

**A04**

**F/TH/18/0013**

PROPOSAL: Change of use of barn to 1No. 3-bed house with excavation works to create basement level extension with terrace above together with erection of detached car port

LOCATION:

Land East Of The Granary Upper Hale St Nicholas At Wade BIRCHINGTON Kent

WARD: Thanet Villages

AGENT: Mr Matthew Beasley

APPLICANT: Mr Smith

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 17.1151.MB.PL0 Rev A, 17.1151.MB.PL06, 17.1151.MB.PL10, 17.1151.MB.PL09, 17.1151.MB.PL12 received 02 January 2018 and the amended drawings numbered 17.1151.MB.PL08 Rev C received 20 March 2018 and 17.1151.MB.PL07 Rev A received 06 April 2018.

GROUND:

To secure the proper development of the area.

3 The proposed excavation works to facilitate the basement extension hereby approved, shall be carried out in accordance with the submitted drawings and specification of the plan numbered 9899.01 Rev PL1 received 08 March 2018, with the building remaining in situ. At no time shall the building be removed, or the demolition works exceed that which is stated within the Method Statement.

GROUND:

To ensure the conversion of the existing building, in accordance with paragraph 55 of the NPPF.

4 Prior to the commencement of the excavation works to facilitate the basement extension hereby permitted, an updated structural roof and side elevation impact assessment to be carried out by an appropriately qualified person, to demonstrate that the roof structure to the rear and side walls are able to be retained during the excavation works outlined on the submitted plan numbered 9899.01 Rev PL1 received 08 March 2018 shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

To safeguard the special character and appearance of the Non-Designated Heritage Asset, in accordance with advice contained within the NPPF and ensure the conversion of the building accords with paragraph 55 of the NPPF

5 The original timber weatherboarding to the front elevation and the original plain clay roof tiles shall be reinstated to the front elevation and roof once the excavation works are completed, except in instances where the material is damaged beyond repair, in which case timber weatherboarding and/or plain clay roof tiles to match the colour, texture and finish of the existing materials shall be installed.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a non-designated heritage asset in accordance with advice contained within the NPPF.

6 Prior to the installation of any external windows and doors to the development hereby approved, joinery details at a scale of 1:5 of all new external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a non-designated heritage asset in accordance with advice contained within the NPPF.

7 Prior to the first occupation of the dwelling hereby approved, full details of both hard and soft landscape works, to include:

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- o the treatment proposed for all hard surfaced areas beyond the limits of the highway
- o walls, fences, other means of enclosure proposed

shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

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

8 Prior to the construction of the basement extension of the development hereby approved, a sample of the proposed brickwork to the front elevation of the basement extension 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:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a non-designated heritage asset in accordance with advice contained within the NPPF.

9 The timber weatherboarding and plain clay roof tiles to be used in the construction of the detached open sided car port hereby approved shall be of the same colour, texture and finish as the timber weatherboarding and plain clay roof tiles to the existing building.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of setting of the property as a non-designated heritage asset in accordance with advice contained within the NPPF.

10 The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) Intrusive Investigation

a) An intrusive investigation and updated risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. It shall include an assessment of the nature and extent of any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

(i) A survey of the extent, scale and nature of contamination;

(ii) An assessment of the potential risks to:

Human health;

Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

Adjoining land,

Ground waters and surface waters,

Ecological systems,

(iii) An appraisal of remedial options and identification of the preferred option(s).

All work pursuant to this Condition shall be conducted in accordance with the DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11).

b) If investigation and risk assessment shows that remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

#### GROUND:

To ensure that the proposed site investigation, remediation and development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the NPPF.

11 The 2No. car parking spaces and the cycle storage within the car port hereby approved as specified on the approved drawings numbered 17.1151.MB.PL07 Rev A received 06 April 2018 and 17.1151.MB.PL10 received 02 January 2018 shall be provided

prior to the first occupation of the dwelling hereby approved and shall be kept available for that use at all times.

**GROUND:**

To secure a satisfactory standard of highway amenity in accordance with Policies TR12 and TR16 of the Thanet Local Plan.

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

**GROUND:**

In the interests of highway safety.

13 The gate to the vehicular access of the development hereby approved shall open away from the highway, as specified on the approved drawing numbered 17.1151.MB.PL07 Rev A received 06 April 2018.

**GROUND:**

In the interest of highway safety.

**INFORMATIVES**

There is no public foul and surface water sewer in the area to serve this development. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (tEL: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

**INFORMATIVE:** It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site. Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: [www.kent.gov.uk/roads\\_and\\_transport.aspx](http://www.kent.gov.uk/roads_and_transport.aspx) or telephone: 03000418181) in order to obtain the necessary Application Pack.

## SITE, LOCATION AND DESCRIPTION

The application site is located within the open countryside approximately 1.5 miles south west of Birchington and approximately 1.5 miles north east of St Nicholas, at the end of a single track road, accessed from the A28 (Canterbury Road). The site is located within a discernible historic farmstead, sited within a former chalk pit and is surrounded by banks on three sides with vegetation and tree screening.

The application relates to an existing single storey building, located in the south west corner of the site, which was previously used as the office of the farm and is currently used for storage purposes. The site is located adjacent to two Listed Buildings to the west (the Barn and Granary), which have been converted to dwellings. The site has its own separate curtilage from these Listed Buildings, incorporating a large area of hardstanding, and its own vehicular access to the south west corner, off Upper Hale Road.

The building is single storey, comprising a simple rectangular form with a hipped pitched roof which extends to a catslide roof at the rear and is sited at a higher level than the existing hardstanding, with a raised patio/front garden area. The building incorporates a simple pattern of fenestration with 5No. timber casement windows and a doorway to the front elevation, and is timber framed, clad in horizontal timber weatherboarding to its front and side elevations and finished in slate tiles to the roof.

The building forms part of the historic farmstead entity, and its traditional form and design contributes to the character of the farmstead. As such the building is considered to be a non-designated heritage asset, worthy of retention.

## RELEVANT PLANNING HISTORY

In 1987 planning permission and listed building consent were granted for the conversion of the existing barn and granary to 5No. dwellings with garages and for the erection of a detached two storey dwelling to replace the existing farmhouse.

F/TH/90/0972 - Erection of a block of 3 dwellings and 3 double garages and conversion of farm office to separate dwelling. Refused and dismissed on appeal due to development in the countryside and highways concerns.

F/TH/91/0202 - Conversion of former farm office to dwelling. Refused due to development in the countryside and highways concerns.

F/TH/91/0203 - Erection of a detached dwelling house. Refused due to development in the countryside and highways concerns.

## PROPOSED DEVELOPMENT

The application proposes the change of use of the existing building from storage to a 3-bed single dwelling, incorporating excavation works to create a basement extension with a terrace above, together with the erection of a detached car port.

The proposed excavation works will extend a depth of 2.7m below the existing building, sited in line with the rear and side elevations and will extend forward of the front elevation by approx. 4m. The basement will incorporate windows to the front elevation of the partially

elevated area above the existing hardstanding. Above the basement will be a terrace area, which will incorporate 3no. rooflights, extending flush with the terrace/patio. The bank to the rear of the building will be partially excavated to provide 2no. lightwells.

The form and scale of the existing building will not be altered, and the existing materials will be retained, aside from areas where repair is required (for example roof tiles). The application will involve the installation of bi-folding doors to the east side elevation and 4no. rooflights to the rear cat slide roof.

A method statement has been submitted with the application to demonstrate that the existing building is capable of being retained during the proposed excavations works.

The single storey detached car port will be sited approx. 13m east of the east side elevation of the existing building. The car port will be open sided to the front elevation, designed with a hipped pitched roof and catslide roof to rear to reflect the form and design of the existing building, and will be finished in materials to match the existing property.

The dwelling will utilise the existing vehicular access, and proposes to reposition the gate to be set back from Upper Hale Road by 6m. Part of the concrete hardstanding within the site shall be removed, and will be laid to lawn to provide a garden area for the proposed dwelling.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan 2006 (Saved Policies)**

D1 - Design Principles  
D2 - Landscaping  
CC1- Development in the Countryside  
CC2 - Landscape Character Areas  
H1 - Housing  
H4 - Windfall Sites  
TR12 - Cycling  
TR16 - Car Parking Provision  
SR5 - Doorstep Play Space

## 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

**TDC Conservation Officer** - I understand that the design approach to adding the additional accommodation, refined after much iteration is to locate most of it within a hidden basement underneath the existing building so that the scale and form of the original building would not be compromised.

In my view, although the historic integrity of the building would be compromised to some extent by the proposal in particular, the demolition of the front wall, the character of the building would remain and the presence of the building on the site would be unaffected. The overall external form of the building and the relationship between front and rear ranges would still be able to be appreciated and there would be no harmful impact on its farmstead setting when seen from the other buildings in particular the listed buildings.

Although, I consider that the proposal would be sympathetic to the distinctive character of the building and that there would be no harmful impact to its setting, I have concerns on how the roof of the original building would be retained and preserved. The structural engineer's details do not explain how the spread of the roof would be avoided in particular the rear roof, during the works.

I recommend the following conditions:

- It is necessary for an updated structural roof impact assessment be submitted to ensure that no hazards are caused by the roof disturbance during the temporary propping scheme.
- Submit mitigation measures on the impact of side elevations during the works.

Environmental Health - I have reviewed the above application for change of use of barn to 1 No 3 bed house with excavation works to create basement level extension with terrace above together with erection of detached garage.

The construction area appears to overly an old quarry site (date of mapping: 1898).

As such I would recommend that contaminated land conditions be applied to the consent to ensure that excavation and construction works are not impacted by any potential unknown fill at this site.

**KCC Highways** - As mentioned in our previous response on 23rd January this application would normally be considered a non-protocol item as its consists of less than 5 dwellings. However, in light of the fact that previous applications were refused at this location on highway grounds I would like to make the following comments.

The current proposal is for the change of use of a barn to a single dwelling. This change of use will not lead to any notable increase in traffic movements, and as such the highway authority would not object to the proposed quantum of development.

Previously Canterbury Road A28 was a 70mph dual carriageway, the speed limit has been reduced in the last 3 years to 50mph and recent highway improvements, including speed cameras have been installed. These changes have all been implemented since the previous planning applications on this site were submitted.

The submitted plans show an access gate into the site, which opens towards the highway. All gates must open away from the public highway and be set back a minimum of 5 metres to allow vehicles to wait off the highway whilst gates are opened/closed.



I confirm that provided the following requirements are secured by condition then I would raise no objection on behalf of the local highway authority: -

- 1) Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.
- 2) Provision and permanent retention of the cycle parking facilities shown on the submitted plans prior to the use of the site commencing.
- 3) Use of a bound surface for at least the first 5 metres of the access from the edge of the highway to prevent deposition of material on the carriageway.
- 4) Gates to open away from the highway and to be set back a minimum of 5 metres from the edge of the carriageway.

**Southern Water** - There is no public foul and surface water sewer in the area to serve this development. The applicant is advised to examine alternative means of foul and surface water disposal. The applicant is advised to discuss the matter further with Southern Water.

### COMMENTS

This application has been brought to Planning Committee as a departure to Policy H1 as the site is located on previously developed land, but is outside the urban confines and within the open countryside.

The main considerations in determining this application are the principle of the development, the impact of the development on the countryside and the character and appearance of the area, the impact upon living conditions of neighbouring property occupiers, and highway safety.

### **Principle**

The application site lies within an area designated as countryside as defined by the Thanet Local Plan and is therefore contrary to Policy H1 of the Thanet Local Plan, which requires that new residential development should be on previously developed land within the urban confines.

Policy CC1 of the Thanet Local Plan is also relevant, which requires that there be a need for the development that overrides the need to protect the countryside.

These policy constraints need to be balanced with the fact that the Council does not currently have a 5 year supply of deliverable housing sites, and on this basis paragraph 49 of the National Planning Policy Framework (NPPF) indicates that applications for housing should be considered in the context of the presumption in favour of sustainable development (paragraph 14).

The National Planning Policy Framework also states within paragraph 55 that 'Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the further

of heritage assets; or where the development would re-use of redundant or disused buildings and lead to an enhancement to the immediate setting.'

The application proposes the conversion of the existing building, together with an extension to the building. The proposed basement extension seeks to minimise the visual impact upon the non-designated heritage asset and countryside, whilst achieving additional provision of accommodation. A method statement has been submitted to demonstrate that the existing building is able to be retained, and subsequently converted, whilst the proposed excavation works to construct the proposed basement level are carried out.

These works propose to remove the existing roof tiles and front timber cladding to the building, to reduce the weight of the structure, whilst the excavation is undertaken. The existing roof frame and side elevation walls will be retained. The structure will be supported by 6 parallel raised temporary supports which will extend through the roof frame and 'hang' the building whilst the excavation works are undertaken.

Once the load is able to be transferred to the basement walls, the original timber cladding and roof tiles will be re-instated to the elevation and roof (aside from any tiles which require replacement).

The proposed works are relatively extensive, and will involve the partial demolition and removal of aspects of the building (namely the front elevation and the roof tiles) during construction. Notwithstanding this, it is considered that a sufficient amount of the structure will be retained in the existing position during the works. Furthermore the front elevation and tiles will be reinstated as existing, and therefore the building will predominantly retain its original structure and materials once converted. Therefore it is considered that the proposed works to the building constitute a building that is capable of being converted.

As such, the proposal will constitute the re-use of a redundant and disused building. The proposed works associated with the application will involve the repair and refurbishment of the existing building, together with associated landscaping to the wider curtilage. These works will lead to the enhancement of the immediate setting, and the use of the building as a dwelling will help to secure the future of the non-designated heritage asset, by securing the optimum viable use of the building.

Therefore it is considered that the proposal will comply with paragraph 55 of the National Planning Policy Framework, as it represents one of the outlined special circumstances. The proposed development is therefore considered to be acceptable in principle, subject to compliance with the submitted Method Statement and the consideration of all other material planning considerations including the impact upon the countryside, the impact upon the living conditions of future occupiers and adjacent neighbouring properties and highway amenity and highway safety,

### **Character and Appearance**

The existing buildings scale, form, materials and design is representative of its rural character and former use, and contributes to the special character and appearance of this historic farmstead, which includes 2no. Listed Buildings.

The proposed conversion of the existing building will retain the external form, scale design and use of materials to the existing building and will involve minimal additional openings. As such the proposal is considered to be sympathetic to the distinctive rural character of the non-designated heritage asset above ground level.

The proposed excavation works will ensure the enlargement of the building is sensitively located, and will not be discernible from wider views. The siting of the extension will enable the external form of the building and the relationship of the building with its adjacent neighbours to continue to be appreciated, which will prevent harm to the setting of the building within the wider historic farmstead. The most notable alteration from the existing building will be the installation of 3no. windows to the elevation of the raised patio area. These windows have been amended to appear as light wells, and therefore will be relatively minor additions to the property, which will not immediately identify as domestic windows.

The proposed detached car port is considered to appear as a subservient, ancillary building by virtue of its scale and open sided-design. The car port is located in a sensible position, adjacent to the access, and will retain an adequate degree of separation to the existing building to enable the immediate spacing surrounding the building to be retained. The design, form and use of materials will reflect the existing building and will therefore positively relate to the non-designated heritage asset.

Policy CC2 relates to the Landscape Character Area and this site lies within the Wantsum Channel North Shore Area where the policy states development will only be permitted that would not damage the setting of the Wantsum Channel. This landscape is very open with few features and from the upper slopes it affords extensive views across the whole of the former Wantsum Channel to the slopes on the opposite banks and in many places to the sea.

The proposal will not involve any additional mass above ground level to the existing building and the erection of the garage is single storey and relatively modest in scale. As the site is located within a former chalk pit it is set at a lower level than the surrounding land and is surrounded on three sides by banks, which will therefore limit the visibility of the development from the views within the countryside. Therefore, given the limited extent of works above ground level, and the siting of the proposal, I do not consider the proposed development to be detrimental to the Landscape Character Area.

The proposal will involve the removal of the various piles of materials which have been accumulated on site, and will introduce landscaping which will enhance the immediate setting of the building.

The Conservation Officer has raised some concerns regarding the demolition of the front wall during the excavation works, which he considers to compromise the integrity of the non-designated heritage asset. This is noted, however given the retention of the side walls, the roof structure and that the original timber boarding will be reinstated once the excavation works are completed, the building will predominantly retain its existing form, scale, siting and design once works are completed. As such, I do not consider this aspect to be so

detrimental to the special historic and architectural character of the building to warrant refusal of the application.

Overall the proposed conversion works and development is considered to be acceptable in terms of retaining the special character and appearance of the non-designated heritage asset, the wider character and appearance of the countryside, and the proposed renovation and landscaping works will lead to an enhancement of the barns immediate setting.

The proposal would provide a single dwelling which will provide a minor contribution to the Councils housing supply, along with the economic and social benefits associated with the development. As the proposal is a conversion, it will result in limited environmental harm to the countryside, for the reasons stated above. It is therefore considered that the proposal accords with Policies CC1, CC2 and D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Living Conditions**

The proposed development will not involve any additional mass to the existing building above ground level, and the proposed car port will be located a considerable distance away from the adjacent neighbouring properties to the west. Therefore the proposal is not considered to result in harm to the residential amenity of adjacent neighbouring properties by way of loss of light/outlook or a sense of enclosure.

The application does not propose the installation of any windows to the west side elevation, facing the adjacent neighbouring properties, and the proposed rear rooflights will be set at a low level, and will not face any adjacent neighbours. As such the proposal is not considered to result in adverse impacts of overlooking.

In terms of the living conditions of the future occupiers of the residential unit, the proposed dwelling provides adequate internal floor space, which incorporates storage provision. The kitchen, living room and two of the bedrooms will be served by front or front and side facing windows, thereby providing an acceptable level of light, outlook and ventilation. The proposed third bedroom will be served by 1no. high level rooflight and a light well. Whilst this would provide limited outlook from this room, the combination of 2no. light sources will provide adequate light and ventilation. On balance, this is not considered to be significantly harmful to warrant refusal of the application.

The proposed dwelling will be provided with a large private garden which will provide generous space for doorstep play space/amenity space, clothes drying facilities and refuse storage. Cycle storage will be provided within the proposed car port.

The proposed dwelling is therefore considered to provide an acceptable standard of amenity for future occupiers, and will not result in harm to the living conditions of the surrounding neighbouring property occupiers. The proposal will therefore accord with Policies D1 and SR5 of the Thanet Local Plan and the National Planning Policy Framework.

### **Highways**

The application may result in increased vehicular movements using the junction between Upper Hale and the A28 Canterbury Road. The 1990 applications relating to this site were refused partially on highway grounds, relating to an intensification of use of this junction, and particularly right turns from the existing central reservation, which was considered to be inadequate.

Since this application, the speed limit of the A28 has been reduced from 70mph to 50mph and speed cameras have been installed. Highways have been consulted and have stated that given the proposal is a conversion of an existing building, the development is not likely to result in notable increase in traffic movements, and the highway safety of the A28 has been improved since the previous applications. No objections have been raised, subject to appropriate conditions being attached to the consent.

As such, it is considered that the increase in vehicular movements associated with the proposed dwelling will be moderate when compared to movements associated with the previous farm office. This, together with the reduction in speed limit on the A28 is considered to limit the harm associated with the additional vehicular movements, and therefore the proposal is not considered to be significantly detrimental to highway safety to warrant refusal of the application.

Adequate visibility splays have been provided for the vehicular access to Upper Hale. The gate is set back from the highway by approx. 5.5m, and the gate has been amended to open away from the highway to accord with KCC Highways requirements.

2No. car parking spaces and cycle storage have been provided within the car port, which will provide adequate car parking for the proposed residential unit. Additional car parking will be possible within the proposed hardstanding area.

Whilst the site is accessed via a single track road which does not have any pavements, there is a continuous pavement to the side of the A28 Canterbury Road to Birchington, which will allow pedestrian access to the nearest town 1.5 miles away (approx. 30 minute walk). The nearest bus stop is located approx. 0.6 miles away, accessed via this pavement. Therefore some provision of public transport/accessible amenities are available from this site.

The proposed development is therefore considered to be acceptable with regards to highway amenity and highway safety, in accordance with Policy TR12 and TR16 of the Thanet Local Plan and the National Planning Policy Framework.

## **Conclusion**

Overall the capability of the building to be converted during the proposed excavation works has been confirmed within the submitted method statement. As such, the proposal is considered to represent the conversion of an existing redundant farm building, which together with the proposed works will result in an enhancement of the immediate setting and will secure the future of the non-designated heritage asset. As such the proposal is considered to be in accordance with paragraph 55 of the National Planning Policy Framework.

The provision of a single dwelling will make a minor contribution to the Council's housing supply, along with the associated social and economic benefits. The reuse of the existing building and the scale, design and siting of the proposed extension and erection of the garage will have limited impact upon the setting of the non-designated heritage asset, the farmstead and the wider countryside. As such the proposal is considered to result in limited environmental harm. The living conditions of future occupiers and adjacent neighbouring properties and the impact on highway safety are considered to be acceptable. It is therefore considered that the proposed development would be an acceptable departure to Policy H1 of the Thanet Local Plan, and it is therefore recommended that members approve the application, subject to safeguarding conditions.

**Case Officer**

Jenny Suttle

TITLE: F/TH/18/0013

Project Land East Of The Granary Upper Hale St Nicholas At Wade BIRCHINGTON Kent

