

A01

F/TH/17/0941

PROPOSAL: Erection of three storey building containing 6No. 3-bed flats, sedum roof car port and refuse store following demolition of existing dwelling house

LOCATION: 18 Western Esplanade BROADSTAIRS Kent CT10 1TD

WARD: Viking

AGENT: Mr David Weir

APPLICANT: Mr J Atherton

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 PR147.05 Rev D, PR147.06 Rev D, PR147.07 Rev D, and dated PR147.04 Rev D, PR147.03 Rev D, received 03 January 2018

GROUND:

To secure the proper development of the area.

3 The refuse storage facilities as specified upon the approved drawing numbered PR147.04 Rev D and dated 03 January 2018 shall be provided prior to the first occupation of the flats 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.

4 Prior to the first occupation of the development, the area shown 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 approved shall thereafter be maintained for that purpose.

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

5 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. PR147.04 Rev D and dated 03 January 2018, shall be provided and thereafter maintained.

GROUND:

In the interests of promoting increased cycling in accordance with Policy TR12 of the Thanet Local Plan

6 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces and hard surfacing of the development 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.

GROUND:

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

7 The windows to be provided in the side elevation of the development hereby permitted (excluding the high level windows), shall be provided and maintained with obscure glass, as agreed by the agent in correspondence received 5th January 2018.

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.

8 The high level windows to be provided within the side elevations of the development hereby permitted shall be provided and maintained with a cill height of not less than 1.73 metres above the finished internal floor level.

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.

9 Prior to the first occupation of the development hereby approved 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.

10 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority

GROUND:

To ensure that the archaeological history of the site is recorded in accordance with the advice contained within National Planning Policy Framework.

11. All hard and soft landscape works shall be carried out in accordance with the approved details. 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

INFORMATIVES

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

SITE, LOCATION AND DESCRIPTION

The site is located within a road on the seafront, and within an Area of High Townscape value. The area is characterised by large substantial plots containing large detached buildings of either dwellings or flats. Buildings are pre-dominantly 2-storey, although there are examples of 3-storey buildings, or buildings with accommodation within the roof space. The application site is occupied by an existing 2-storey dwelling with accommodation within the roof space. The existing dwelling is quite traditional in design with a pitched roof, and gable bay, turret and chimney features. The existing building is setback from the road, and generally respects the front building line that curves around Western Esplanade.

RELEVANT PLANNING HISTORY

No relevant planning history

PROPOSED DEVELOPMENT

The application is for the demolition of the existing building, and its replacement with a 3-storey building of modern design, to accommodate 6no. 3-bedroom self-contained flats. The

building measures 19m wide by 19.6m deep, and is to be constructed using red brickwork, timber cladding, aluminium windows and doors, and zinc roof. Off-street parking is provided in the form of 2no. spaces to the front and 8no. spaces to the rear within a carport, to be accessed via a side access road. A large communal garden to be accessed by all flats is provided to the rear of the site, along with cycle parking provision for 12no. bikes and refuse storage.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies (2006)

H1 - Housing

D1 - Design

D7 - Area of High Townscape Value

SR5 - Doorstep Play space

TR12 - Cycling

TR16 - Parking Provision

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. 47 letters of objection have been received. The main concerns are:

- modern design out of keeping,
- create further traffic,
- increase height,
- loss of existing dwelling,
- scale of building will dominate seafront,
- increase noise and disturbance,
- loss of character in Area of High Townscape Value,
- more flats are not needed in the area,
- poor design, with the appearance of a commercial building,
- over-development,
- overlooking,
- will set a precedent for other family homes to be demolished and replaced with flats,
- loss of light/outlook,
- increased highway safety risk.

Broadstairs Town Council - Recommend Refusal. Prominent site located in an Area of High Townscape Value. Overdevelopment, detrimental impact on the character of the surrounding pattern of development, poor quality design, loss of views and vistas and detrimental to the street scene.

Broadstairs Society - Area of High Townscape Value, and therefore any new development should comply with the requirements of the policy. Area has been spoiled in the past by decisions to build flats where there were seaside dwellings. Proposal is out of keeping with the character and heritage of the area. Any further flat development weakens the heritage value of this area.

CONSULTATIONS

Southern Water - Require a formal application for connection to the public sewer to be made by the applicant or developer.

COMMENTS

This application is brought before members at the request of Councillor Mave Saunders, to allow members to consider the design and scale of the proposed development, and its impact upon adjacent properties and the Area of High Townscape Value.

Principle

The proposal involves the demolition of an existing building, and its replacement with a new residential building. The development of the flats would be on previously developed land within the urban confines, and as such the principle of the flat development is considered to be acceptable and in accordance with Policy H1 of the Thanet Local Plan.

Whilst concern has been raised by residents in relation to the loss of the dwelling and its replacement with a flat development, there are no policies within the Thanet Local Plan that would prevent the principle of providing flats in this location.

The principle of developing the site is therefore considered to be acceptable and consistent with the principles of the NPPF, subject to the consideration of other material considerations, such as impact on the character and appearance of an area, the living conditions of neighbours and impacts on the highway network, being considered acceptable.

Character and Appearance

The site lies within an Area of High Townscape Value. Policy D7 of the Thanet Local Plan states that within these areas the conservation or enhancement of the local character will be the primary planning aim. As such development will only be allowed where the design, scale of development, separation between buildings, use of materials and landscaping are complementary to the special character of the area.

Whilst there is much local support for the retention of the existing building, which is of good architectural merit, its retention cannot be enforced, as the site does not fall within a conservation area, and due to its age the building is not considered as a non-designated heritage asset.

The existing building is of a traditional pitched roof design, and is 2-storey in height with accommodation within the roof space. The proposed development is 3-storey in height and of a modern design, with the second floor level set in from the front and sides. Concern has been raised by residents regarding the modern design, which is considered by many to be out of keeping with the surrounding area. However, this is an area of varied character and design, where each dwelling is of a different scale, design, height and materials. As such it

would be unreasonable to object to the modern form of designed proposed, especially when considering paragraph 58 of the NPPF, which states that whilst the identity of local surroundings should be reflected in new design, appropriate innovation should not be prevented nor discouraged.

Concern was initially raised with the scale and design of the building, as the building was quite wide and deep, and there was initially little articulation to the side elevations. There has been extensive negotiation on the scale and design of the building, resulting in a reduced width, a reduction of the second floor that brings it in from the front and side elevations, the staggering of the side elevations with the rear section of the building set in from the main side elevation by 1.2m on each side, and additional glazing within the side elevations to break up the depth and add interest to the building design.

The amended design provides a building that is set back from the front boundary by 13m, a similar setback to that of neighbouring properties. A gap of 2.5m is provided to the boundary with no. 19 Western Esplanade, with a gap of 18m to the neighbouring building, and a gap of 5.5m is provided to the boundary with no. 17 Western Esplanade, with an overall gap of 10m between the buildings. As this is an area of High Townscape value, it is important that space between buildings is maintained, in order to preserve character of the area. However, in this instance the application site is substantial in size, and excluding the neighbouring plot at no.19, the application site is wider than all neighbouring plots. As such, it is considered that a building wider than that existing could be accommodated on the site without harm to the character and appearance of the Area of High Townscape value. The proposed building is 19m wide, only 1m wider than the neighbouring property at no. 17. As such it is considered that the width of the proposed development would not appear out of keeping within the street scene.

The main section of the building is 12.5m deep, which is not dissimilar to the depth of surrounding development. The rear section of the building is 6.9m deep, and is stepped in from each side elevation by 1.2m, providing a break in the side elevations when viewed from the street. Whilst the overall depth of the building exceeds the depth of surrounding development, the staggered side elevations, the slight overhang of the first floor, the varied material (brick and cladding), and the provision of both large and high level windows within the side elevations, mean that the proposed building will not appear overly bulky or out of scale with surrounding development. It also considered that given the size of the plot, and the distance to the boundaries, that the proposed building will sit comfortably within the site.

A second floor is provided as part of the proposed development. Whilst the surrounding area is mainly characterised by 2-storey development, there is evidence of some 3-storey development, along with two storey development with accommodation within the roof space. Three-storey development is present at 15a, 15b and 23 Western Esplanade, as such the principle of 3-storey development in this location would be acceptable subject to the impact it has upon the design and scale of the building. The proposed second floor is set back from the front brick projection by 2.5m, and from the side elevations by 1.3m, and is constructed of lighter material than the main building, including zinc, timber cladding and large areas of glazing, including the front and rear corners of the structure. The reduced size of the second floor and the proposed materials provide a structure at second floor level that is lighter in appearance than the main building, and as such does not result in a bulky appearing

building. Whilst a modern building is proposed with large flat roof elements, the design of the second floor with a butterfly wing design to each side, along with the projecting elements, balconies and extensive glazing to the front elevation, and the use of predominantly red brick, examples of which are found in the Area of High Townscape Value, it is considered that the proposed development would not appear significantly out of keeping with the character and appearance of the surrounding area.

Within the site it is intended to retain the existing front hedge and garden area, with the only alteration being the provision of 2no. car parking spaces. The retention of the garden and hedge is supported, as large front gardens are characteristic of the area.

A new access road is proposed along the side of the proposed building, which will be constructed using permeable paving. The access road will not appear out of keeping as many properties within the surrounding area have long driveways adjacent to the properties. To the rear a retaining wall is proposed between the car parking area and the rear elevation of the building, with the parking area again constructed using permeable paving. A car port is proposed to accommodate the 8no. vehicles to the rear, which will be 2.5m high, and constructed of timber cladding with a sedum roof. Whilst wide, the setback location from the road of at least 42m, its location to the rear of the building, and its limited height, means that there will be very limited impact upon the surrounding character and appearance of the area. A refuse store and cycle store is also proposed to the rear of the existing neighbouring store, resulting in limited views, and will be of a similar design, height and materials to the proposed car port. The majority of the rear garden is to be retained as existing, with the only trees to be removed being two small trees within the proposed parking area.

In conclusion, there are no policies or legislation to require the retention of the existing building, and as such when considering the proposed replacement development in its amended form it is considered that its design, scale, distance to neighbours, along with the materials and landscaping proposed, would not significantly detract from the character and appearance of the Area of High Townscape Value. As such, the proposed development is considered to be in accordance with Policies D1 and D7 of the Thanet Local Plan, and the requirements of the NPPF.

Living Conditions

There is a distance of 17.5m to no.19 Western Esplanade and a distance of 8.5m to no.17 Western Esplanade. Given the distance to both neighbouring properties, the impact upon neighbouring light and outlook is considered to be acceptable.

With regards to privacy, any side windows within the proposed building are either high level, obscure glazed, or directed towards the road, and as such there will be no loss of privacy for nos. 17 and 19 Western Esplanade. To the rear there is a distance of at least 64m to no. 15 Waldron Road, and therefore the impact upon their privacy is also considered to be acceptable.

Car parking is proposed to the rear of the site, with an access road extending along the north of the site, adjacent to the boundary with no. 17. Whilst this may result in some additional noise and disturbance from vehicle movements to the side and rear of the site, the proposed

access road is adjacent to an existing driveway serving no.17, and the proposed parking area lies adjacent to the access road and turning area for no. 19. As such the proposed access road and parking area is not considered to significantly increase noise and disturbance to the private amenity areas of neighbouring properties.

The impact upon neighbouring living conditions is therefore considered to be acceptable and in accordance with Policy D1 of the Thanet Local Plan and paragraph 17 of the NPPF.

Policy SR5 of the Thanet Local Plan requires that family units of 2-bed or more should be provided with secure doorstep play space. A large communal garden area to the rear, measuring a minimum of 18m by 26m, has been provided. This complies with Policy SR5 of the Thanet Local Plan.

Refuse storage has been provided for the future occupiers of the development in the form of an enclosed storage area adjacent to the proposed parking area, which is considered to be adequate for the number of units proposed.

The impact upon the living conditions of existing and future occupiers is considered to be acceptable.

Transportation

The site is sustainably located within walking distance of Broadstairs Town Centre, and the facilities and services it contains.

The proposal seeks to retain the existing vehicular access from Western Esplanade (a non-classified road), and to extend the access towards the rear to serve the proposed parking spaces to the rear of the building. The access is wide enough for two vehicles to pass one another, and would allow for adequate pedestrian visibility at the access.

Within the site 10no. car parking spaces have been proposed to serve the 6no. self-contained flats, which equates to one and a half spaces per flat and one visitor parking space. The spaces meet the minimum size requirement and there is adequate depth for turning and maneuvering within the site. The off-street car parking provision is considered to be adequate for the size and number of units. There is also adequate capacity for on street parking within the vicinity.

Cycle parking is provided in the form of 12no. cycle parking spaces, which equates to 2no. spaces per flat, which exceeds the minimum requirement.

The impact upon highway safety is considered to be acceptable and in accordance with the requirements of the NPPF.

Archaeology

The proposed development will extend beyond the existing footprint of the building. The application site lies within an area of archaeological potential relating to the finding of prehistoric and Roman remains nearby to the south in Dumpton Gap and the presence of

Saxon and Roman burial sites to the north near Bradstow School. Whilst some of the site may have been already disturbed, it is possible that archaeological remains would be directly affected by groundworks. If planning consent is granted it is therefore considered that provision should be made for a programme of archaeological works. Subject to this safeguarding condition the impact upon archaeology is considered to be acceptable.

Conclusion

The design and scale of the proposed development is not considered to significantly detract from the character and appearance of the area and the Area of High Townscape Value. The impact upon neighbouring living conditions and highway safety is considered to be acceptable. The proposed development is therefore considered to be an acceptable sustainable form of development, and it is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Emma Fibbens

TITLE: F/TH/17/0941

Project 18 Western Esplanade BROADSTAIRS Kent CT10 1TD

Scale:

