

A05

F/TH/17/0780

PROPOSAL: Variation of condition 2 attached to Planning Permission F/TH/14/0427 for the erection of 1No. two storey detached dwelling with attached garage to allow for a single storey side extension together with alterations to internal layout and front elevation

LOCATION: Land Adjacent To 2 The Ridings MARGATE Kent

WARD: Cliftonville East

AGENT: No agent

APPLICANT: Mr M Adams

RECOMMENDATION: Approve

Subject to the following conditions:

1 The proposed development shall be carried out in accordance with the amended plan titled 'Detailed Plans of a New Build Chalet Bungalow' received by the Local Planning Authority on 31st July 2017.

GROUND:

To secure the proper development of the area.

2 Prior to the first occupation of the dwelling hereby permitted visibility splays of 2metres by 2metres behind the footway on both sides of the dwelling access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

3 The proposed development shall be carried out in accordance with the written programme and specification of the archaeological watching brief submitted to the Local Planning Authority on 15th October 2014 and approved in writing. A full report must be submitted to the Local Planning Authority on completion of the development.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the advice contained within the NPPF.

4 Prior to the first occupation of the dwelling hereby permitted the area shown on the submitted plan as vehicle parking spaces and turning areas, shall be provided and kept available for such use at all times.

GROUND:

In the interests of highway safety and in pursuance of policy D1 of the Thanet Local Plan.

5 The reveals to the window and door openings in the dwelling hereby approved shall not be less than 100mm within the front elevation.

GROUND:

To secure a satisfactory external treatment in accordance with advice contained within the NPPF.

6 The development hereby approved shall incorporate a bound surface materials for the first 5 metres of the access from the edge of the highway.

GROUND:

In the interests of highway safety.

7 Prior to the first occupation of the dwelling hereby approved, the soakaways identified on the site plan submitted to the Local Planning Authority on 16th October 2014 and linear drainage to the paved driveway area shall be installed and thereafter maintained.

GROUND:

To prevent pollution and surface water discharge onto the highway, in accordance with the advice contained within the NPPF.

8 The development hereby approved shall be constructed in Selbourne Multi Mixture stock bricks and Redland 50 Double Roman Breckland Brown 52 roof tiles in accordance with the details submitted to and approved in writing by the Local Planning Authority on 17th November 2014.

GROUND:

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

9 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

10 All hard and soft landscape works shall be carried out in accordance with the approved details, namely the Landscaping Plan submitted on 16th October 2014 and paving type Brett Radial Autumn Mix. The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

INFORMATIVE

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, S021 2SW (Tel: 0330 303 0119 or www.southernwater.co.uk).

SITE, LOCATION AND DESCRIPTION

The site is located within the urban confines at the junction of The Ridings and Princess Margaret Avenue. The application site is bounded by single storey residential development in the form of detached dwellings to the east and south, and located opposite an area of public open space comprising the cliff top with Palm Bay beach (designated as a Site of Special Scientific Interest and Ramsar site) beyond.

RELEVANT PLANNING HISTORY

Planning permission was refused in 1998 (ref F/TH/97/0800) for the erection of a detached three bedroom bungalow on the grounds that the development would adversely affect the

character of the street scene, would result in the loss of an area of mature landscaping and the design fails to reflect the visual prominence of the corner location of the site.

Planning permission was granted, reference F/TH/14/0427, for the erection of 1no. two storey detached dwelling with attached garage on 22/08/2014. A non-material amendment application, reference NM/TH/14/1074 was subsequently submitted and approved on 17/12/2014 to allow the erection of chimney and alterations to fenestration at ground floor level to side elevation.

The current application seeks to vary planning permission, reference F/TH/14/0427 for the erection of 1no. two storey detached dwelling with attached garage, granted on 22/08/2014. This permission has been implemented and the proposed dwelling is currently under construction.

PROPOSED DEVELOPMENT

The application proposes the variation of Condition 2 attached to planning permission F/TH/14/0427 for the erection of 1no. two storey detached dwelling with attached garage.

This variation of condition application proposes a single storey side extension to the north east facing elevation. The original plans proposed an attached garage and the current scheme seeks to omit the garage and use this space as a bedroom, which together with the proposed single storey side extension would provide living accommodation for use as an annex to the main dwelling. The proposed alterations to the front elevation comprise the insertion of a window in place of the previously approved garage door.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies

H1 - Housing
H4 - Windfall Sites
SR11 - Private Open Space
D1 - Design
D2 - landscaping
SR5 - Play Space

NOTIFICATIONS

Neighbour notification letters were sent to properties directly surrounding the site and a site notice was posted near the site. No representations have been received in response.

COMMENTS

The application is brought before members as the site was non previously developed land; the development of which would be a departure to Saved Thanet Local Plan Policy H1.

The main issues for members to consider are the impact of the proposed alterations on the character and appearance of the area, the amenities of neighbouring property occupiers and highway safety.

Principle

The principle of the development has been established by the previous approval, planning application reference F/TH/14/0427 that the current application is seeking to vary.

The principle of the proposed alterations to the previously approved dwelling are therefore considered acceptable.

Character and Appearance

The proposed single storey extension, due to its siting, would not be highly visible from public vantage points. The previous approval noted that the layout, form and character of the proposed development would respond positively to the local character and appearance of the area, in keeping with existing building styles and materials. The proposal would respect both the existing building line in The Ridings and the degree of separation to properties to the rear in Springfield Road. There is adequate space around the proposed dwelling to allow for the retention of existing landscaping which will preserve the local character and identity of the area.

The proposed single storey extension would sit in line with the previously approved rear building line of the dwelling and therefore would not impact on the degree of separation with properties to the rear of the site, previously considered to be acceptable. The scheme proposes materials to match those previously approved and it is considered that the design of the extension and proposed alterations are complementary to the approved dwelling. For these reasons it is considered that the proposed development from the previous approval would have no greater impact on the character or appearance of the area.

Living Conditions

In terms of residential amenity, 3no. high level windows are proposed at ground floor level within the north east facing elevation. The proposed single storey extension would have a depth of 4.9 metres and height of approximately 2.7 metres to a flat roof. Having regards to the scale and design of the proposed addition and a minimum separation distance of 2 metres with the built form of the adjacent property no. 2 The Ridings; it is not considered that the proposed extension and alterations would cause material harm to the residential amenities of these neighbouring property occupiers.

The separation distance of approximately 20 metres with properties to the rear of the site, previously considered to be acceptable would be maintained.

It is therefore considered that the proposed alterations to the previously approved scheme would have no further impact on the residential amenities of neighbouring property occupiers and therefore accord with Thanet Local Plan Policy D1 and the National Planning Policy Framework.

Transportation

The previous approval noted that the access and parking area to serve the proposed dwelling are considered to be acceptable, subject to conditions regarding visibility splays; the provision and maintenance of the parking area; the use of a bound surface for the first five metres of the access, and surface water drainage details. KCC Highways and Transportation confirmed that they had no evidence of any crash records at the junction and raised no objections to the proposed development.

The current application does not seek any alterations to the previously approved access and parking area. The previously approved dwelling had four bedrooms and the amended scheme would provide three bedrooms within the main dwelling and one bedroom serving the annex. It is therefore considered that no material increase in demand for car parking would result from the proposed alterations and subject to safeguarding conditions it is considered that the proposed development would be of no further detriment to highway safety or the local highway network.

Conclusion

I am of the opinion that the proposed variation of Condition 2 attached to planning permission F/TH/14/0427 for the erection of 1 no. two storey detached dwelling with attached garage to allow for a single storey side extension together with alterations to internal layout and front elevation would cause no material harm to the character or appearance of the area, the residential amenities of neighbouring property occupiers or the local highway network and accords with Saved Thanet Local Plan Policies and the National Planning Policy Framework. The application is therefore recommended for approval.

Case Officer

Helen Johnson

TITLE: F/TH/17/0780

Project Land Adjacent To 2 The Ridings MARGATE Kent

Scale:

