

**A05**

**F/TH/18/0347**

PROPOSAL: Change of use of ground floor from retail (Use Class A1) to

1No 1 bedroom flat together with alterations to fenestration,  
LOCATION: replacement roof tiles and hung tiles

12 St Johns Crescent Ramsgate Kent CT12 6FF

WARD: Newington

AGENT: Mr Philip Graham

APPLICANT: Thanet District Council

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, drawing numbered 03 dated 12th March 2018.

GROUND:

To secure the proper development of the area.

#### SITE, LOCATION AND DESCRIPTION

The application site is located on the eastern side of St. Johns Crescent, facing onto the green area in the centre of the southern part of Princess Margaret Avenue on the Newington Estate in Ramsgate. The property is flanked to either side by residential properties. The building is two storey constructed with brick and tile hanging between the ground shop front and first floor windows. The pitched roof runs parallel to the highway. When a site visited was conducted the property was vacant and in a poor state of repair.

#### RELEVANT PLANNING HISTORY

F/TH/04/1486 Installation of external security roller shutters to front windows and door.  
Granted 03/02/05

F/TH/99/0186 Change of use of grocery shop to a snack bar with seating area. Granted 21/04/99

### PROPOSED DEVELOPMENT

Planning consent is sought to convert the existing shop to a 1 bedroom flat and repairs and refurbishment of the exterior of the building. The external refurbishment includes replacement of windows and doors with upvc windows and composite metal doors, recovering of the roof, replacement tile hanging to match the original building and provision of porch canopy and entrance door to the side elevation.

The upper flat will be refurbished as part of the development, and the internal layout will alter in terms of room's sizes.

### DEVELOPMENT PLAN POLICIES

#### **Thanet Local Plan saved policies (2006)**

D1- Design  
H1 - Housing  
TR12 - Cycle Parking  
TR16 - Parking Provision  
SR5 - Play Provision

### NOTIFICATIONS

No third party representations received to date.

### CONSULTATIONS

No consultations received.

### COMMENTS

The application is referred to the Planning Committee as it is submitted by Thanet District Council.

The main considerations in the determination of this planning application are the acceptability or otherwise of the principle of development in planning policy terms, the impact that the proposed development will have on the character and appearance of the area and the effect of the proposed use on existing residential amenity and privacy. The effect of the proposed development on the local highway network is also a material planning consideration in this case.

#### **Principle**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under

the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Whether or not the proposed development is acceptable in principle turns mainly on the issue of compliance with planning policy. There is no saved policy with the Local Plan that would preclude the change of use to residential. The establishment of residential use in the building at ground floor is acceptable. Furthermore, as well as bringing the currently vacant building back into beneficial use, the consequence of the proposed use would create an additional residential unit within the area. Whilst it is appreciated that the proposal would result in a loss of a retail outlet, it is noted that there is a small parade of shops created during the recent re-development works through Newington estate, including the removal of the original roundabout.

Subject to the proposals being satisfactory in terms of the other key determining factors identified above and the proposals reflecting favourably in terms of the planning policies that affect these key issues there is no objection in principle to the proposed development.

### **Character and Appearance**

The proposed refurbishment of the external appearance of the building will contribute positively to the character and appearance of the area. The prevention of further deterioration and the maintenance of the appearance of the building would be continued if it is put to a useful purpose that justifies ongoing maintenance. The use of the building for housing will fulfil that purpose maintaining the character and appearance of this prominent building to the benefit of the wider area. Consequently the proposed development is compliant with the aspects of Local Development Plan policy D1.

### **Living Conditions**

The Council's 'Conversion to Flats Guidelines' recommend a one bedroomed flat should have an overall floor area of at least 40m<sup>2</sup> for it to be considered convertible to a separate unit of accommodation. In this instance the floor plans submitted show both floors as having an approximate floor area of 47m<sup>2</sup> each which is comfortably above the minimum size. The room sizes exceed the minimum room sizes in the Council's Conversion to Flats Guidelines, providing a kitchen, living room for each flat and a good sized bedroom. All rooms have the benefit of natural light and ventilation.

Only the lower ground flat would have direct access to the rear garden but it is noted that, the first floor flat would previously not have had access to this area. Furthermore there is no requirement under policy SR5 to provide a doorstep play space for a one bed flat. The proposed flat has a refuse storage space identified within the rear garden.

Existing residential development lies overwhelmingly to the south and east of the application site and this combines with the general arrangement and layout of the building to make the impact of the re use of the building minimal in terms of the impact on privacy of the gardens of properties on Weybourn Drive. This is considered acceptable and is no different to the relationship of other properties within these roads. The proposed porch canopy will not result in harm to residential occupiers. In terms of the impact on general amenity are concerned,

the positive impacts outlined in respect of the improvements to the character and appearance of the area are also reflected in the improvement to the amenity of the locality generally in as much as the bringing back into use of the currently vacant building will ensure that amenity standards can be maintained in the long term.

The living conditions for future occupiers accords with the aims of Thanet Local Plan policy D1 and the NPPF.

### **Transportation**

Policy TR16 requires satisfactory provision for the parking of vehicles. No parking is proposed with this application. The site is located within easy reach of public transport routes and close to local shops as such the site is considered to be in a sustainable location. There is space within the rear garden and under the stairs for the safe storage of bicycles to support the aims of Thanet Local Plan policy TR12.

The proposal is not considered detrimental to highway safety and accords with the aims of Thanet Local Plan Policy TR16.

### **Conclusion**

The proposed development would not result in any significant harm to the character and appearance of the area, and the impact upon the living conditions of neighbouring residential occupiers and highway safety is in line with the NPPF and Local Plan Policy D1.

### **Case Officer**

Gill Richardson

TITLE:

F/TH/18/0347

Project

12 St Johns Crescent Ramsgate Kent CT12 6FF

Scale:

