper development of the area.

3 The external surfaces of the development hereby approved shall be finished in accordance with the material schedule as annotated and illustrated on the approved plan numbered 396-PLN-200 Rev A received 4 November 2020.

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

4 Prior the construction of the external surfaces of the development hereby approved samples of the proposed bricks (Brick A and Brick B) to be used shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

5 Prior the construction of the external surfaces of the development hereby approved details, including the manufacturers details of the proposed aluminium framed windows and doors 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;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

6 Prior to the installation of the powder coated steel railings to the balconies hereby approved, details of their colour 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;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

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

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

8 The roof terraces hereby approved shall be provided in accordance with the position and provision of glazed balustrading as illustrated and annotated on the approved plan numbered 396-PLN-200 Rev A received 4 November 2020, and thereafter maintained.

GROUND;

To secure a satisfactory external treatment in the interests of visual amenity and to safeguard the residential amenities of adjacent neighbouring properties in accordance with Policies HE02, QD02 and QD03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

9 Prior to the first occupation of the development hereby permitted, details of the proposed refuse and cycle store as shown on approved plan numbered 396-PLN-200 Rev A received 4 November 2020, including its detailed design, colour, finish and means of access, shall be submitted to, and approved in writing by, the Local Planning Authority. The refuse and cycle store shall be provided in accordance with the approved details in the location shown on the approved plan prior to the first occupation of the development hereby permitted, and shall be thereafter maintained for that purpose.

GROUND:

To provide an adequate standard of amenity for the future occupiers of the development and in the interest of promoting cycling in accordance with Policies QD03 and TP03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

Sion Court is a two storey mid terraced building which has a mirrored appearance of 2No. separate units, set within a terrace of four storey properties with basement levels. The application properly is prominently located within the Ramsgate Conservation Area, overlooking Ramsgate Harbour and is highly visible from the surrounding area, predominantly at an elevated level.

The surrounding built environment predominantly comprises late Georgian and Victorian four storey terraced properties with basement levels overlooking Ramsgate Harbour, of varied designs but with common features, for example vertical proportions and orderly patterns of vertically proportioned fenestration.

The property is believed to be a bomb damage site, and was previously occupied by 2No. four storey terraced buildings with basement levels which reflected the appearance of the remaining regency terraces 1 and 5 Sion Hill. The existing building comprises an unassuming design and appearance to the ground floor, incorporating bay windows, with an enclosed balcony at first floor level set under a hipped pitched roof which creates a top heavy appearance to the building.

PROPOSED DEVELOPMENT

This application relates to the top floor of Sion Court and proposes to reconfigure the front elevation at first floor level, together with the erection of an additional two storeys to enlarge

the existing 2No. 2 bed self-contained flats to create 2No. 6 bed self-contained maisonettes across three floors.

The proposed second and third floor extension follows the built parameters of the existing property, aligning with the existing front and rear elevation. The building shall retain the existing mirrored appearance of 2No. separate units, and shall be set under a flat roof with a parapet to the front and rear. The design of the top three floors will provide a unified appearance, with vertically proportioned fenestration, front balconies to the first and second floor, and a roof terrace at roof level, served by glazed balustrading which shall be set in from the front and rear perimeters of the building.

To the rear, some alterations to fenestration are proposed at first floor level, together with the erection of a spiral staircase accessed from the existing rear balcony to provide access to the rear garden. The southern corner of the rear balcony will provide an enclosed cycle and refuse store. The rear of the additional two storeys will contain Juliet balconies to the central openings, and windows to the remainder.

The application has been amended during the course of the application. These alterations include the omission of the top floor balconies to the front elevation, the provision of refuse and cycle storage and the further set back of the rear balustrade to the roof terrace.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP01 - General Housing Policy
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
HO1 - Housing Development
HE02 - Development in Conservation Areas
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. 17 letters of objection have been received. 5 of these objections are the same letter with the same content. The letters of objection raise the following concerns:

- The development is not in keeping with the surrounding historic architectural building design.
- The development will have a negative visual impact on the Ramsgate seafront/Clifftop street scene.
- The development will be detrimental to nearby Listed Buildings.

- The proposal will be dominant.
- The proposed additional storeys will be overbearing and result in a loss of light.
- The development will result in the loss of morning sunlight to properties on Adelaide Gardens.
- The proposal will result in the loss of partial sea view.
- The proposed development will result in overlooking.
- The proposed development will result in a loss of privacy, particularly to the existing rear garden.
- The number of bedrooms proposed for the flats is excessive.
- The proposal will result in overdevelopment.
- The existing area is subject to parking pressure, and the proposed development will worsen this situation.
- The drawings show that the third floor plans could easily be hived off into self contained flats, with their own kitchen diner, bathroom, bedroom and the top stairwell is self contained.
- The proposal will have 6 bedrooms. Not many family homes have more than 4 bedrooms, unless they are a hotel or HMO.
- The existing building is constructed on the site of formerly bomb damaged houses that had basements. At the time of the rebuild as was common the buildings were built without foundations, straight onto the chalk fill. There are also underground tunnels in this area. Concerned that the additional floors will create structural issues for the existing building and surrounding properties.
- According to present day building regulations we do not believe that the foundations are suitable to adequately support the additional weight of a two storey extension.
- Currently rent out an existing flat in the building, and am concerned about the impact of the development on rental income.
- Own the freehold of the front and rear gardens and hallway, and do not give permission for extra properties using this thoroughfare or the erection of scaffolding etc. for building works.
- The development will result in a loss of property value.
- The building works for the proposal would mean significant and lengthy interference with the quiet enjoyment of existing properties.
- Dispute that notice was served to affected freeholders and leaseholders.

Ramsgate Town Council - Ramsgate Town Council will not object to this application as long as the appropriate materials are used in the conservation area and the design features conform to conservation area standards.

CONSULTATIONS

TDC Conservation Officer - Thanet's recently adopted Local Plan, policy HE02, states within Section 7 'The character, scale and plan form of the original building are respected and the development is subordinate to it and does not dominate principal elevations.' As well as Section 8 which states 'Appropriate materials and detailing are proposed and the development would not result in the loss of features that contribute to the character or appearance of the conservation area. New development which would detract from the

immediate or wider landscape setting of any part of a conservation area will not be permitted.'

Guidance under the National Design Guide Section C2, Paragraph 45 highlights that when determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape and paragraph 47 which states Well-designed places and buildings are influenced positively by the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details.

Previously planning has been approved for this site, reference TH/07/0208, which was for the construction of two properties which were replacing smaller developments within the terrace. For whatever reason at the time only one of these two developments, which were matching in design, were constructed. This left the other site remaining as existing, shown in the 2007 application.

Although I can appreciate that this application was approved some time ago in 2007 the premise of the infill of the site was determined as acceptable which is something which still has to be taken into consideration when reviewing this application.

Initially there were some concerns regarding the design of the proposed development through the former pre-application scheme as it appeared somewhat squat and flat formed when compared to the much taller proportions in the neighbouring properties. After further discussions with the agent, drawings were resubmitted for review which reinstate a sense of vertical emphasis to the site. This has been achieved through the splitting of the site, to appear as two separate terraces, the use of taller proportion windows with slim aluminium frames and open balconies rather than an overhanging or enclosed balcony structure. There is also a sense of hierarchy proposed to the principle facade of the terrace, with the 'heaviest' layers appearing at ground level and then reducing in weight and form density as they rise upwards. Further reflected through the use of the largest or fullest balcony on the first floor with then a slightly smaller balcony moving upwards and then none at the top level. There are a large number of examples of balconies in this formation throughout Ramsgate and within the conservation area as well as similar layouts on neighbouring properties. The course line and proportions of the windows of the neighbouring properties have also been used as influence for the form of this building. Using existing characteristics from the surrounding environment in a symmetrically formed way is a positive attribute of this application, further assisting in its cohesion into the existing terrace.

Typically the installation of a roof terrace would be discouraged within the conservation environment. However, given that this terrace is largely stepped back from the parapet both to the front and the rear, reducing its visibility, I believe that the harm usually associated is reduced significantly.

The rear facade of the proposed scheme has been analysed as part of this application and due its orientation and enclosed nature of the site it is considered to have a reduced impact to the character and appearance of the surrounding conservation area.

The materials proposed throughout the scheme are considered to have a neutral effect on the surrounding conservation environment as they are largely reflective of those that are currently present, albeit in a largely improved form and layout.

Overall I believe the proposed scheme to be an improvement to the existing site, infilling the space as once was previously intended whilst using materials and design appropriate for the traditional environment. Splitting the site into two visual entities assists, in my opinion, the perceivable vertical emphasis to the site which also then further aids its cohesion into the existing character of the adjacent properties. I believe that this application has considered local and national guidance, as well as the historic integrity of the area and therefore I do not object to the proposed.

COMMENTS

This application has been called to Planning Committee by Councillor Albon to allow Members to consider the impact upon the character and appearance of the Conservation Area and the residential amenities of adjacent neighbouring properties.

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 Conservation Area, the impact upon residential amenity, and the impact upon highway safety.

Principle

Policy HO1 of the Thanet Local Plan permits new housing development on non-allocated sites within the confines of the urban area and villages, subject to meeting other relevant Local Plan policies, including General Housing Policy SP14. Within the Thanet Local Plan there is an allowance for 2,025 units of the required housing supply over the plan period to be provided through windfall sites, which usually consist of previously developed non-allocated sites. The scheme comprises the conversion and extension of the existing building within the urban confines to enlarge existing residential units and is therefore considered to comply with Policy HO1 of the Thanet Local Plan.

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

Character and Appearance

As the site is located within a Conservation Area the Local Planning Authority must have regard for Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 which requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of the area.

The existing building is unusual in its low height, sited within a row of predominantly four storey terraced buildings overlooking Ramsgate Harbour. The building contains an enclosed first floor balcony which spans the full width of the property, which is considered to form an incompatible, top heavy feature. The proposed development would involve the erection of

additional storeys to accord with the common height of the terrace to which it forms a part, the removal of this enclosed balcony, and the redesign of this elevation, to form a cohesive appearance with the proposed additional storeys.

The design of the extended and altered building shall appear as two units, of slightly differing heights which references the original increased height of the original building to the north. The height, scale and proportions of the proposed building, which will align with the front and rear elevation of the existing building, of a comparable height to the terrace to which it forms a part, is considered to successfully incorporate into the built form of the existing terrace, relating to the vertical emphasis and proportions of the surrounding built environment. The proposal will reinstate the original four storey scale and height of the building above ground floor level, providing continuity and a characteristic sense of enclosure to this prominent terrace.

The design of the extended and altered building is considered to successfully relate and integrate with the design of the ground floor of the application property, and the common design features and proportions of the terrace to which it will form a part, whilst providing a modern, contemporary approach and appearance. The fenestration will reflect a traditional pattern of fenestration, and shall provide an appropriate hierarchy, with the heaviest levels at ground level, which reduce in weight as they rise upwards. This is further reflected through the proposed balconies to the principal elevation, with the largest balcony at first floor level, a reduced balcony at second floor level and none to the top floor. There are a number of balconies at these levels within the existing terrace, and as such these balconies are not considered to be out of character with this part of the Conservation Area.

The rear of the building shall provide a simpler, more modern design and appearance, which suitably references the design features of the locality. The proposed spiral staircase is considered to be a modest, lightweight addition, which will have limited prominence and is therefore not considered to be harmful to the character and appearance of the Conservation Area.

The extended and altered building shall be finished in appropriate, compatible materials for its position within a Conservation Area, including two differing red stock bricks to the front elevation, which shall suitably integrate with brickwork to the ground floor level and aid the appearance of the building as two units, aluminium framed fenestration, cast stone headers and powder coated steel balustrading. A sample material condition shall be attached to the consent should the application be approved to ensure the materials are an appropriate quality and finish.

The proposal incorporates a glazed roof terrace, which will be meaningfully set in from the perimeter of the building by approximately 1.3m to the front elevation and 2m to the rear. Roof terraces are not an established feature of the locality, however the permitted development of the Foy Boat to the south of the terrace includes a roof terrace of a similar design and appearance. The glazed balustrading shall have a simple and lightweight design and appearance, and the set back of the balustrading from the perimeter of the building, coupled with the parapet walls shall reduce the prominence and visibility of this feature from the surrounding public realm. As such, the roof terrace is considered form a discreet addition, which is not considered to be unduly prominent or harmful to the character and appearance of the Conservation Area.

Overall, the proposed development is considered to be a compatible form of development which will successfully integrate with the existing property and the terrace to which it forms a part, and shall reinstate the scale and height of the original buildings which formerly occupied this site, providing greater continuity to the terrace. The extended and altered building will appear as 2No. units of a cohesive design, which references the design features and proportions of the surrounding built environment, whilst providing a modern approach and appearance.

The development is considered to be an improvement upon the existing building, which will enhance its contribution to the Conservation Area in this prominent location. The development is therefore considered to accord with Policies HEO2 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed development will extend an additional two storeys which align with the front and rear elevation of the existing property. There are no side elevation windows to either adjoining neighbour adjacent to the proposed development. The built form of the additional two storeys will align with the front elevation of the terrace, and the top floor of the adjoining neighbour to the north, and will be set in from the three storey rear elevation of this neighbour. The proposed development will extend a modest depth forward of the four storey rear elevation of the adjoining neighbour to the south. Given the position of the proposed extension and the relationship with the adjoining neighbours, the proposed additional storeys are not considered to result in unacceptable harm to their residential amenities by way of loss of light, outlook or the creation of a sense of enclosure.

The proposed additional two storeys will involve the built development of the existing gap in the terrace above the existing two storey property. To the rear of the application property are a row of modern two storey terraced properties which are oriented so their front elevation faces north west, and the side elevation of the end terraced unit faces the application property to the east, which does not appear to contain any openings, together with part of rear gardens of properties fronting Rose Hill. Four storeys is the established height of the application terrace, and the proposal will reinstate the former height of the original units.

The proposed additional storeys will result in some impacts to these adjacent properties and rear gardens, such as some loss of daylight. However, given the position and orientation of the adjacent row of dwellings, the siting of the adjacent gardens, which only partially abuts the application site, and the established height and presence of the existing terrace, this is not considered to result in significant harm to the living conditions of adjacent neighbours to warrant refusal of the application.

In terms of overlooking, the proposed development will introduce second and third floor rear elevation windows. The application site is situated within a terrace of four storey buildings which include numerous windows to the rear elevation, and originally comprised 2No. Four storey buildings. Given the context of the application site and the established presence of rear elevation windows to all four storeys, it is not considered that the rear elevation windows

to the proposed development would significantly increase the existing established level of overlooking, or result in significantly harmful overlooking.

The proposed roof terrace will incorporate approximately 1.2m high glazed balustrading. The position of the rear balustrading has been amended and further set back, and will now be sited 2m from the rear elevation. This set back of the balustrading will restrict possible views to the rear from the roof terrace, through the presence of the built form, which will prevent harmful overlooking.

In terms of the living conditions for future occupiers, the proposed enlarged units provide generous accommodation, which will exceed the applicable Nationally Described Space Standards. All primary habitable rooms shall be served by front or rear windows which will provide suitable light, outlook and ventilation.

Thanet Local Plan Policy GI04 expects doorstep play space which is immediately adjacent to, and easily accessible from the proposed site for units of accommodation with 2 or more bedrooms. The proposal is unable to provide external doorstep play space to the rear as this space is occupied by the rear gardens of the ground floor units which are not included within the application site.

The site is located within a high density urban environment and is a short distance to Ramsgate Beach and other amenity areas which provide recreational space. The proposal will include a large roof terrace to each enlarged unit, which, whilst not constituting doorstep play space, provides some amenity space to serve the enlarged units. Given the location and constraints of the application site, its proximity to recreational space, and the provision of roof terraces, it is not considered that the lack of doorstep play space would be considered unacceptable in this instance.

The proposed development includes an enclosed refuse and cycle store to part of the rear balcony, which is considered to provide suitable and sufficient relatively discreet provision which is accessible to both units, and provided with access to the rear gardens through the proposed spiral staircase.

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 proposal seeks to enlarge the existing residential units to 2No. 6 bed maisonettes and does not propose any off street parking.

The site is located in close proximity to Ramsgate Town Centre which provides a range of amenities, and is located in the vicinity of several bus stops which are served by a number of bus services. As such, the site is considered to be sustainably located. Restricted on street parking is available on Sion Hill and restricted and unrestricted on street parking is available in surrounding roads.

Whilst the proposal is likely to result in some additional demand for parking, given the sustainable location of the site and the nearby parking availability, it is not considered that the proposal will result in significant material harm to the local highway network or highway safety, in accordance with Policy TP06.

The development incorporates enclosed cycle storage provision to part of the first floor rear balcony, which is considered to provide adequate cycle storage to satisfy Policy TP03.

Contributions

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

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

The proposal would increase the overall floor area and number of bedrooms of the existing residential units, but does not propose the creation of any additional residential units. As the amount of residential units on site is not altering, it is considered that the development would not result in material additional recreational pressure within the district and as such it is considered that an SPA contribution is not required in this instance.

Other Matters

Concern has been raised regarding the structural integrity of the existing building and the ability to construct the proposed development. This falls within the remit of Building Regulations.

Concerns have been raised relating to freehold ownership, access and permission to construct the proposed development. These are civil matters which fall outside of the planning system.

Concern has been raised regarding the loss of property value. The impact of a proposed development upon property value is not a material planning consideration in the determination of planning applications.

Concern has been raised regarding the loss of views. The loss of a view is not a material planning consideration in the determination of planning applications.

Conclusion

Overall the amended scheme is considered to be a compatible form of development within the Conservation Area, which has an acceptable impact upon 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

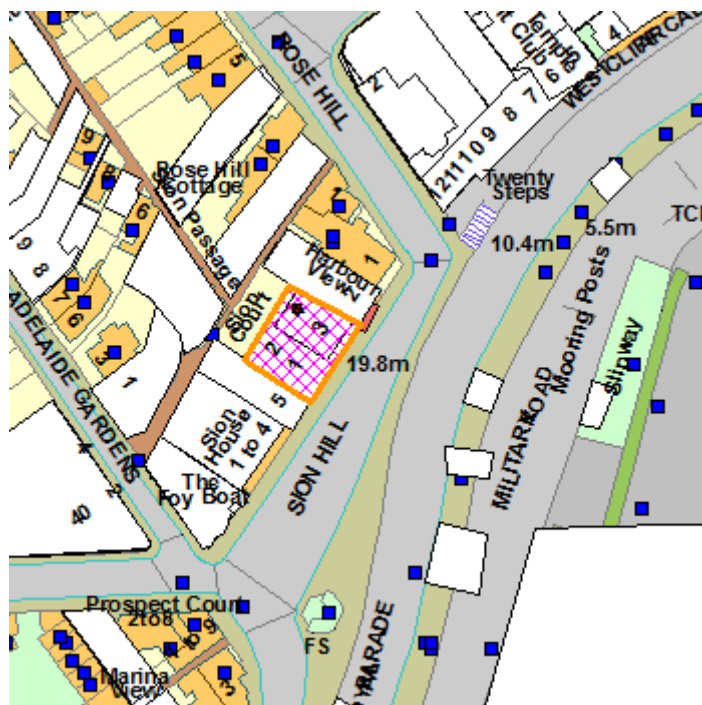
Jenny Suttle

TITLE:

F/TH/20/1196

Project

Flats 2 And 4 Sion Court 3 - 4 Sion Hill RAMSGATE Kent CT11 9JA



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A02

F/TH/20/1068

PROPOSAL: Erection of 1No 4bed detached dwelling with associated parking

LOCATION: 1 Sevenscore Farm Cottages Ebbsfleet Lane North Ramsgate
Kent CT12 5DN

WARD: Thanet Villages

AGENT: Mr David Dorman

APPLICANT: Mr Patrick Wilkes

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 15SFC-P02A, 15SFC-P04A received 20 October 2020 and the submitted drawings numbered 15SFC-P01 received 17 August 2020 and 15SFC-P03 received 27 August 2020.

GROUND;

To secure the proper development of the area.

3 The external surfaces of the dwelling hereby approved shall be finished in accordance with the material schedule as annotated and illustrated on approved plan 15SFC-P04A received 20 October 2020.

GROUND

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

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

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

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

shall be submitted to, and approved in writing by, the Local Planning Authority. The hard and soft landscaping shall be implemented in accordance with the approved details.

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.

6 The area shown on the approved plan numbered 15SFC-P01 received 17 August 2020 for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

GROUND

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

7 Prior to the first occupation of the dwelling hereby approved visibility splays of 2m x 2m shall be provided to the access on to Ebbsfleet Lane North with no obstructions over 0.6m above carriageway level within the splays, which shall thereafter be maintained.

GROUND

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

8 The 2No. First floor windows to the south side elevation and the 1No. Second floor window to the north side elevation of the dwelling hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and fitted with restriction hinges, as annotated on the approved plan numbered 15SFC-P04A received 20 October 2020.

GROUND

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

9 The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

GROUND

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

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

GROUND

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

INFORMATIVES

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

SITE, LOCATION AND DESCRIPTION

The application site lies outside the urban and village confines and within the countryside, as established by the Thanet Local Plan proposals map, located within the hamlet of Sevenscore. The application site currently forms part of the side/rear garden of 1 Sevenscore Farm Cottages and is sited within a row of semi detached and detached two storey dwellings set within large plots, with a good degree of separation from one another.

1 Sevenscore Farm Cottages and the dwellings to the south of the application site comprise 3 pairs of relatively modest semi-detached dwellings of a common form, design and siting, which front directly onto the highway. To the north is a pair of semi-detached dwellings and a detached dwelling set considerably back from the highway, with generous front gardens. The application site forms the side and rear garden between the dwellings set in line with the footway, and these set back dwellings. Beyond this row of dwellings to the north are buildings associated with Dyas Farm.

The site lies within the Wantsum North Slopes Landscape Character Area, which is characterised by an open landscape with few features, which provides wide and long views of the former Wantsum Channel Area.

PROPOSED DEVELOPMENT

The application proposes the erection of a two storey four bedroom detached dwelling with second floor accommodation provided within the roof slope. The development proposes the development of the side/rear garden of 1 Sevenscore Farm Cottages and seeks to subdivide the existing large plot into 2 No. moderate rectangular plots.

The proposed dwelling will be located towards the centre of the plot, set back from the footway by approximately 12.5m, with a parking area to the frontage. The proposed dwelling is 2-storey, with a standard gabled form to the main body of the property, and a two storey gabled front projection to the south of the front elevation, with a recessed single storey porch and canopy to the north.

The design of the dwelling will be relatively traditional, with contemporary influences to the fenestration, particularly the large triangular window to the first floor of the front projection. The sill height of this window has been amended through the course of the application, and has been raised to be comparable to the sill height of the first floor window to the north of the front elevation. The dwelling will be finished in light oak timber effect horizontal cladding to the first floor and side gables, cream render to the ground floor, with a brick plinth, red/brown roof tiles and dark oak composite double glazed windows and doors.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP01 - Strategy Housing
SP24 - Development in the Countryside
SP26 - Landscape Character Areas
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
E16 - Best and Most Versatile Agricultural Land
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. One letter of support has been received from the general public which states 'we support this application'.

Minster Parish Council - No objection.

CONSULTATIONS

Southern Water - There is no public foul sewer in the vicinity of the site. The applicant is advised to examine alternative means of foul sewage disposal. The Environment Agency

should be consulted directly by the applicant regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation.

KCC Highways - It would appear that this development does not meet the criteria to warrant involvement from the Highway Authority. Request informatives are attached to the consent should permission be granted.

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 taken to Planning Committee as it is a departure from Policy HO1 of the Thanet Local Plan.

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

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

Policy E16 seeks to prevent the irreversible loss of the best and most versatile agricultural land unless certain circumstances apply. The application site is garden land to an existing dwelling, and as such, the proposal would not result in the loss of agricultural land.

The application site lies within an area designated as countryside as defined by the Thanet Local Plan. Policy H01 of the Thanet Local Plan states that permission for new housing development will be granted on non-allocated sites within the confines of the urban area and villages. Furthermore, Policy SP01 of the Thanet Local Plan states that the primary focus for new housing development in Thanet is the urban area as identified on the Policies Map. The proposal falls outside of the village confines, and is therefore contrary to Policy H01 of the Thanet Local Plan, whilst also failing to comply with the objective of Policy SP01.

The NPPF states that housing applications should be considered in the context of the presumption of sustainable development. In determining whether housing on the site would be acceptable, the social and economic benefits of the housing need to be balanced against the environmental issues, including the impact upon the countryside and landscape character area.

It is confirmed that a full allocation of housing for the plan period has been identified within the Thanet Local Plan, which in addition to the properties built, granted planning permission,

empty properties to be brought back into use, and windfall sites, will exceed the Council's requirement of 17,140 of residential units during the plan period up until 2031. The Thanet Local Plan has been through examination and full consultation, and was recently adopted. The Thanet Local Plan 2020 can therefore be given substantial weight in decision making, with the Council's position being that we have a 5 year housing supply equating to 5.77 years (with a 20% buffer)."

Policy SP24 of the Thanet Local Plan considers development within the countryside, and provides a list of development within the countryside that is permitted through the policy. The proposed development does not fall within the list of development permitted; nor is it considered to fall under the isolated development criteria within the policy, given its location within a row of existing dwellings. The proposal is therefore not supported by Policy SP24 of the Thanet Local Plan.

The application site is located approximately 1.3km from the centre of Cliffsend which has very limited services and amenities, comprising a village hall and a petrol station and approximately 2km from Minster, which has a greater range of amenities and services. There is a limited bus service which serves Cliffsend and buses and trains serve Minster. Ebbsfleet Lane North is unlit and there is a short length of public footpath to the front of the application site to Dyas Farm. Beyond this, there is no pavement linking the site to surrounding villages and their amenities which are accessed via narrow, unlit rural roads with a high speed limit, which are highly unlikely to be attractive for pedestrians or encourage cycling, particularly in the winter months. Therefore occupiers of the proposed dwelling would, in practice, be very or wholly reliant on the private car for access to amenities.

Due to the lack of overarching need for the proposed dwelling, there are only limited economic and social benefits that can be attributed to the provision of this single dwelling, which needs to be weighed against any environmental harm resulting from the proposal.

Character and Appearance

Paragraph 127 of the National Planning Policy Framework states that development should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, be sympathetic to local character and establish or maintain a strong sense of place. Paragraph 170 of the National Planning Policy states that the planning decisions should protect and enhance valued landscapes, and recognise the intrinsic character and beauty of the countryside.

Policy SP26 seeks to conserve and enhance Thanets Landscape Character Areas local distinctiveness. In this case, the application is set within the Wantsum North Slopes Landscape Character Area, which is characterised by an open landscape with few features, which provides wide and long views of the former Wantsum Channel Area.

The application site is located to the centre of a row of dwellings to the south of the farm buildings associated with Dyers Farm, which collectively form the small Hamlet of Sevenscore. The dwellings within this row are of a moderate scale, set within large plots, with a good degree of separation to one another. The farm buildings vary in size, and form a

more sporadic pattern of development to the north of this cluster. The surrounding area around these buildings comprises fields and undeveloped, open land and is considered to be overtly rural in character.

The application site is unique in respect of the size and shape of the garden which extends considerably to the rear, with a large area to the side. The proposed development seeks to subdivide this existing large plot into 2No. moderate rectangular shaped plots. The proposed plots will be a reduced, but comparable shape and size to the adjacent plots to the north, and will be provided with a greater proportion of open space to built form, which reflects the characteristics of the surrounding plots.

The proposed dwelling shall be sited approximately mid way between 1 Sevenscore Farm Cottages to the south which directly fronts the highway, and 2 Orchard View to the north, which is generously set back from the highway, with a large front garden. This location is considered to provide a transitional siting in relation to each adjacent neighbour either side.

The proposed dwelling will be provided with relatively modest separation distances to each neighbour, in comparison to the existing layout of development in the locality, of approximately 2.5m to 2 Orchard View and 6m to 1 Sevenscore Farm Cottages respectively. Whilst this will provide a closer arrangement and layout, the siting of the proposed dwelling mid-way between these two adjacent neighbours shall break up the presence of this additional built form and maintain a sense of openness and separation between these dwellings, which shall reflect the rural setting and characteristics of the area.

The proposed dwelling is moderate in scale, forming a comparable, albeit slightly larger size and footprint of development, to the surrounding dwellings. The built form of the dwelling will be broken up through the gabled front projection and porch. The dwelling comprises a relatively traditional design, with contemporary influences which is considered to provide a good quality, cohesive design which suitably relates to the design and form of the existing dwellings in the locality. The proposed material palette shall add interest to the dwelling and is considered to suitably relate to the surrounding material finishes.

The dwelling will be provided with a large predominantly hard surfaced front garden, providing off street parking for several cars, together with some landscaping provision to part of the front and side boundary. Parking areas to frontages of properties is an established feature of this row of properties and is therefore not considered to be out of character with the locality. The proposed landscaping shall soften the proposed hardstanding and integrate the development into its environment. Further details of the proposed landscaping shall be secured by condition, should consent be granted.

Overall, the proposed dwelling is considered to be compatible with the surrounding built environment and suitably relates to the character, appearance and pattern of development. The dwelling, through its siting, scale, form and design is considered to form a comfortable infill development between existing development, and would not result in a physical or visual incursion into the countryside. The development is therefore not considered to result in material harm to the intrinsic character and beauty of the countryside, or the characteristics of the Landscape Character Area.

The proposed development is therefore considered to be acceptable in terms of its visual impact upon the countryside, and the character and appearance of the area, in accordance with Policies SP26 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed dwelling will be arranged so the recessed front elevation is sited adjacent to 2 The Orchards to the north, with the two storey front projection sited to the south of the front elevation, adjacent to 1 Sevenscore Farm Cottages.

The two storey built form of the dwelling shall be set forward of the adjacent dwelling to the north 2 The Orchards by approximately 3m, with an approximately 2.5m separation distance. This moderate depth forward of the existing dwelling, the separation distance, and arrangement of the proposed dwelling, with the single storey and two storey built form set in from this neighbour in a staggered arrangement, is not considered to result in significant harm to the residential amenity of this neighbour, deriving from the built form.

There will be an approximately 9m separation distance from the proposed dwelling to the adjacent neighbour to the south, which shall provide sufficient separation to prevent harm to the living conditions of this neighbour deriving from the built form.

In terms of overlooking, the proposed dwelling first floor front elevation window to the front projection will be set back approximately 3m from the rear elevation of the adjacent neighbour. Given the siting, separation distance and relationship of this window with the adjacent neighbour, only restricted, oblique views will be afforded, which are not considered to be significantly harmful. Views from the northern window will be obscured by the two storey front projection.

The proposed rear elevation windows will provide oblique views to the adjacent neighbours to the side rear gardens, which are not considered to be significantly harmful.

The dwelling will contain 2No. First floor side elevation windows to the south side elevation serving a bathroom and en-suite and 1No. Second floor window to the north side elevation, serving the stairwell. These windows will be obscure glazed, with restriction hinges, which will prevent harmful overlooking to the adjacent neighbours.

In terms of living conditions of the future occupiers, the proposed dwelling will exceed the Nationally Described Space Standard for a 4 bedroom, 3 storey dwelling. All primary habitable rooms will be served by either front or rear facing windows, which will provide a good standard of light, outlook and ventilation. The proposed dwelling will be provided with a good sized front and rear garden which is capable of providing adequate doorstep play space, refuse storage and cycle storage.

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

Highways

The proposed dwelling will be provided with a parking area to the frontage, with space for several cars, which is considered to provide sufficient off street parking to serve the proposed dwelling. The proposed development appears to provide sufficient visibility splays, and this will be secured by condition should consent be granted.

Ebbsfleet Lane North is a rural road with a fairly low number of dwellings and other uses. The addition of one dwelling would be unlikely to cause significant harm to the highway network through additional vehicular movements.

The proposed dwelling will be provided with a good sized rear garden which is capable of providing sufficient cycle storage.

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 £530 for the proposed additional 1No. 4 bed dwelling to mitigate the additional recreational pressure on the SPA area has been received which provides the appropriate mitigation for the proposal.

Conclusion

Overall, the proposed dwelling is considered to be a compatible form of development, which shall be set comfortably within the existing row of dwellings, forming a suitable infill development which shall not result in material harm to the countryside or landscape character area. The development would have an acceptable impact upon the living conditions of adjacent neighbours, highway safety and amenity, and provides a satisfactory standard of amenity for future occupiers.

It is therefore considered that whilst there are only limited social and economic benefits associated with the proposed dwelling, these would, on balance, outweigh the limited environmental harm resulting from the relatively remote location and subsequent reliance of private transportation, forming an acceptable departure to Policy HO1 of the Thanet Local Plan.

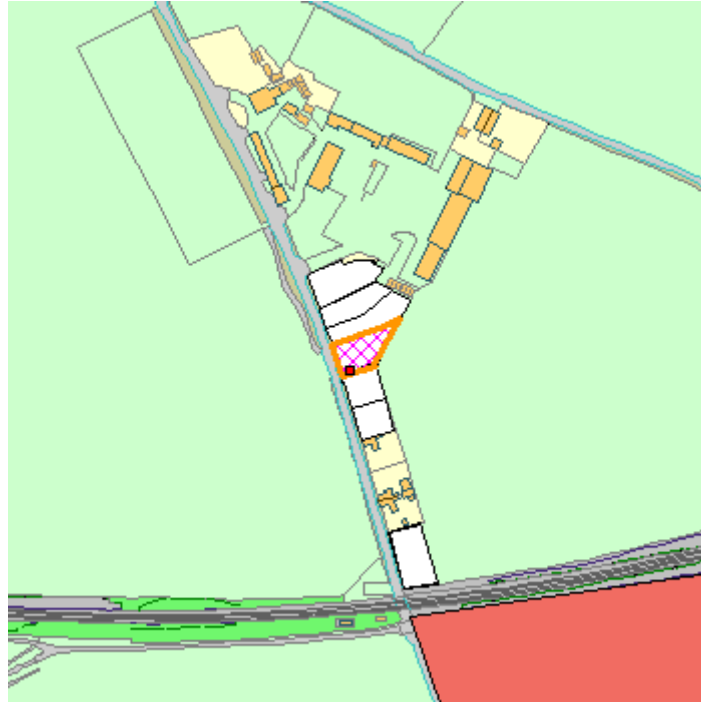
It is therefore recommended that members approve this application, subject to safeguarding conditions and reference to the submitted unilateral undertaking.

Case Officer

Jenny Suttle

TITLE: F/TH/20/1068

Project 1 Sevenscore Farm Cottages Ebbsfleet Lane North Ramsgate Kent CT12 5DN



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