

A07

F/TH/18/0165

PROPOSAL: Variation of condition 2 of planning permission F/TH/16/0236 for the erection of a detached two storey building containing 2no. 2-bed flats together with parking to allow for alterations to landscaping and fenestration

LOCATION: Land Adjacent 28 Princess Anne Road BROADSTAIRS Kent

WARD: Beacon Road

AGENT: Mr Alan Found

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 TDC-2817-PA-ZZ-GA-A-2001 Rev P07, TDC-2817-PA-ZZ-E-A-4001 Rev P07 and TDC-2817-PA-ZZ-LP-A-8001 Rev P06 received 05 April 2018.

GROUND:

To secure the proper development of the area.

2 The brickwork to the ground floor external elevations shall be constructed of Redland 49 Granular Brown bricks and the soldier course shall be constructed of Reigate Purple multi as approved through the condition discharge application reference CON/TH/16/1540 granted 29/11/16. The roof shall be constructed of Redland 49 Brown Granular Tile as annotated on the approved drawing numbered TDC-2817-PA-ZZ-E-A-4001 Rev P07 received 05 April 2018.

GROUND:

In the interests of visual amenity

3 Prior to the construction of the external walls, details of the colour of the render to the first floor elevations 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.

4 The first floor flank window in the east-facing elevation of the development hereby approved serving the landing shall be provided and maintained with obscure glass.

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.

5 Prior to the first occupation or use of the development, the areas shown on the plan numbered TDC-2817-PA-ZZ-LP-A-8001 received 05 April 2018 for the parking and manoeuvring of vehicles shall be operational prior to first occupation of the development hereby permitted. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

6 The foul and surface water drainage shall be carried out in accordance with the details provided upon approved drawing numbered Sht-1 Rev 1 received 7th November 2016, and shall be thereafter maintained.

GROUND:

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

7 The hardstanding areas to accommodate the off street parking as shown on approved drawing TDC-2817-PA-ZZ-LP-A-8001 Rev P06 received 05 April 2018 shall be constructed of permeable paving, as agreed in the email received from the applicant dated 06 April 2018.

GROUND:

In the interests of highway safety.

SITE, LOCATION AND DESCRIPTION

The site is a hard surfaced area for the parking of cars sited adjacent to the junction of Fosters Avenue and Princess Anne Road, and is currently surrounded by hoarding.

The surrounding area is characterised by two storey terraced and semi-detached buildings either consisting of dwellings or flats. To the west of the application site is 12a Fosters Avenue, which was historically a landscaped area opposite the site until it was redeveloped in 2005 with a detached two storey dwelling. To the far east of Fosters Avenue is a small parade of shops with accommodation above.

RELEVANT PLANNING HISTORY

F/TH/16/0236 - Erection of a detached two storey building containing 2No. 2 bed flats together with parking - Granted 20/05/16

PROPOSED DEVELOPMENT

The application follows the previously approved application for the erection of a detached two storey building to provide 2No. 2 bed flats together with off street parking and amenity provision reference F/TH/16/0236 and seeks to vary condition 2 of the approved application to allow for alterations to landscaping and fenestration. It is understood that development has commenced on site.

The proposed alterations which are the subject of this application seek to reposition the fence separating the two gardens by 1.8m to the east. The application also seeks to increase the area of hard surfacing to the north east of the site by 1.2m to the west, to extend up to the repositioned fence line. The alterations to fenestration seek to reposition the first floor windows to achieve a 0.2m separation to the eaves.

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

NOTIFICATIONS

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

CONSULTATIONS

None received.

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 impact of the proposed development on the character and appearance of the area and the residential amenity of neighbouring property occupiers.

Principle

The principle of development was assessed under the previous consent reference F/TH/16/0236 and was found to be acceptable. There have been no material changes in policy since.

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 land is occupied by hard standing set out with marked parking spaces, and is therefore considered to be previously developed land. The site lies within the urban confines of Broadstairs, as shown on the Local Plan Proposals Map. As such the proposal is considered to comply with the principle of the policy. It will also be consistent with the objectives of the National Planning Policy Framework in relation to the presumption of sustainable development. The principle of the development is therefore considered to be acceptable, subject to the assessment of the changes to the approved development.

Character and Appearance

The proposed building will be set back from both road frontages, and will follow the established building line of Fosters Avenue, providing off street parking for the upper flat and a large wrap around front garden and off street parking for the ground floor flat. The front perimeter fencing will be 1m high, and the 1.8m fencing will be sited in line with the side elevations of the property, and the rear and side boundaries, to provide a private garden for each flat. The siting and approach to boundary treatment is considered to accord with the pattern of development of the area and will maintain the open character to frontages within the street scene.

The proposed alterations to landscaping will extend the provision of hard surfacing to the north east of the site by 1.2m to the west, and will reposition the fence which separates the front gardens of the ground floor and first floor flat to be sited adjacent to the entrance to the first floor flat. Given the modest extent of the additional hard surfacing, this is considered to be a minor addition to the overall scheme, which will retain sufficient soft landscaping to the front garden area. The repositioned fence is considered to better relate to the pattern of fenestration of the northern elevation, being sited adjacent to the front door and will be a modest alteration to the previously approved fencing position.

The alterations to the fenestration will reposition all first floor windows to provide a 0.2m separation distance to the eaves. This is a minor alteration which is not considered to be harmful to the overall design and appearance of the dwelling within the context of the street scene.

The proposed development is therefore considered to be acceptable with regards to the character and appearance of the area, in accordance with Policy D1 and D2 of the Thanet Local Plan.

Living Conditions

The only proposed changes to the external appearance of the approved development is the reposition of the approved first floor windows by 0.2m downwards from the eaves, with no additional windows being added. This does not result in any additional impact in excess of the approved development. Therefore the variation will not result in any harm to the living conditions of adjacent neighbouring properties, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Highways

The proposal includes an off-street parking space for each property in accordance with the requirements of the adopted parking standards. The applicant has confirmed that the hard surfacing for the off road parking will be constructed of permeable paving which will reduce rainwater run-off to the highway.

The proposed changes to the approved scheme will not result in the loss of any parking for the new dwelling.

Conclusion

The application site is within the urban confines and is previously developed land, it is therefore in accordance with the aims of saved Policy H1. 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. The site is considered to be sustainable in its location and the economic and social benefits outweigh the limited impact of the proposals in regards the loss of an area of parking that is not protected.

The impact upon the character and appearance of the area, the living conditions of future and neighbouring property occupiers and highway amenity and highway safety are considered to be acceptable and in accordance with Thanet Local Plan Policies D1, D2, TR12 and TR16 and the National Planning Policy Framework. It is therefore recommended that members approve the application.

Case Officer

Jenny Suttle

TITLE: F/TH/18/0165

Project Land Adjacent 28 Princess Anne Road BROADSTAIRS Kent

Scale:

