

A03

F/TH/17/1451

PROPOSAL: Variation of conditions 2 and 5 of planning permission F/TH/15/0207 for change of use and conversion to 2no. four bed dwellings, 2no. two bed flats and 2no. two bed maisonettes, erection of 2No. single storey rear extensions, and alterations to front elevation, following demolition of single storey front and rear extensions and second floor extension to rear to allow part retrospective change of design to the front elevation and alterations to siting of rear boundary treatment

LOCATION:

40 - 46 Sweyn Road MARGATE Kent CT9 2DF

WARD: Cliftonville West

AGENT: Mr Alex Johnson

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 amended by the revised drawings numbered CO.103 Rev P and CO.113 Rev H received 29 November 2017 and the submitted window and door schedule numbered CO.106 Rev G received 04 October 2017.

GROUND:

To secure the proper development of the area.

2 The refuse storage and clothes drying facilities as specified upon the approved drawing numbered CO.113 Rev H received 29 November 2017, shall be provided prior to the first occupation of the units hereby approved and shall be kept available for that use at all times.

GROUND:

To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

3 Prior to the first occupation of the development hereby permitted, secure cycle parking as shown on drawing CO.113 Rev H received 29 November 2017 hereby approved shall be provided and thereafter maintained.

GROUND:

In the interest of promoting increased cycling in accordance with Policy TR12 of the Thanet Local Plan and Policy CV5 of the Cliftonville Development Plan Document.

4 Prior to the first use of the development hereby approved, the amenity spaces shown as 'F1/F2 garden', 'private garden' and the rear gardens indicated on the approved plan numbered CO.113 Rev H received 29 November shall be made available for the occupiers of the respective properties hereby approved and therefore maintained for such purposes.

GROUND:

To ensure adequate doorstep play space is provided for future occupiers, in accordance with Policies D1 and SR5 of the Thanet Local Plan.

5 The reveals to all new window and door openings shall not be less than 100mm. as agreed in the applicants agents email dated 09 April 2015.

GROUND:

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

6 Prior to the application of paint to the render to the ground floor front elevation, details of the colour scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the NPPF

SITE, LOCATION AND DESCRIPTION

The existing building comprises the end of a three-storey terrace of Victorian properties fronting Sweyn Road. The property was originally four townhouses that were converted to a hotel and has been used more recently as a House in Multiple Occupation.

The site is located within the Edgar Road and Sweyn Road Conservation Area, which was designated in 2016. The surrounding area is characterised by two and three storey Victorian terraced houses of varied styles and designs.

The site lies within the defined Cliftonville West Area in Need of Special Action and within the Cliftonville West Renewal Area.

RELEVANT PLANNING HISTORY

NM/TH/17/1451 - Application for a non-material amendment of planning permission F/TH/15/0207 to allow for the erection of 2no. electrical kiosks to front gardens, relocation of refuse storage areas, the installation of obscure glazing to 2no. windows and alterations to side boundary treatment - 11/08/17

NM/TH/17/0530 - Application for a non-material amendment of planning permission F/TH/15/0207 to allow for installation of 2no. doors to inward facing elevations, and pebbledash render to front and both side elevations - Granted 16/05/17

NM/TH/16/1206 - Application for non-material amendment to F/TH/15/0207 to allow for the relocation of windows and reducing the levels to the rear elevation - Granted 19/10/16

F/TH/15/0207 - Change of use and conversion to 2no. four bed dwellings, 2no. 2 bed flats and 2no. 2 bed maisonettes, erection of 2no. single storey rear extensions and alterations to front elevation, following demolition of single storey front and rear extensions and second floor extension to rear - Granted 29/05/15

PROPOSED DEVELOPMENT

This application follows the previously approved and part implemented application reference F/TH/15/0207 and seeks to vary condition 2 and 5 of the approved application, to allow for alterations to the design of the front elevation and the siting of rear boundary treatment.

The previous approval was for the change of use and conversion to 2no. four bed dwellings, 2no. 2 bed flats and 2no. 2 bed maisonettes, erection of 2no. single storey rear extensions and alterations to front elevation, following demolition of single storey front and rear extensions and second floor extension to rear.

The current application proposes external alterations to the design of the front elevation, which is partially completed. This includes the introduction of additional detailing to the ground floor front elevation, incorporating the installation of cornice detailing to the ground floor bay windows, to reflect the first floor bay windows, the installation of recessed rendered fan lights above the doorway, alterations to the proportion and design of the bay window and proposes to finish the ground floor of this elevation in smooth render. The application also seeks to alter the siting of the rear boundary treatment to the rear of number 46 Sweyn Road, to accord with the adjacent existing shared access. This proposal also seeks to consolidate the alterations which have been previously approved through various non-material amendment applications, which are listed above.

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

Cliftonville Development Plan Document (2010)

CV5 - Cycle Parking

CV6 - Parking Provision

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No letters of objection have been received.

CONSULTATIONS

Conservation Officer - No objection.

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 consideration of the principle of development, the impact of the proposed development on the character and appearance of the Conservation area, the residential amenity of neighbouring property occupiers and highway safety.

Principle

The principle of development was assessed under the previous consent reference F/TH/15/0207 and found to be acceptable. There have been no material changes since.

The development, which proposes to convert the building, which was previously used as hotel and HMO, to larger residential units accords with the objectives of the Cliftonville Development Plan to contribute towards a more balanced pattern of types, sizes and tenures of residential properties, including increasing the proportion of family homes. The proposal will also accord with Policy H10 which refers to Areas in Need of Special Action, which sets out that the council will permit appropriate redevelopment to accommodate residential and any other appropriate uses.

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 proposal comprises the conversion of the existing building within the urban confines, and therefore accords with the principle of this policy. It is also consistent with the objectives of the National Planning Policy Framework in relation to the presumption in favour of sustainable development.

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 development is located within a Conservation Area, and therefore the Local Planning Authority must have regard to 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 proposed design of the front elevation and the reinstated bay windows will reflect the traditional proportions and design of this terrace, and the detailing to the original bay windows which are in situ at first floor level. Whilst some slight differences to the original elevations will remain, the proposed works will represent an enhancement to the previously approved design, which did not adequately reflect the design and detailing of the upper two floors of the front elevation of the terrace, and will significantly enhance the previous appearance of the building, which previously comprised a single storey flat-roof front extension. These alterations will therefore serve to largely restore the original appearance of the property, improving the contribution this building makes to the wider Conservation Area.

The proposal seeks to alter the material of the ground floor front elevation from pebbledash to smooth render, of an alternative colour to the pebbledash render to the upper floors. This alteration to the texture and colour of the ground floor will contrast with the upper floors, thereby breaking up and adding interest to the appearance of the front elevation. A condition requiring the colour scheme to be submitted and approved will be attached to the consent.

A flat roof is proposed to the rear extensions following their reduction in height, which whilst visible from Stanley Road is not considered to appear unduly prominent or intrusive in the street scene, and will be set back from the road by a minimum of 4m.

The proposal will replace the existing UPVC windows with new sliding sash UPVC windows to the front elevation, and UPVC top opening and casement windows to the side and rear elevations. The windows to the original property were UPVC and the permission for the use of UPVC windows for this scheme is extant, which provides a realistic fall-back position. Furthermore, the proposed UPVC windows to the front elevation, by virtue of their sliding sash design, will represent an improvement to the original windows to the principle elevation. All new windows will be set within 100mm reveals and will therefore accord with the prevailing design of the fenestration to this property, and period properties within the surrounding area.

The proposal also seeks to set back the position of the rear fence panels to the rear of 46 Sweyn Road by 0.5m, to accord with the existing shared access in this location. This alteration will not be visible from the street scene by virtue of its siting and the modest height of the fence, and will be a minor alteration to the previous consent.

The Conservation Officer raises no objection to the application, and the proposed development is considered to improve the character and appearance of the area, in accordance with the objectives of the Cliftonville DPD, Policies D1, D2 and H10 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed dwellings and flats are of a good size, and all exceed the minimum size requirements set out within the Councils flat conversion guidelines. All six units will have access to the front or rear external amenity space, which will provide sufficient provision for doorstep play space, refuse storage and clothes drying facilities for each unit.

The proposal will install and reinstate windows to the rear elevation at ground, first and second floor level, following the removal of the previous three storey rear extensions. There are existing rear elevation windows at all three storey levels, and therefore the proposed windows will not result in any additional impacts to adjacent neighbouring properties.

The proposed development is therefore considered to provide a good standard of accommodation, without adverse impact upon the living conditions of neighbouring property occupiers, in accordance with policies D1, SR5, TR12 of the Local Plan, policy CV5 of the Cliftonville DPD and the National Planning Policy Framework.

Highways

No parking spaces are proposed with the development, however, when comparing the proposed use to the extant use, the proposed residential units are not likely to generate a significant increase in parking. The proposal will provide sufficient cycle storage within the rear garden. The proposed development is therefore considered to be acceptable in terms of highway amenity and highway safety, in accordance with Policy TR12 and TR16 of the Thanet Local Plan and Policy CV6 of the Cliftonville Development Plan.

CONCLUSION

The proposed conversion of the building and the restoration works to the front elevation will enhance the character and appearance of the area, in line with the objectives of the Cliftonville DPD, policies H10 and D1 of the Local Plan. It is therefore recommended that members approve this application, subject to safeguarding conditions.

Case Officer

Jenny Suttle

TITLE: F/TH/17/1451

Project 40 - 46 Sweyn Road MARGATE Kent CT9 2DF

Scale:

