

A03

F/TH/17/1138

PROPOSAL: Erection of a three storey dwelling and garage with associated parking and access

LOCATION: Land Rear Of Walters Hall Oast Monkton Street Monkton Ramsgate Kent

WARD: Thanet Villages

AGENT: Mr Darren Blackwell

APPLICANT: Mr Christopher Luckham

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:

OV/DB/CL/05 Rev A (received 23/08/17)

OV/DB/CL/01 Rev A (received 23/08/17)

OV/DB/CL/02

OV/DB/CL/03

OV/DB/CL/04

GROUND:

To secure the proper development of the area.

3 No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

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

4 No development or other operations shall commence on site until the existing hedgerows to be retained along the north, east and southern site boundaries have been

protected in accordance with a scheme that has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained hedge before any equipment, machinery, or materials are brought onto the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition. The hedgerows shall thereafter be maintained at a height of not less than 2m above ground level.

GROUND:

To ensure that existing hedgerows are properly protected in accordance with the NPPF and policy D2 of the Local Plan.

5 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 windows or other openings shall be inserted in the north west elevation of the dwelling and garage hereby approved without the prior written permission of the Local Planning Authority.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with Policy D1 of the Thanet Local Plan.

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgate House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

SITE, LOCATION AND DESCRIPTION

The application site is located on the southern side of Monkton Street, Monkton, to the rear of Walters Hall Oast. To the west of Walters Hall Oast is a vehicular access leading to the application site. To the western side of the access lane is sewage pumping station which has a domestic appearance. The front portion of the application site has an area of hardstanding, which a building previously occupied beyond which is garden land, this area has a vegetable/fruit tree area and a number of trees around the perimeter of the site. The site is located within countryside as defined by the Local Plan.

RELEVANT PLANNING HISTORY

RN/TH/97/0248 Renewal of consent for conversion and change of use of the oast building into two dwellings and the erection of a pair of double garages. Granted 29/05/97

F/TH/96/0090 Removal of condition 10 of planning approval F/TH/95/0583 to allow separate occupation of dwellinghouse and light industrial workshop approved under TH/95/0583
Granted 03/05/96

F/TH/95/0583 Change of use and conversion from agricultural buildings to a dwelling house and a light industrial workshop with external alterations and car parking area. Granted 19/10/95

F/TH/92/0629 Conversion and change of use of oast building into two dwellings and erection of a pair of double garage. Granted 29/09/92

TH/88/1180 Conversion of oast to dwellings and erection of 2 garages. Granted 11/11/88

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of one detached three storey dwelling. The application site is accessed via access that is part surfaced leading to an area to the rear of Walters Hall Oast that is currently part used as garden land and also an area of hardstanding, that previously had a building positioned up it.

The proposed dwelling has its ridge parallel to the access road, there is an area of flat roof behind which the plans annotate will be utilised for the installation of photo voltaic panels. The main entrance door is centrally placed within the front elevation, with an area of glazing to one side and the projecting garage to the other side.

In terms of accommodation, the proposed dwelling at ground floor has an open plan lounge and kitchen area which leads into a utility room; in addition there is a W.C. and storage area. At first floor there is a double bedroom, family bathroom, study above the garage master bedroom with en-suite and dressing room, this bedroom has access to a balcony area overlooking farmland to the south. Within the roof is a shower room, snug and games/cinema room.

A garage is located to the front of the dwelling which is physically linked at first floor level.

The submitted application forms indicate that the proposed external materials would be horizontal boarding and stock faced bricks with a slate roof, the proposed windows would be timber.

DEVELOPMENT PLAN POLICIES

H1 - Residential Development Sites

H4 - Windfall Sites

TR12 - Cycling

TR16 - Car Parking Provision
D1 - Design Principles
D2 - Landscaping
HE11 - Archaeological Assessment
HE12 - Archaeological Sites and Preservation
SR5 - Play Space
CC1 - Development in the Countryside
CC2 - Landscape Character Areas

NOTIFICATIONS

No third party representations received.

CONSULTATIONS

Monkton Parish Council: No comments received at time of writing.

Environmental Protection Officer: No comments

Conservation Officer: No comments

KCC Archaeology: No comments received at time of writing

Southern Water: No development or tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. No new soakaways should be located within 5 metres of a public sewer.

Due to the vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms should be located closer than 15 metres to the boundary of an existing pumping station site.

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

SUDS rely upon facilities which are not adoptable by sewerage undertakers. The applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Natural England: No objection in terms of designated nature conservation sites.

The application sites are in close proximity to European designated sites (also commonly referred to as Natura 2000 sites), and therefore have the potential to affect their interest

features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application sites are in close proximity to:

. Thanet Coast & Sandwich Bay Special Protection Area (SPA) and Ramsar site², part of which is also designated as the Tankerton Slopes and Swalecliffe Special Area of Conservation (SAC).

The above site is also designated at a national level as the Thanet Coast Site of Special Scientific Interest (SSSI).

In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a scheme may have.

The consultation documents do not include information to demonstrate the requirements of Regulations 61 and 62 of the Habitat Regulations have been considered by the LPA. When recording your Habitat Regulation Assessment we recommend you refer to the following information to justify your conclusions regarding the likelihood of significant effects:

Appropriate financial contributions being made to strategic mitigation, the proposal are unlikely to have a significant effect on these sites, and can therefore be screened out from any requirement for further assessment. This strategic mitigation will need to be in place before the dwellings area occupied.

NE is satisfied that the proposed development being carried out in strict accordance with the details of the applications, as submitted will not damage or destroy the interest features for which the SSSI have been notified.

We would expect the LPA to assess and consider other possible impacts resulting from this proposal on the following when determining these applications:

Local sites (biodiversity and geodiversity)

Local landscape character

Local or nation biodiversity priority habitats and species

Natural England have not assessed the impact on protected species

The proposal may provide opportunities to provide biodiversity enhancements.

COMMENTS

The application is referred to the Planning Committee as the proposal represents a departure from the Local Plan and the recommendation is of approval.

Principle

The application site lies to the east of the defined village boundary of Monkton; the boundary runs down the side of number 46. Accordingly the application site lies within an area designated as countryside. Policy CC1, covers this issue; development in the countryside. This policy states that within the countryside new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside.

However it has been determined that the Council does not currently have a 5 year supply of deliverable housing sites as required by paragraph 49 of the NPPF. For residential development, this means that planning applications for housing should be considered in the context of the National Planning Policy Framework's presumption in favour of sustainable development (paragraph 14). This is because local policies (including defined development boundaries) relating to the supply of housing are no longer considered up to date (paragraph 49). Paragraph 14 of the NPPF states that where relevant local policies are out-of-date, planning permission should be granted unless; any adverse impacts of doing so would "significantly and demonstrably" outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted.

In this case the site is on the edge of the village of Monkton. Monkton has a village hall, church, primary school and recreation ground. The village in itself is therefore considered to be sustainable as its facilities could support an additional dwelling and their occupants. Paragraph 14 of the NPPF refers to there being a need for significant and demonstrable harm that would outweigh a planning permission from being granted. In light of the 5 year deliverable housing supply site issue and the sites close physical affinity and easy access to services within the village, it is considered that the proposal could comply with the NPPF's presumption in favour of sustainable development, subject to there being no demonstrable harm being demonstrated.

Members' attention is drawn to a recent appeal decision at Land adjacent 151 Monkton Road for a two storey dwelling (planning reference number F/TH/16/0788). This site is located between the villages of Monkton and Minster. The Inspector noted that both of these villages have a good range of facilities and was not in his opinion an isolated location. Furthermore he considered that the site is in a relatively sustainable location. With regard to the layout proposed the Inspector stated:

"...the new house would be seen in the context of the pair of recent semi-detached houses just to the east. The three houses would share the existing access drive leading to the parking spaces and garages serving all three properties to the rear. The houses would therefore be seen together as a single, integrated scheme...

The proposal would therefore be seen as rounding off the existing group of properties rather than an encroachment into the remaining open countryside between the two villages. The site is unique in this respect along Monkton Road and its development would not therefore set a precedent for other similar cases."

On the basis of the above I considered that the principle of development on this site is acceptable, given its proximity to the edge of the defined boundary to Monkton village.

Character and Appearance

The site is within designated countryside and furthermore the local plan identifies this as a landscape character area- Wantsum North Shore, accordingly saved policy CC2 is therefore relevant. This policy states:

“...3) In the Wantsum Channel north shore area, development will only be permitted that would not damage the setting of the Wantsum Channel, and long views of Pegwell Bay, the Wantsum Channel, the adjacent marshes and the sea...

Development proposal that conflict with the above principles will only be permitted where it can be demonstrated that they are essential for the economic or social well-being of the area.”

In this case the site is an enclosed site; largely by existing soft landscaping to the southern and eastern boundaries, which currently form the boundary to the two residential properties. I also note that there was previously a building on this site, albeit at a lesser scale. In addition my view is that the site would also be seen in context with other residential development. I am therefore of the opinion that the site would not conflict with saved policy CC2.

The converted oast to the front of the application site is three storey and has a double pitched roof with valley. The window openings to the road have timber shutters to the side and the larger roof projection has black horizontal boarding. Number 47 Monkton Street (listed); opposite the site has a Flemish gable fronting to the road, however the principle elevation faces west rather than south. Numbers 46 & 48 Monkton Street to the west of the application site has a hipped roof with flat roof dormer windows on the north and west elevations. In my view there is a variety of dwellings within the vicinity in terms of design and positioning to the road.

The proposed dwelling does not seek to replicate any adjacent buildings. In my opinion however, it does not take reference from its countryside location in general. The dwelling has been designed to reflect barn qualities, in terms of fenestration design and the use of timber boarding which is evident in all elevations. The use of these materials would also in my opinion given some visual continuity between the converted oast.

The proposed dwelling has a garage located in-front of it, but connected at first floor level, I considered that the existing boundary treatment on conifer hedge would largely screen this element, with only the roof being seen above. In addition I note that the front facing elevation does not have a garage appearance; incorporating an attractive feature window and would therefore appear as one with the house.

Taking into account the above I am satisfied that the proposal is compliant with saved policies CC2 and D1 of the Local Plan.

Living Conditions

The proposed dwelling is located to the rear of Walters Hall Oast and Walters Hall Barn; both residential dwellings within the converted oast. These two dwellings are to the north of the application site. The proposed dwelling has a number of side windows within the north east elevation; at ground floor a utility and W.C. at first floor a hallway and in the roof a shower room. A section through has been provided that illustrates that the high level windows will be a minimum of 1.6m at first floor and 1.8m at second floor, on this basis I consider the relationship to be acceptable.

I am satisfied that there is sufficient distance between the existing properties and the proposal not to result in harm through loss of light or out-look.

To the east and south of the site is open countryside. To the west of the site separated by the access is a sewage pumping station. On this basis the window openings and balcony would therefore not result in harm.

In terms of saved policy SR5 there is sufficient garden associated with the dwelling for this size of property and to provide play space.

Transportation

The proposed dwelling would be accessed of an existing vehicular access. For a two bedroomed house in this location require 1.5 spaces. The garage is of a suitable width and depth to accommodate a car, however KCC do not include this as a space as garages are often utilised for storage. There is however adequate space in front of the dwelling to accommodate and turn at least two vehicles. There is also sufficient space with the site to accommodate cycle storage.

Other matters

No. 47 Monkton Street is a listed building; the Conservation Officer has confirmed that there is not harm to the listed building.

The Environmental Protection Officer has confirmed that he has no comment to make on this proposal.

With regard to the comments from Southern Water whilst they have not raised an objection to the proposal, they do express concern in relation to potential, vibration, noise and odour. Following further discussions with the Environmental Protection Officer, it is confirmed that the Environmental Health team do not have any records or history of complaints concerning the pumping station. Furthermore the Officer noted that during his inspection of the site, no noise was heard from the pumping station. It is also noted that the pumping station already has two properties in close proximity to it at a distance of approximately 21 and 27 metres. The planned development would be around 15-20 metres. On this basis it is considered that any noise from the pumping station would already be affecting the current premises and we would have likely received those complaints, on this basis it is not considered that an objection could be sustained.

Southern Water have also referred to SUDS within their consultation response, based on the fact that this is for a single dwelling, this is not considered to be a requirement.

In terms of ecology it is confirmed that for single dwelling the LPA do not request a SAMM contribution.

Conclusion

The NPPF states that in the absence of a 5 year housing land supply, that permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. It is considered that this is an acceptable extension to the village. The proposal does not raise any issues relating to neighbour amenity or highway safety. There are no other outstanding issues.

In light of the above, it is considered that the proposal complies with the provisions of the NPPF; therefore it is recommended that planning permission be approved.

Case Officer

Gill Richardson

TITLE: F/TH/17/1138

Project Land Rear Of Walters Hall Oast Monkton Street Monkton Ramsgate Kent

Scale:

