

A05

F/TH/17/0219

PROPOSAL: Variation of condition 2 and 3 of planning permission F/TH/14/0252 for erection of two semi-detached two storey dwellings, together with associated car parking, following the demolition of existing garages to allow reduction in parking spaces and alterations to landscaping

LOCATION: Garages Adjacent 70 And 72 Perkins Avenue MARGATE Kent

WARD: Salmestone

AGENT: Mr Adrian Baker

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

1 The proposed development shall be carried out in accordance with the submitted application as shown by the drawings numbered 176-003 received 10 March 2014, the drawing numbered 02 Rev D received 20 October 2016 and the amended plan numbered P03 received 10 April 2017.

GROUND:
To secure the proper development of the area.

2 The area shown on drawing numbered P03 received 10 April 2017, for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:
In the interests of highway safety.

3 The development hereby approved will be finished in Reigate Purple Multi Stock Bricks and Redland 49 Granular Brown Tiles, as approved in the letter dated 21/11/17.

GROUND:
In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site is located within a wholly residential area, characterised by a mixture of terraces of four dwellings and semi-detached dwellings. The area has a spacious character with

dwellings set back from the road with large front gardens. The buildings are of mid to late 20th century origin and comprise traditional form and design, and are typically constructed of red brick, set under concrete tile roofs. The application site consists of hardstanding and 2no. rows of garage blocks, located adjacent to 70-72 Perkins Avenue.

RELEVANT PLANNING HISTORY

NM/TH/16/1348 - Application for a non-material amendment of planning permission F/TH/14/0252 to allow alterations to fenestration - Granted 03/11/16

F/TH/14/0252 - Erection of two semi-detached two storey dwellings, together with associated car parking, following the demolition of existing garages - Granted 15/05/14

PROPOSED DEVELOPMENT

The application follows the previously approved application for the erection of 2no. semi-detached dwellings following demolition of the existing garage block reference F/TH/14/0252 and seeks to vary condition 2 of the approved application to allow for a reduction in parking spaces and alterations to landscaping.

The previous approval was for the erection of a pair of semi-detached two storey dwellings, each providing three bedrooms following the demolition of the southern garage block. Two car parking spaces would be provided to the front of each dwelling, together with a further eleven spaces for communal use. The garages to the northern boundary of the site would be retained. The dwellings will comprise a traditional design, finished in red bricks and set under a concrete tiled roof.

The amended layout plan will retain the 11 visitor parking spaces, and will reduce the parking provision for the 2no. dwellings from 2 spaces per dwelling to one. This will allow for the alteration to the landscaping of the site to facilitate front gardens incorporating lawn to the front elevation of each dwelling. The hardstanding to the West of the entrance will be retained, and 1.2m timber posts will be erected at 1.5m intervals.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

H1 - New Residential Development

H4 - Windfall Sites

TR12 - Cycling

TR16 - Car Parking Provision

D1 - Design Principles

D2 - Landscaping

SR5 - Doorstep Play Space

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. One letter of objection has been received. The objection raises the following concerns:

- The development will harm the amenities of the neighbouring properties by virtue of its size and massing.
- The development does not respect or enhance the surrounding area.
- The development will result in a loss of light and a loss of privacy.
- Construction of the development will create noise, vibrations and fumes.

CONSULTATIONS

Southern Water - The comments in our previous response remain valid. Please note that the submitted applicants plan indicates a sewer deemed to be public within the site boundary. The ownership, exact position of this public apparatus, its size and depth sewer must be determined on site by the applicant before the proposed development is finalised. No development, new tree planting or soakaways should be located within 3m either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

Kent County Council Highways - It would appear that this development does not meet the criteria to warrant involvement from the Highway Authority.

COMMENTS

This application is brought to Planning Committee, as Thanet District Council is the applicant. The main consideration with regard to this application will be the impact of the proposed development on the character and appearance of the area and the residential amenity of neighbouring property occupiers.

Principle

The principle of development was assessed under the previous consent reference F/TH/14/0252 and found to be acceptable. There have been no material changes since.

Thanet Local Plan policy H1, states that on non-allocated sites, such as is the subject of this application, residential development will only be permitted on previously developed land within the built up confines. The land is occupied by numerous garage buildings and associated hard standing and I am satisfied that the land is therefore previously developed. The site also lies within the built-up confines of Margate, as shown on the Local Plan Proposals Map.

There is a fall-back position for this application in that this is an extant consent and works have commenced on site. The principle of the development is therefore acceptable.

Character and Appearance

The site lies within an existing garage and parking court between numbers 70-72 Perkins Avenue. The appearance of the existing site is considered to detract from the character of

the area, appearing at odds with the uniform housing within the area. Many of the garages are in a poor state of repair.

The area is characterised by street frontage development, with properties set back from the road producing a spacious character. Whilst the dwellings would be set slightly further away from the highway and would be angled away from road as it bends, it is considered that the pattern of development, retaining the building line of No. 64 to 70 adheres to that of the area. Furthermore the presence of garages on site already produces a level of activity within the area, which adds further weight to the case that the proposed dwellings would not significantly harm of the character of the area.

The form, design and materials of the dwellings will not be altered by this application. The proposed dwellings form, design and orderly fenestration is considered to reflect the simple and traditional design and scale of surrounding development, and will improve the current appearance of the site within the street scene.

The development will reduce the overall amount of hard standing within the site and will replace the existing tarmac hardstanding with permeable paving. The alterations to the approved layout will replace the soft landscaping to the West side of the entrance to the site and relocate it in front of the dwelling to the South, along with increasing the size of the front garden to the dwelling to the North. This will result in 2no. front garden areas to the front elevations of the proposed dwellings, with the area to the West of the site comprising permeable paving, with timber posts located at 1.5m intervals. The proposed replacement hardstanding material and introduction of small areas of soft landscaping will enhance the appearance of the site. The relocation of the soft landscaping to the front gardens is a modest alteration, which is considered to produce a coherent character and appearance to the site, and reflect the existing character of the area.

For the reasons outlined above, it is considered that the proposal would sit comfortably within the area, causing no harm to the character and appearance of the area, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed dwellings would be located off a bend in the road and would continue the row of buildings along the north east of the road. The dwellings would continue the strong building line of No.'s 64 to 70 and would not protrude beyond the rear of No.70. No.70 contains no side facing windows which would be affected by the proposal. Having regard to the location, scale and design of the proposed dwellings, together with their relationship with No.70 and other properties to the south, it is not considered that any significant loss of light, sense of enclosure or overlooking would be caused.

To the west, and directly opposite the front elevation of the proposed dwellings at a distance of approximately 18m, is No.72 Perkins Avenue. Given the separation distance to this property, no significant loss of light or sense of enclosure would be caused. The majority of the upper floor windows within the proposed dwellings would be located such that they would face towards the blank side elevation or front garden of No.72. The northern most upper floor window would be positioned such that it would face towards the rear garden of

No.72, however, having regard to the separation distance, it is not considered that an unacceptable degree of overlooking would be caused. The substantial height of the boundary wall around No.72 would further reduce any overlooking.

The properties to the north and east are set a significant distance from the proposed dwelling and, as such, would not suffer a significant loss of amenity.

Concern has been raised that the development would cause noise and disturbance during its construction. Noise during development is not a material planning consideration and is covered under separate legislation.

The proposed dwellings would provide an acceptable layout, with rooms that would benefit from natural light. The development would include a garden area for each property which would provide general amenity space and adequate door step play space for the three bedroom dwellings, in accordance with Policy SR5 of the Thanet Local Plan.

The alterations to the layout of the site, which is the subject of this variation of condition application are modest, and will not result in additional impacts to the living conditions of the surrounding neighbouring properties. The development is therefore considered to be acceptable in terms of residential amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Highways

The proposal would utilise the existing access onto Perkins Avenue, which affords good visibility in either direction. The amended layout will reduce the provision of car parking for each proposed dwelling from 2no. spaces per dwelling to one. Additionally eleven car parking spaces, not directly associated with the dwellings and openly available to visitors and neighbours would be provided. The garages along the northern boundary would be retained. Whilst the amended layout would involve the loss of 2no. allocated parking spaces for the dwellings, given the availability of 11no. visitor car parking spaces in the immediate area and the provision of 1no. allocated car parking space per dwelling, the parking provision is considered to be sufficient to serve the development. Furthermore from site observations, the existing garage parking court does not appear to be well utilised and many garages are in poor conditions. Therefore the proposal is likely to increase the amount of utilised parking provision in the area, to the benefit of the surrounding residents. The manoeuvring space proposed is sufficient to ensure that vehicles would be able to enter and exit the site in a forward gear. It is therefore considered that the development would cause no harm to highway amenity or highway safety.

KCC Highways previously requested that one cycle parking space per bedroom, per dwelling, is provided. The application form does not state that cycle parking provision is to be provided. However, each property benefits from a large rear garden, containing a shed. Whilst the garden and shed have not been formally shown to provide cycle parking, it is considered that these facilities would meet the need to provide areas for the storage of cycles.

Other Matters

The loss of a view is not a material planning consideration which can be taken into account when determining a planning application.

Conclusion

It is considered that the principle of the proposed development is acceptable. Furthermore, it is considered that the proposal would be of no detriment to the character and appearance of the area, the living conditions of neighbouring properties or future residents, or the local highway network, and would be acceptable in all other material respects. It is therefore recommended that planning members approve the application.

Case Officer

Jenny Suttle

TITLE:

F/TH/17/0219

Project

Garages Adjacent 70 And 72 Perkins Avenue MARGATE Kent

