

**A03**

**OL/TH/17/1795**

**PROPOSAL:** Outline application for the erection of 2No detached two storey houses including access

**LOCATION:** Land West Of Hazeldene Ramsgate Road Sarre Birchington Kent

**WARD:** Thanet Villages

**AGENT:** Ms Caroline McDade

**APPLICANT:** Church Commissioners for England

**RECOMMENDATION:** Approve

Subject to the following conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

**GROUND:**

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

**GROUND:**

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

**GROUND:**

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

**GROUND:**

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

5 The development hereby approved shall be carried out in accordance with the plan numbered 01 Rev B received by the Local Planning Authority on 2nd March 2018.

**GROUND:**

In the interests of highway safety.

6 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.

7 Details pursuant to condition 1 shall include full details (in the form of scaled plans and/or written specifications) to illustrate the following:-

- i) Parking provision in accordance with adopted standard
- ii) Turning areas
- iii) Secure, covered cycle parking facilities

The scheme shall be implemented as approved prior to the first occupation of the units hereby approved.

**GROUND:**

In the interests of highway safety.

8 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

**GROUND:**

To ensure that features of archaeological interest are properly examined and recorded in accordance with the advice contained within the National Planning Policy Framework.

9 In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the Local Planning Authority and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority, including remediation measures to render harmless the identified contamination given the end use of the site and the surrounding environment, including controlled waters. The remediation measures shall be implemented as approved and completed prior to the recommencement of works. Prior to the occupation of the approved development and following completion of measures identified in the approved remediation scheme a

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

**GROUND:**

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

10 Details pursuant to condition 1 above shall include full details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

**GROUND:**

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

11 Details pursuant of condition 1 above shall include full details of both hard and soft landscape works, to include:

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted (which shall be of a native species)
- the treatment proposed for all hard surfaced areas beyond the limits of the highway
- walls, fences, other means of enclosure proposed (to include 13cm x 13cm gaps within fences where possible to enable movement of species)
- Location of bat boxes

**GROUND:**

In the interests of the visual amenities of the area and to adequately integrate the development into the environment and enhance biodiversity in accordance with Policies D1 and D2 of the Thanet Local Plan and the National Planning Policy Framework.

12 Prior to the commencement of any site clearance, the reptile mitigation as detailed within the reptile survey report, Colmer Ecology; December 2017 shall be implemented and the long term conservation and continued ecological functionality of the species maintained.

**GROUND:**

In order to safeguard protected species that may be present, in accordance with the National Planning Policy Framework.

13 Prior to the installation of any external lighting a "lighting design strategy for biodiversity" for the site boundaries has been submitted to and approved in writing by the local planning authority. The lighting strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for badgers and bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;
- b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.
- c) Details of the types of lighting to be used including their fittings, illumination levels and spread of light

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

#### **GROUND:**

In order to limit the impact upon protected species that may be present, in accordance with the National Planning Policy Framework.

#### **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](http://www.southernwater.co.uk).

The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer. No new soakaways should be located within 5 metres of a public sewer. The 150mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

Trees and scrubs are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrubs are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

In order to ensure suitable habitat is retained within the whole site we recommend that house sparrow terrace and other bird boxes are included within the proposed development site (as detailed within the preliminary ecological appraisal) and some areas of scrub are left to develop within the reptile mitigation area.

## SITE, LOCATION AND DESCRIPTION

The application site is currently in use as a paddock, accessed from Ramsgate Road, and there are no built structures existing on the land. Whilst the site is bounded by other residential properties, the site lies outside the village confines of Sarre and is considered to lie within the countryside for planning purposes.

The site is identified within the Thanet Local Plan as an important gap in the built area of Sarre village which contributes to the character and amenity of the village and as a result is not considered suitable for development under Saved Policy R2. The site is also covered by the Former Wantsum North Shore Character Area under Saved Thanet Local Plan Policy CC2.

The site is screened by mature trees and planting and as such is largely obscured from views from Ramsgate Road and Canterbury Road.

## RELEVANT PLANNING HISTORY

There is no site history relevant to the determination of the application.

## PROPOSED DEVELOPMENT

The application seeks outline consent for the erection of 2no. two storey detached dwellings with access from Ramsgate Road. All matters, except access are reserved for future consideration. Members are, therefore, considering the principle of the erection of 2no. dwellings on the application site together with the acceptability of the access to serve the proposed development. All other matters comprising appearance, landscaping, layout and scale would be the subject of a reserved matters application.

## DEVELOPMENT PLAN POLICIES

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

Policy CC1 - Development in the Countryside  
Policy CC2 - The Central Chalk Plateau Landscape Character Area  
Policy D1 - Design  
Policy D2 - Landscaping  
Policy H1 - Residential Development Sites  
Policy H4 - Windfall Sites  
Policy R1 - General Levels of Development  
Policy R2 - Village Gap  
Policy SR5 - Doorstep Playspace  
Policy SR11 - Private Open Space  
Policy TR12 - Cycle Parking  
Policy TR16 - Car Parking Provision

## NOTIFICATIONS

Neighbour notification letters were sent to properties directly surrounding the site and a site notice was posted at the site. One representation has been received in response:

**St Nicholas-at-Wade with Sarre Parish Council** - 'Councillors had no objections to the application, however, they would point out the importance of providing suitable provision for waste bin collections.'

## CONSULTATIONS

**Environment Agency** - No comment as it falls outside remit as a statutory planning consultee.

**Southern Water** - Make the following comments: A formal application for a connection to the public sewerage system is required. The exact position of the combined sewer must be determined on site by the applicant before the layout of the proposed development is finalised. It might be possible to divert the public sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. Should the applicant wish to divert apparatus: The 150mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer. No new soakaways should be located within 5 metres of a public sewer. All other existing infrastructure should be protected during the course of construction works. Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, the items above also apply. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. Details of measures to be taken to protect drainage apparatus must be submitted to the Local Authority prior to commencement of development. Initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer. Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

### **Kent County Council Highways** -

Comments in relation to the amended plans:

The applicant has adjusted the positioning of the proposed access accordingly to allow the required visibility splay. Consequently we would have no objection to the principle of two new dwellings on this site and I trust now that other matters can be resolved at the reserved matters stage.

Comments in relation to the original plans:

1. Access - The submitted Transport Note references 'Vehicle Crossing: - Guidance and Self Assessment' as a source for allowing a 2 metre setback or x-distance at the crossover. This document is a guide for householders when assessing the suitability of a new driveway and is not synonymous with the guidance laid out in Kent Design, which we adhere to for planning purposes. In this instance, we would require a 2.4 metre setback or x-distance at the proposed crossover. It is noted however, that the plans indicate the relocation of the existing access to a position where the centre line is approximately 6 metres from the western boundary of the site, which should offer the required visibility splay of 2.4 metres x 43 metres x 43 metres. The dropped kerbs will need to be relocated accordingly. I would welcome a revised plan confirming the above details, along with the specification of the intended surface treatment at the access, which would need to consist of a bound material for a distance of at least 5 metres from the edge of the carriageway.

2. Layout - Recognising that this is a reserved matter, nevertheless I am generally satisfied with the layout on the indicative sketch, though I would suggest that a minimum 6 metre gap is left behind the parking spaces for Unit 2 to facilitate easier turning in and out. An additional unallocated space for visitors would also be advisable.

Informatives recommended relating to highway approvals, consents, licences and rights.

**Kent County Council Biodiversity** - A preliminary ecological appraisal and reptile survey have been submitted with the application and concluded the following:

- o Low population of common lizards and slow worms within the site
- o Suitable habitat for breeding birds
- o Likely to be used by foraging bats
- o Potential for bats to be roosting within trees

We advise that sufficient survey effort has been carried out to provide TDC with a good understanding of the ecological interest of the proposed development site.

Reptiles: A low population of slow worm and common lizard has been recorded within the site - only half of the site is proposed to be developed and the submitted ecological report has detailed that the northern half of the site will be used as a receptor site and provided details of the translocation methodology. A condition requiring the implementation of the reptile mitigation is recommended. There is a need to ensure that the reptile receptor site is managed appropriately in perpetuity. A condition requiring the submission of an ecological management plan is recommended.

Bats: The report has detailed that the trees have low potential to be used by roosting bats but we suggest that the suitability of the trees for roosting bats was under estimated within the report. This is because the trees are covered in dense ivy and we highlight that it is possible that suitable bat roosting features are hidden or bats may roost within the ivy. However as the planning statement has confirmed that none of the trees will be removed to facilitate the proposed development we are satisfied that an updated bat survey is not required. It is possible that bats forage and commute within the site - particularly along the site boundaries. We advise that any lighting scheme for the proposed development is designed to avoid directly shining on the boundaries - we recommend that this is incorporated in to a lighting condition.

Breeding birds: There is suitable habitat within the site to be used by breeding birds and all nesting birds and their young are protected under the Wildlife and Countryside Act 1981 (as amended) and we suggest an informative is included if planning permission is granted. In order to ensure suitable habitat is retained within the whole site we recommend that house sparrow terrace and other bird boxes are included within the proposed development site (as detailed within the preliminary ecological appraisal) and some areas of scrub are left to develop within the reptile mitigation area.

Enhancements: The application provides opportunities to incorporate features into the design which are beneficial to wildlife and this is in accordance with Paragraph 118 of the NPPF 'opportunities to incorporate biodiversity in and around developments should be encouraged.'

We recommend the following enhancements are included:

- o 13cmx13cm gaps in the fences to enable movement of species through the gardens
- o Integrated bat boxes within the building
- o Native species within any landscaping in the garden

**TDC Strategic Planning** - This site is located in a small village, with very limited services. As part of the draft Local Plan process, the Sustainability Appraisal looked at a range of options for delivering housing supply.

The findings of the initial SA assessment (which guided the selection of development sites in the draft Local Plan), or urban fringe areas, of larger villages with a good range of services. On this basis, the draft Local Plan has not allocated any sites in Sarre or Acol for new housing development. The draft Local Plan seeks to meet the full housing land supply for the district without including allocations in locations that have been assessed as being less sustainable.

I note the agent's comments in relation to support for local services. However, the potential benefits of two dwellings in Sarre to the support of local services in the area (including St Nicholas) are likely to be at best marginal. In fact, the very limited range of services in Sarre is likely to mean that residents would be dependent on the use of the car to meet a range of daily service requirements.

I also note the comments relating to the 5-year housing land supply. There is not currently an identifiable 5-year housing land supply. However, in view of the points mentioned above, this is not a suitable location in which to provide new housing. Furthermore, this proposal would make no meaningful (even modest) contribution to the housing land supply position.

This approach is consistent with the advice in the NPPF (paras 14 and 55).

**TDC Environmental Health** - Considered the issues of air quality, noise and contaminated land and have no comments on the proposal.

## COMMENTS



The application has been brought before members as a departure to Saved Policies H1 and R2 of the Thanet Local Plan as the site is located within the open countryside, inside a village gap.

## **Principle**

In considering the planning application under Section 38(6) of the Planning Act, any determination must be made in accordance with the development plan (in this case the Thanet Local Plan 2006) unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) sets out at paragraph 215 that due weight should be given to relevant policies in existing plans according to the degree of consistency with the guidance within the NPPF.

The site constitutes non previously developed land, which is currently in use as a paddock and which lies outside any defined settlement. The proposal is, therefore, contrary to the aims of Saved Policy H1 of the Thanet Local Plan which states that residential development on non-allocated sites will be permitted on previously developed land within the existing built up confines unless specified by other Local Plan Policies. However this policy no longer accords with the requirements of the National Planning Policy Framework, as the Council no longer has a 5 year supply for housing, and as such this policy has little weight at this time. Saved Policy R1 of the Thanet Local Plan also limits development at rural settlements to minor development within the confines and under Saved Policy R2 of the Thanet Local Plan the site is considered to be an important gap in the built area of the village which contributes to the character and amenity of the village and as such will not be considered suitable for development. However, this is again outweighed by the need for housing within the District.

Saved Policy CC1 of the Thanet Local Plan states that new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside. There is a current need for housing within Thanet, which is being reviewed through the Local Plan process. On this basis the NPPF states in Paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In determining whether housing on the site would be acceptable, the need for housing in the district will therefore need to be balanced against other issues such as the impact on the countryside, sustainability of the site, character and appearance of the proposed development and highway safety.

In this case, whilst the site lies beyond the village confines, it is bounded by residential development on both sides, fronting Ramsgate Road. Whilst it is acknowledged that there are very limited services within walking distance of the site, the village is served by bus stops, located adjacent to the site and also fronting Canterbury Road and there are a range of goods and services available within the closest village, namely St Nicholas at Wade.

Whilst only providing an additional two houses, the proposal would have a modest economic benefit and would result in an additional two families residing in a small village, supporting the local community facility and vibrancy of the village community. In terms of the environmental impacts of the scheme, the proposal seeks to retain the trees which bound the site, providing natural screening, and due to the location of the site, which is bound to

both sides by existing residential development, no long views of the countryside would be lost.

The development of this site for housing could, therefore, be acceptable subject to the detailed consideration of all material considerations including the impact upon the countryside, and character and appearance of the area, the impact on the living conditions of neighbouring property occupiers and highway safety.

### **Impact on Countryside**

The site falls outside of the village confines and within a Landscape Character Area. Saved Policies CC1 and CC2 of the Thanet Local Plan look to protect the open landscape, and the wide, long views of the Former Wantsum Channel Area and Pegwell Bay.

The site lies outside of the urban confines, within the Former Wantsum North Shore Landscape Character Area and is identified within the Thanet Local Plan as an important gap in the built area of Sarre village which contributes to the character and amenity of the village and as a result is not considered suitable for development.

Paragraph 55 of the NPPF promotes sustainable development in rural areas stating that housing should be located where it will enhance or maintain the vitality of rural communities and new isolated homes within the countryside should be avoided. The site is bounded by residential properties and as such the proposed development would not result in isolated dwellings within the countryside. The proposed housing development would be well located within the village and the community facility would be accessible by foot.

The application site is private land in use as a paddock, and therefore given that it does not provide any active recreational opportunities, development of the space is permitted via Saved Policy SR11 of the Thanet Local Plan unless the site has intrinsically beneficial qualities and makes a contribution to the character of the area either by itself or by virtue of the longer distance views it affords. Paragraph 17 of the NPPF protects and recognises the intrinsic character and beauty of the countryside and supports thriving communities within it.

The site is screened by a variety of trees and hedges and as such long views within the Landscape Character Area are not appreciated from within the site. This natural screening represents an important and valuable break in the built environment of the village. Whilst the positioning of the proposed access may necessitate some minor works to the tree closest to the access, the application seeks the retention of the existing trees. It is considered that should the existing trees be retained, there would be only partial views possible of the proposed development from the access along Ramsgate Road and from longer views the site would still be appreciated as a 'gap' in development.

Whilst the existing trees bounding the site have not been subject to a full inspection, it is considered appropriate to serve a Group Tree Preservation Order Notice on the group of trees to the south and east of the site to protect the visual appearance of the site and the amenity value it has. The Order has been served and will be confirmed after the lapse of 28 days, following appropriate consultation. If on further inspection, some of the trees were found to be diseased/damaged then the order would require their replacement.

It is considered, on balance that the retention of the existing trees to the front and side boundaries would reduce the visual impact of the proposed development and on the whole the site would continue to be viewed as a 'gap' in development from public vantage points.

Based on the limited views of the site and the density and indicative scale of development proposed, it is considered that there would be minimal harm to the countryside, including the Landscape Character Area.

### **Character and Appearance**

The NPPF states that planning decisions should aim to ensure that developments will function well and add to the overall quality of an area; establish a strong sense of place; respond to local character and history; reflect the identity of local surroundings and materials and are visually attractive as a result of good architecture and appropriate landscaping. Thanet Local Plan Policy D1 states that any new development proposal will only be permitted if it respects or enhances the character or appearance of the surrounding area, particularly in terms of scale, massing, rhythm and use of materials.

Whilst the scale and appearance of the proposed dwellings is not being considered at this stage, the indicative site layout plan and elevation plan shows that the proposed dwellings would be two storey, with front building lines and plot sizes broadly in keeping with adjacent residential development and of a scale which would not be incongruous in this location.

For these reasons it is considered that the proposed development would have an acceptable impact upon the character and appearance of the surrounding area. The full impact would be assessed at reserved matters stage.

### **Living Conditions**

This is an outline application, with the appearance, scale and landscaping reserved. As such precise details have not been provided to enable a full assessment to be made in terms of the impact that the proposed development would have upon neighbouring property occupiers.

An indicative layout plan has been provided and given the quantum of development proposed there is sufficient flexibility to ensure that neighbouring residential amenity can be safeguarded.

The Environmental Health Officer has considered the issues of air quality, noise and contaminated land and raises no concerns.

In terms of future occupier amenity, it is considered, having regards to the indicative layout and scale of the proposed dwellings that a good standard of accommodation could be afforded to future occupiers, with sufficient space available for the provision of safe doorstep play space in accordance with Saved Thanet Local Plan Policy SR5, outdoor clothes drying and refuse storage. However, this would need to be fully assessed at reserved matters stage.

On the basis of the indicative layout plan submitted, the impact upon neighbouring and future living conditions would be acceptable.

## **Transportation**

The application seeks to agree the principle of 2 dwellings on the site with all matters except access reserved for future consideration. The scheme proposes one vehicular access from Ramsgate Road to the south west corner of the site. Kent County Council Highways were consulted on the application and consider that the amended positioning of the proposed vehicular access would allow for the required visibility splay of 2.4 metres x 43 metres x 43 metres . The access would also be constructed of a bound material for at least the first 5m from the edge of the carriageway.

It is therefore considered that the proposed access would not cause harm to highway safety or amenity.

Consideration of car parking and cycle parking provision for the proposed dwellings would be fully assessed at the reserved matters stage, but there is considered to be adequate space within the two proposed plots to accommodate the required car parking and cycle storage provision. The impact upon highway safety is considered to be acceptable.

## **Archaeology**

Although the site is not identified as an area of Archaeological importance, Thanet District as a whole is rich in archaeological potential. As the site comprises non previously developed land, it is considered appropriate, to condition that the development is subject to an archaeological watching brief. Subject to this safeguarding condition the impact upon archaeology is considered to be acceptable.

## **Ecology**

The National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and delivering net gains in biodiversity where possible.

A preliminary ecological appraisal and reptile survey have been submitted with the planning application. The Kent County Council Biodiversity Officer considers that the survey effort that has been carried out provides a good understanding of the ecological interest of the proposed development site.

A number of reasonable and necessary conditions are recommended to ensure that any ecological harm from the development is mitigated. Subject to these conditions the impact upon ecology is considered to be acceptable.

## **Drainage**

Full drainage details have not been provided at this outline stage and a number of conditions and recommendations have been proposed by Southern Water following consultation. These conditions and informatives are considered appropriate and necessary.

## **Conclusion**

Whilst the site lies outside the village confines, within the countryside and comprises an important village gap, the authority does not have a 5 year supply of deliverable housing sites. Accordingly, the proposed housing development must be viewed in the context of the presumption in favour of sustainable development and the tests of paragraph 14 of the NPPF, with any adverse impacts of granting permission having to significantly and demonstrably outweigh the benefits from the scheme to withhold planning permission.

The provision of 2 dwellings would make an extremely limited contribution to the District's housing supply. The development would support the economic dimension of sustainable development with employment provided through construction, and the social dimension of sustainable development through the addition of two family homes in a small village which would support community vibrancy and the local community facility.

In terms of the environmental dimension, whilst the proposal would result in residential development within the countryside, sited on an important village gap, having regards to the density proposed and the retention and long term protection of the trees fronting Ramsgate Road and along the south east corner of the site it is considered that the proposal would result in very little change in respect of the way in which the site is appreciated in longer views along Ramsgate Road and as such the development is considered to have very limited environmental impact. Furthermore, given that the village gap policy is not intended to progress into the new local plan, and given the limited visual impact on the surrounding countryside, it is considered that the need for the development would outweigh the harm to the countryside in accordance with Saved Policy CC1 of the Thanet Local Plan.

The application site could comfortably accommodate 2 dwellings without adverse impact to the character and appearance of the area or neighbouring residential amenity.

Therefore when considering the framework as a whole, the proposal constitutes sustainable development, as the development would result in modest economic and social benefits with very limited environmental impact.

It is therefore recommended that members approve the application as an acceptable departure to Saved Policies H1 and R2 of the Thanet Local Plan.

## **Case Officer**

Helen Johnson

TITLE:

OL/TH/17/1795

Project

Land West Of Hazeldene Ramsgate Road Sarre Birchington Kent

Scale:

