

**A03**

**F/TH/17/1356**

**PROPOSAL:** Erection of a three storey extension to provide 2no. two bed

and 1no. one bed flats following removal of external staircase

**LOCATION:**

and the insertion of 2no. windows to the front elevation of 100 Station Road.

100 Station Road BIRCHINGTON Kent CT7 9RA

**WARD:**

Birchington South

**AGENT:**

No agent

**APPLICANT:**

Mandeep Shoker

**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 revised drawing numbered 001-201 Rev P4, received 14 December 2017; revised drawings numbered 001-205 Rev P3, 001-203 Rev P4, 001-204 Rev P4, and 101 Rev P3, received on 13 December 2017, and the revised drawing numbered 001-200 Rev P3, received on 29 November 2017.

**GROUND:**

To secure the proper development of the area.

3 The refuse storage facilities and clothes drying facilities as specified upon the approved drawings numbered SR-001-200 Rev P3 and SR-001-201 Rev P4, 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 secure cycle parking facilities, as shown on approved drawing no. SR-001-200 Rev P3 received on 29th November 2017 shall be provided and thereafter maintained.

**GROUND:**

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

5 The brickwork to be used in the construction of the development hereby approved shall be London stock brick to match the existing brickwork at no.100 Station Road, and shall be of the same colour, finish and texture.

**GROUND:**

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

6 Prior to the commencement of the development hereby approved, full details of the render, roof material, windows, hard surfacing material and gates, to be used in the construction of the development hereby permitted shall be submitted to, and approved in writing by the Local Planning Authority. 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.

7 The reveals to all new window and door openings shall not be less than 100mm

**GROUND:**

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

8 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**

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, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

### SITE, LOCATION AND DESCRIPTION

The site is situated within the centre of Birchington at the end of the high street and commercial uses. The proposal site is currently hard-surfaced land behind a low wall adjacent to a fish and chip shop at 100 Station Road. The site is in a corner position on the junction of Station Road and Prospect Road. Opposite the site on Prospect Road is a public house and a residential unit lies directly to the rear of the site, with a commercial garage building further to the south west. There are further commercial uses opposite at Station Approach along with other residential properties. The site is within a sustainable location in close proximity to Birchington Railway Station and the local amenities.

### RELEVANT PLANNING HISTORY

F/TH/14/0457 - Change of use of upper floors from 1No. self-contained flat to 2No. self-contained flats, together with the erection of four dormer windows (Granted 22 July 2014)

F/TH/12/0932 - Erection of external staircase, bin store, disabled ramp, installation of replacement shopfront, new window and two condenser units, together with the blocking up of existing windows. (Granted 4 February 2013)

F/TH/05/0141 - Conversion and change of use of fish bar together with two storey linked extension to provide five flats (Granted 20 May 2005)

### PROPOSED DEVELOPMENT

This application submission relates to the erection of a 3-storey building containing 3 no. self-contained flats, with 1no. 2 bedroom flat on the ground floor, 1no. 2 bedroom flat on the first floor and 1no. 1 bedroom flat on the second floor. The building is attached to no. 100 Station Road, with an access to the rear of the Fish and Chip Shop provided through the rear yard area. Each flat contains a kitchen/living/dining area and a shower room. The ground floor flat is accessed independently from the front on Station Road. The first and second floor flats are accessed via a covered brick staircase to the side of the property. The new covered stairway also provides a covered entrance for the flats above the existing fish and chip shop, with a side bedroom window blocked up and two new windows created on the front elevation above the fish and chip shop. Refuse storage is provided to the rear of the property in the courtyard area for the first and second floor flat, with refuse storage for the ground floor flat provided behind the boundary wall in the front landscaped area. Cycle spaces are provided in the rear courtyard area in a covered cycle rack beneath the void of the new enclosed staircase.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan 2006**

H1 - Housing  
D1- Design Principles  
D2 - Landscaping  
TR12 - Cycling  
TR16 - Car Parking Provision  
SR5 - Play space

## NOTIFICATIONS

Letters were sent to neighbouring properties and a site notice has been posted.

Three neighbour objections have been received raising the following concerns:

- Overdevelopment of the site
- Overbearing impact and loss of outlook
- Out of keeping with the street scene
- Agree that some development would be beneficial, but fear the excessive size and location could affect the viability of the adjacent fish and chip shop.
- Overshadowing and loss of light
- Loss of privacy and noise issues
- Parking concerns
- Pedestrian safety

**Birchington Parish Council** - No objections.

## CONSULTATIONS

**Southern Water** - No objection. Southern Water require a formal application for connection to the public foul sewer to be made and the relevant informative should be attached. The applicant details surface water drainage for the site is via a watercourse. The Council's technical staff and relevant local authority for land drainage consent should comment on the adequacy of the proposal to discharge surface water to the local watercourse.

## COMMENT

This application is brought to planning committee at the request of Cllr Coleman-Cooke to allow members to consider the density of development proposed.

### **Principle**

The site falls within the urban confines of Birchington and within the curtilage of an existing commercial building and is therefore previously developed land. The site is located at the end of Station Road, a district centre which is characterised by a mixture of uses including residential. The principle of a residential development on this site is considered to be

acceptable and in accordance with Policy H1 of the Thanet Local Plan subject to the impact upon the character and appearance of the area, living conditions of neighbouring and future occupiers and highway safety being acceptable.

### **Character and Appearance**

The proposal site is currently hard-surfaced land which has been previously used in conjunction with the adjacent fish and chip shop at 100 Station Road, which was granted consent for flats above as per F/TH/14/0457. A previous approval for a two storey building on this part of the site formed part of the application F/TH/05/0141 and contained 2 no. 2 bedroom flats. The principle of a two storey building has previously been approved and the main change with this application is that a third storey is proposed and a covered stairway attaching the proposed building to the current property at 100 Station Road, replacing the existing external steel staircase, which also provides access to flats above the fish and chip shop within the existing building at 100 Station Road. The covered brick built stairway will be a visual improvement to the scheme which will be accessed via the door between the newly proposed three storey building containing the three flats and the fish and chip shop.

The height of the proposed building measures 9 metres to the top of the ridge. The building has been designed with a section of flat roof which helps to create a reduction in height of the overall building. It is considered that the proposal is in keeping with the surrounding properties as it is lower than the fish and chip shop building by 1 metre and of the same height as the neighbouring public house. It is considered that the scale and mass of the proposal is a positive contribution to the street scene and whilst the building is linked by the shared staircase, it creates its own identity within the street scene. It is not considered that the proposed development will appear overly dominant in height, and will be in keeping with the surrounding area.

The ground floor flat will have a private entrance to the front elevation of the building and will help to create an active frontage and give the appearance of a house in the street scene, rather than three flats. The position of the upvc sash style windows are well proportioned within the elevations and the dormer windows in the roof, which are to serve the one bedroom flat, are considered to be of appropriate proportions and create a symmetrical frontage. The front elevation has some relief with the entrance set back, which is continued up to the eaves of the roof. The use of materials, with render at the ground floor and London stock brick on the first floor and side elevations, helps to create an interesting street frontage with a change in materials as per the existing building at 100 Station Road. The roof is proposed to be tiled. There are two windows proposed fronting Prospect Road, which again helps to create more of an active street frontage. Full details of the exact materials are proposed to be conditioned, but the overall appearance and design features with the sash style windows and mixture of render, brick and tiled roof are considered to be acceptable and in keeping with the neighbouring properties.

The two new windows proposed to serve the existing flat above the fish and chip shop within the existing building, are required due to the removal of a rear window in order to provide the covered stairway. It is considered these are a visual improvement to what was originally the side elevation of 100 Station Road as the building has evolved with the newly created commercial frontage to serve the fish and chip shop to become more of the primary frontage

of the building to address the street. There is a roof light on the front elevation which is small in size and will not be visually intrusive within the street scene.

It is therefore considered that the overall design and scale of the building is acceptable in terms of the impact on the character and appearance of the area, and will provide a positive contribution in accordance with Policy D1 of the Thanet Local Plan 2006.

### **Living Conditions**

In terms of the living conditions of neighbouring occupiers, the main impact to consider is the additional living accommodation within the roof space. The previous approval was for a two storey linked extension with a pitched roof. This proposal creates a further flat in the roof space, the two storey pitched roof linked building approved in 2005 was 9.5metres tall to the top of the ridge, this proposal is lower at 9metres in height and covers a similar footprint. An oriel window with glazing to the sides is proposed at the first floor level on the rear elevation, rather than a sliding sash style window as seen with the remainder of the windows in the proposal. The oriel window would direct views from the room towards the road and not the private amenity space of the neighbouring property and will therefore not result in significant overlooking. There are two dormer windows which serve the third floor flat within the roof at the rear, but given the direction of outlook over the neighbours roof, the small proportions and setback location of the dormer windows, it is not considered that there will be significantly harmful overlooking to the neighbouring property behind, as there will not be a direct view into the habitable rooms and there will be very limited views of their amenity space. Rear windows to the existing flats above the fish and chip shop have been blocked up and relocated to the street elevation in order to provide the covered stairway to the existing and proposed flats. This removes a level of existing overlooking from the existing flats above the fish and chip shop and roof lights have been installed to the covered stairway to generate natural light, with no overlooking creating.

In terms of the living conditions created for future occupiers, the two bedroom flats are 51sqm and 55sqm in size and provide adequate space and access arrangements with the ground floor flat having the benefit of an independent access fronting Station Road and the first floor flat accessed from the newly proposal covered stairway. The 1 bedroom flat on the third floor is 44sqm in size with adequate headroom height within the roof space and the benefit of four dormer windows and a section of flat roof creating sufficient useable floor space.

There is some external space at the front of the building on Station Road, which is proposed to be hard surfaced landscaping and a courtyard area to the rear. This rear area can only be accessed by the side gate from Prospect Road, which in terms of the storage of bins means the first and second floor occupants will need to take their rubbish round to the rear of the property, but this is preferable to the storage of all of the bins to the front of the property. Each flat contains a washing machine/tumble dryer with the additional potential to use the rear courtyard space for clothes drying which is considered to be acceptable and in accordance with Policy D1 of the Thanet Local Plan.

The site is not large enough to accommodate doorstep play space and the previous 2005 consent was granted without the provision of play space. The additional one bedroom unit

does not trigger the requirement for doorstep play space. It is considered that the proposal site is in a sustainable location in close proximity to local parks and beaches, and upon weighing up the benefit of the provision of three units of housing, that the non-compliance of Policy SR5 is in this case acceptable.

Following site visits and a review of the objections raised, it is not considered that the proposal will result in harmful living conditions to the neighbouring occupiers. The proposal is 1 metre lower than the existing fish and chip shop building and there is a separation distance of 6 metres to the neighbouring property, with an existing boundary wall of approximately 1.8 metres surrounding the courtyard and therefore the outlook of the single storey unit behind will not be materially affected. The proposed scheme will create three new homes, which is considered to be a benefit because of the need for housing within the district.

The windows on the side elevation on Prospect Road will create some mutual overlooking to the windows at the pub, but this is not considered to be harmful and is typical of the relationship seen between street frontage development.

Concerns were raised through the neighbour consultation regarding a detrimental impact on the fish and chip shop which is situated on the ground floor of 100 Station Road. It is not considered that the proposal will impede the running of this business. Whilst the proposed building is attached to the existing building, it does not block the frontage and there is still space to the front elevation and main entrance to allow for a visible commercial frontage. The proposal improves the entrance arrangements to the existing flats above the fish and chip shop by creating a covered stairway and access, rather than the existing metal open stairway. Overall it is considered that there are no harmful impacts on neighbouring living conditions from the proposed scheme, in terms of outlook and overlooking. It is therefore considered that the proposal is in accordance with Policy D1 of the Thanet Local Plan.

## **Transportation**

Off street parking is not included as part of the proposals. Kent Highways and Transportation would usually require 1 parking space per flat to be provided, however in this case it is considered that the application site is within a very sustainable location within Birchington in close proximity to the train station and local bus route, as well as local amenities. It is therefore considered that future occupants would not be reliant on a car and as such the lack of off street parking provision would not result in a severe cumulative impact to highway safety.

KCC Highways and Transportation require 1 secure, sheltered cycle parking space to be provided for each flat and the applicant has complied with this requirement providing a covered cycle parking area to the rear of the property under the covered stairway. The application is therefore in accordance with Policy TR12 of the Thanet Local Plan.

The impact upon highway safety is therefore considered to be acceptable.

## **Conclusion**

In principle, it is considered that a residential use on this site is acceptable in accordance with Policy H1 of the Thanet Local Plan. The overall design and scale of the proposal is in keeping with the adjacent properties and overall character and appearance of the area. The living conditions created for the future occupants of the flats are considered to be acceptable and it is not considered that any significant harm will be created to any neighbouring occupiers. Whilst the proposal does not provide doorstep play space for the two bedroom flats, the site is in a sustainable location in close proximity to Birchington train station, local amenities, parks and beaches and the benefit of providing three new homes when considered against the housing need within the district, is considered to outweigh concerns under Policy SR5. Covered cycle parking is provided in accordance with Policy TR12 with acceptable refuse storage and clothes drying facilities in accordance with Policy D1 of the Thanet Local Plan.

It is therefore recommended that members approve the application.

### **Case Officer**

Lauren Hemsley



TITLE: F/TH/17/1356

Project 100 Station Road BIRCHINGTON Kent CT7 9RA

Scale:

