

**A04**

**F/TH/18/0317**

PROPOSAL:                   Erection of 1no. 3- bed bungalow

LOCATION:                    Land Rear Of 10 Freemans Road RAMSGATE Kent

WARD:                        Thanet Villages

AGENT:                      Mr Philip Graham

APPLICANT:                Mr P Hayward

RECOMMENDATION:        Approve

Subject to the following conditions:

1       The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2       The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered:  
07, 08 and 09 received 05/03/18 and 11 Revision A received 05/04/18

GROUND:

To secure the proper development of the area.

3       No development shall take place until 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, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

4       No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

GROUND:

In order to prevent an increased risk of pollution to the water environment in accordance with the NPPF.

5 Prior to the first occupation of the development, the area shown on the deposited plan for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use, unless otherwise agreed in writing by the Local Planning Authority. The area agreed shall thereafter be maintained for that purpose.

GROUND:

To minimise the potential for on-street parking and thereby safeguard the interest of safety and convenience of road users.

6 Prior to the first occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway.

GROUND:

In the interests of highway safety.

7 Prior to the first occupation of the dwelling hereby permitted pedestrian visibility splays of 2 metres by 2 metres behind the footway on both sides of the dwelling access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained.

GROUND:

In the interests of the safety of persons using the access and users of the highway.

8 No further alterations to the roof of the dwelling, approved by Class B of Part One of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

In order that the Local Planning Authority may retain control over the development in the interests of the residential amenities of the locality in accordance with the NPPF.

9 The boundary walls and fences shall be erected, as shown on drawing numbered 11 Revision A (received 05/04/18) in accordance with the approved details prior to the occupation of the dwelling.

GROUND:

In the interests of the residential amenities in accordance with the NPPF.

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

### SITE, LOCATION AND DESCRIPTION

The application site is located on the western side of Freemans Road, Minster. The application site access is located to the south of number 10 Freeman's Road and extends back into a rectangular shaped parcel of land bordering on dwellings which front Freeman's Road, Augustine Road, Prospect Road and Monkton Road.

Freeman's Road predominantly comprises a mix of detached and semi-detached bungalow and two storey houses fronting the road.

### RELEVANT PLANNING HISTORY

F/TH/16/0842 Erection of a single storey dwelling with associated access onto Freemans Road and parking. Refused - Allowed on appeal

The reason for refusal was:

The proposed development, by virtue of its location to the rear of No. 10 Freemans Road, would appear unrelated to the surrounding built form, out of keeping with neighbouring residential buildings and spaces, which would fail to respect the prevailing character and appearance of development within the street scene. The proposal is therefore contrary to policy D1 of the Thanet Local Plan, and paragraphs 17, 58, 61 and 64 of the National Planning Policy Framework.

The Planning Inspector allowed the appeal. The Inspector stated:

*"Whilst an unusual location for development given the lack of other development of this type within rear gardens in the immediate vicinity, it would have little effect on the character and appearance of the street scene.*

*The proposed dwelling would be visible from a number of surrounding dwellings. However, it is single storey in height and, as such, its visibility would be limited and it would be viewed in the context of surrounding houses and gardens. Whilst there would be some loss of landscaping to make way for the proposed development, significant space would remain for landscaping that would reflect the character of the surroundings, comprising residential gardens. "*

### PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a detached three bedroom bungalow and detached pitched roof single garage. The bungalow would have a hipped roof with two gable projections in the north elevation. The submitted plans show two parking spaces and an amenity space to the side and rear of the dwelling. The dwellings would be finished in brick work (yellow facing brick) and naturally finished wood cladding and slate roofing tile with red contrast concrete hip and ridge tiles.

The proposed dwelling is similar to the previous dwelling allowed on appeal (see planning history), however the kitchen has been increased in depth to the south by 1.1m, front bedroom increased in size by approximately 1.8m, additional window provided to the main bedroom facing the drive, together with the addition of a detached single garage.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan Saved Policies**

H1 - Housing

D1 - Design

D2 - Landscaping

TR12 - Cycle Parking

TR16 - Parking Provision

SR5 - Play Provision

## NOTIFICATIONS

Two third party representations have been received, the concerns can be summarised as follows:

- Loss of privacy due to increased size of window and the dwelling getting closer to the southern boundary

## CONSULTATIONS

No comments received.

## COMMENTS

The application is referred to the Planning Committee as a departure from policy H1.

### **Principle**

Policy H1 of the Thanet Local Plan only makes for provision of new residential development on previously developed land. Emerging policy H01 of the draft preferred options document states that the Council will grant permission for new housing development on residential gardens where it is judged not to be harmful to the character and amenity of the area.

However, the Council does not currently have a five-year supply of deliverable housing sites, housing applications such as this, should be considered in the context of the National Planning Policy Framework's (NPPF's) presumption in favour of sustainable development.

This is because local policies relating to the supply of housing are no longer considered up-to-date (para 49). Paragraph 14 of the NPPF states that where relevant local policies are out-of-date, planning permission should be granted unless: any adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefits, when assessed against the

policies of the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted.

In this case the application site lies within a residential area of Minster and is located close to the facilities and public transport links. Furthermore there is an extant consent for a bungalow on this site. On this basis there is no objection to the principle of development.

### **Character and Appearance**

The application site where the proposed dwelling will be sited is a rectangular plot, surrounded by residential properties on all boundaries. The proposed dwelling is set in a fairly centrally position on the plot. In addition the site is well screened due to its location, behind existing dwellings. It is therefore considered that the proposed dwelling and garage would have little direct impact on the street scene and would not result in a harmful form of development. This was the conclusion the Planning Inspector came to when considering a dwelling in this position.

### **Living Conditions**

In terms of the impact of the development on living conditions of neighbours, windows are proposed on all elevations of the bungalow. The site is surrounded on all four sides by residential properties the distance of the proposed bungalow to the site boundaries varies ranging from 3.3m to 7m. The proposed garage is (at its closets) to a neighbours boundary 0.4m.

The boundary treatment to properties in Freemans Road comprises an existing closeboarded fence; there are some properties which have outbuildings within their curtilage. The fencing varies in height and therefore screens the site to different levels. The existing outbuildings also effectively screen the site.

Number 52 Augustine Road, has been previously extended (planning reference F/TH/01/0513), this included conversion of the roof space and side extension. The side extension is approximately 7.5m from the boundary (window serves a bedroom) and approximately 10.5m from the main part of the proposed bungalow. The window within the roof serves a bedroom. The boundary treatment consists of a closeboarded fence with trellis above. I am satisfied that the erection of a 2m close boarded fence would limit direct overlooking between ground floor rooms and between gardens. A degree of overlooking will occur from the first floor window within the roof of number 52, however this is not considered to result in material harm or additional harm previously accepted.

Properties which front Prospect and Monkton Roads have substantially long gardens given this and the fact that the proposal is single storey, no material harm is envisaged.

I am of the opinion that given that a single storey dwelling is proposed, issues relating to overlooking or overshadowing can be safeguarded by the erection of appropriate boundary treatment.

The access to the property, would just serve one property, noise and disturbances through vehicular movements to the two properties that flank the site are not considered to result in material harm.

As a result of the above considerations and notwithstanding the representations submitted expressing concerns with the application, it is deemed that the impact of the proposal on neighbours is acceptable.

### **Transportation**

The proposal is for one additional dwelling; a private driveway is shown leading to the proposal, having a width of 3.7m. Three off street parking spaces are provided for the proposed three bedroom bungalow. It is noted that the space shown between the dwelling and garage would not in reality work as a parking space, as it has limited width, there is adequate space within the site to achieve the required two spaces. It is considered that the proposal has sufficient off-street parking for the proposal. On this basis it is considered that there are no outstanding highway issues.

### **Conclusion**

This is an application for a bungalow following the approval of an earlier appeal to allow a bungalow. Changes are proposed to the footprint of the bungalow, fenestration and inclusion of a detached garage. It is considered that the proposal accords with the overarching aims of national and local policy and would not have a detrimental impact on the amenities of the locality. The proposal is therefore acceptable and accords with Local Plan policies. It is therefore recommended that this application be approved subject to conditions.

### **Case Officer**

Gill Richardson

TITLE:

F/TH/18/0317

Project

Land Rear Of 10 Freemans Road RAMSGATE Kent

Scale:

