

A01

F/TH/17/1399

PROPOSAL: Erection of a three-storey building containing 2 no. 1 bed, 2 no. 2 bed and 3 no. 3 bed apartments.

LOCATION: 33 St Mildreds Avenue RAMSGATE Kent CT11 0HS

WARD: Cliffsend And Pegwell

AGENT: Hume Planning Consultancy Ltd

APPLICANT: Pemberton Estates (SE) Ltd.

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 004B, 005B, 007B and 008A received on 12th April 2018 and dated 006 Rev C received on 13th April

GROUND;

To secure the proper development of the area.

3 Prior to the construction of the external surfaces of the development hereby approved samples of the bricks and cladding, and details of the windows, to be used in the construction of the development, shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples and details.

GROUND;

In the interests of visual amenity in accordance with Policies D1 and D7 of the Thanet Local Plan

4 Prior to the first occupation of the development 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

5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation; of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

GROUND;

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

6 Prior to the first occupation of the development hereby approved, full details of the green roof shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details, and shall thereafter be maintained.

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

7 The ceilings and floors that separate the first floor and penthouse shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W +Ctr) shall not be less than 50 decibels. The weighted standardised difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014 Acoustics. Field measurement of sound insulation in buildings and of building elements. Airbourne sound insulation.

GROUND:

In the interests of amenity for future occupiers in accordance with paragraph 17 of the NPPF.

8 Prior to the commencement of work on site the provision of construction vehicle loading/unloading, turning facilities and parking facilities for site personnel and visitors should be submitted to and approved in writing by the local planning authority. This should be provided for the duration of construction

GROUND;

In the interests of highway safety.

9 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.

10 The construction of the development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

GROUND;

In the interests of highway safety.

11 Prior to the first occupation of the development hereby approved, the redundant vehicle crossing to St.Mildreds Avenue shall be removed and the footway reinstated in accordance with the specifications set out in the Kent Design Guide.

GROUND;

In the interests of highway safety.

12 Prior to the first use of the site hereby permitted the vehicular access approved and associated vehicle crossing point onto the highway, as shown on the shown on the approved plan numbered 005 Rev B should be complete.

GROUND;

In the interests of highway safety.

13 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 005 Rev B shall be provided and thereafter maintained.

GROUND;

In the interests of promoting increased cycling in accordance with policy TR12 of the Thanet Local Plan

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

GROUND;

In the interest of highway safety.

15 The refuse storage facilities as specified upon the approved drawing numbered 005B and 008A and received on 12th April 2018; shall be provided prior to the first occupation of the flats hereby approved and shall be kept available for that use at all times.

GROUND;

To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

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

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.

SITE, LOCATION AND DESCRIPTION

The property is a substantial 1970's detached property with an area of approximately 0.15 hectares, located in a prominent corner plot on the corner of St Mildred's Road and Royal Esplanade, Ramsgate. Although the property address is St Mildreds Avenue, the building effectively addresses the Royal Esplanade frontage. It is a two storey property set under a pitched roof with a single storey flat roofed linked garage at the rear with a single storey side wing extending almost the full depth of the house. To the north at a higher level, as St Mildreds Avenue slopes down towards Royal Esplanade, is a 1.5 storey detached house; to the east across St Mildreds Avenue is no.34 set on a similar sized corner plot and to the west a smaller plot with a detached property and to the south is Royal Esplanade. The property is located directly adjacent to the Royal Esplanade, Ramsgate Conservation Area.

RELEVANT PLANNING HISTORY

FH/TH/15/1075 - Erection of two storey side and rear extension together with first floor annexe extension to garage. (Granted 15/12/2015)

F/TH/11/0433 - Erection of two storey side and rear extension together with garage to rear. (Granted 08/08/2011)

PROPOSED DEVELOPMENT

The proposal seeks to replace the existing detached 5no. bedroom two-storey house, with a building containing 7 no. self-contained flats arranged over three floors, comprising of 2 no. 1 bed, 2 no. 2 bed and 3 no. 3 bed units, with associated parking and landscaping. There are 11no. parking spaces proposed within the development, accessed from the entrance at St Mildreds Avenue, with private amenity space provided for each ground floor unit and a shared amenity doorstep play space provided for the upper levels. Amended plans were submitted, with alterations to reduce the overall width of the building, internal layout changes, the removal of the garage to provide 2 additional parking spaces, the relocation of

the cycle store and bin storage and alterations to the design of the third floor following feedback from the consultee comments.

DEVELOPMENT PLAN POLICIES

THANET LOCAL PLAN 2006 - SAVED POLICIES

D1 - Design Principles
D7 - Areas of High Townscape Value
H1 - Housing
SR5 - Door step play space
TR12 - Cycling
TR16 - Car parking

NOTIFICATIONS

Letters were sent to neighbouring properties and a site notice has been posted. 11 letters of objection were received from the initial consultation and 5 letters from the re-consultation on the amended plans. Concerns were raised in relation to:

- Out of keeping with the neighbouring properties in size, style, bulk, mass and character
- Three storeys are unacceptable
- Very modern and not in keeping with traditional brick built houses
- Rubbish too close to fence
- Inadequate parking and car parking area will require lighting and cause noise and light pollution
- Increase in road traffic, traffic hazards and impacts to road safety
- The building materials and design are incongruous.
- Overdevelopment, cramming and garden grabbing
- Overlooking from the balconies
- Contrary to Policy D1 and D7
- Development too high

Ramsgate Town Council - Objection. Overdevelopment of a single dwelling site.

Ramsgate Design and Heritage Forum - Support contemporary design, massing and use in principle. Concerns with materials and incongruous design of penthouse floor, namely crude detailing of verge and interface of glazing to eaves, large format composite panels. Also at amount of parking space and shortage of landscaped areas.

CONSULTATIONS

Conservation Officer - Although the proposed building would be of a contemporary, flat-roofed design and though larger than the existing house, the revised scheme would offer the opportunity to reduce the impact on character and appearance of the Conservation Area. Because the existing building on site is not strongly related to the traditional development of

the locality, the scale and modern design of the proposed building would not contrast adversely with the general character of the street scene. The proposed external materials would also differ from the more brick of the traditional houses, but the site's separation from these and the presence of varied materials within the area, in my view now, the proposed materials would have no harmful effect on their surroundings.

Adjoining the site boundary to the south is the Conservation Area. In my view, therefore, the development would not harm the setting of the conservation area or views to/from it; it would preserve or enhance the character or appearance of the conservation areas.

Kent Highway Services - No objection. The access arrangements are acceptable and the proposals unlikely to generate a level of traffic that will have a severe impact on the highway. On site parking provision is in accordance with Kent Design Interim Guidance Note 3. Conditions should be secured for: construction vehicle loading/unloading; parking facilities for site personnel and visitors; wheel washing; measures to prevent discharge of water onto the highway; bound surface for the first 5 metres of the access; provision and permanent retention of cycle parking; completion of access prior to the use of the site; closure of the existing access and removal of vehicle crossing and reinstatement of the footway prior to use commencing; driver and pedestrian visibility splays.

Southern Water - No objection. Formal application required for connection to the public sewer.

TDC Waste and Recycling - The bin store would be better placed towards the front of the development here the boundary meets the highway. This would negate the need for our vehicles to access the development and resolve potential issues with blocked access due to parked cars.

Environmental Health - The drawings show that the layout places bedroom areas above and below living areas and recommends a safeguarding condition for sound insulation to be installed.

COMMENT

The application has been called to planning committee by Cllr Brenda Rogers, to allow members to consider the impact upon the Area of High Townscape Value.

Principle

The site is within the urban confines of Ramsgate and on previously developed land. The proposal therefore complies with Policy H1 of the Thanet local Plan. The site is within walking distance of bus stops, a school and shops and considered to be in a sustainable location. There is no objection in principle to the redevelopment of the site to provide flats in the place of a single dwelling, but this is subject to other material considerations including the impact upon the character and appearance of the area, living conditions of future occupants and neighbours and highway safety considerations.

Character and Appearance of the Area

The site is located directly adjacent to the Royal Esplanade, Ramsgate Conservation Area and within an area of high townscape value as designated under Policy D7 of the Thanet Local Plan. Previous planning consents have increased the footprint and mass of the building, whilst maintaining the pitched roof design. This application submission seeks to change the property from a large two storey single dwelling to a three storey flat roof development. As the size of the plot is substantial and given the previous consent granted for the site, it is accepted that a larger building could be built on the plot, subject to the proposal being complimentary to the character and appearance of the area, particularly as the site is directly adjacent to a Conservation Area.

The previously approved scheme as per F/TH/15/1075 comprised of a two storey side and rear extension, with a new enlarged entrance way with glazed gable to the main roof. A master bedroom was approved within the roof space, with windows fronting Royal Esplanade creating the appearance of a large detached building with the perception of a third storey element to the building, within the roof space. This permission is an extant consent as the three year time period for commencement of development has not yet been reached, and therefore could still be implemented. The approval of the scale and size of the extension and its resultant mass is a material consideration, as it has been considered acceptable under the same policies and NPPF guidance.

The local character of the area is varied with a range in style of buildings and a range of materials used. The proposal is more typical of the contemporary seafront style of property which forms part of the seafront character around the district. The Conservation Officer considers the existing building is not strongly related to the traditional development of the locality, the scale and modern design of the proposed building would not contrast adversely with the general character of the street scene.

The design considerations to be assessed in terms of the overall impact on the character and appearance of the area are the overall footprint and layout, the scale and mass of the proposal and the detailed design and materials.

The plot is a large plot in a corner position with access retained from St Mildreds Avenue, with the building addressing Royal Esplanade as the main front elevation. There are a number of houses along Royal Esplanade which have been extended widthways, with wider frontages addressing the sea. The proposal, as a flatted development, has a wider frontage, and is 4.3 metres wider than the extant consent ref F/TH/15/1075. The overall width of the proposal has been reduced from the original design through amended plans by removing a balcony from the St Mildreds Avenue elevation, to be more in keeping with the character and appearance and pattern of development of the area.

There is a sense of space around the development, with gaps retained of 5.5m to the western boundary, 5m increasing to 11m at the eastern boundary, 17m to the northern boundary, and a minimum of 7m to the southern boundary increasing to 8.5m.

As the proposal addresses Royal Esplanade, the main part of the footprint of the building is at the front of the site. This has followed the rationale of the previous applications on the site

and the way the existing detached house is situated within the plot. The proposal does not step forward of the established building line within Royal Esplanade and follows this established pattern of development. The St Mildreds Avenue elevation steps back from the Royal Esplanade front elevation to create some relief, and graduates the overall footprint away from the side elevation at St Mildreds Avenue.

The access to the site will be from St Mildreds Avenue, with 11 car parking spaces set along the northern boundary. A shared surface material is proposed, with an access way to the entrance of the building on the northwestern corner. Soft landscaping will be provided to the northern and western boundaries, and the existing hedging is to be retained to the southern and eastern boundaries (which will help to screen the rear parking area). It is considered that an appropriate layout for the development is proposed within the context of the plot and the surrounding area and that the layout accords with Policy D1 of the Local Plan.

The large plot size is able to accommodate a larger building, because it maintains space around the building and is not out of keeping in terms of the pattern of development. Whilst the majority of dwellings within the area are detached houses of 2-2.5 storeys, the proposal is not taller than the surrounding dwellings. The height of the building proposed is lower than the previously approved scheme by 0.5metres, with the chimney stack projecting 1 metre above. The overall mass has increased from the proposal previously approved reference F/TH/15/1075 with a two storey element to the frontage. The third storey is inset from each side elevation and also from the front elevation. It is considered this helps to visually reduce the overall impact of a third storey on the property and that the impact is not significantly harmful to the character and appearance of the area. The layout serves to reduce the impact of the mass, with the stepping in of the building at the front and side elevations.

The design of the proposal is contemporary in style, with glazing, white render, timber cladding, a light grey brick, grey aluminium cladding and features slim line aluminium doors and windows and frameless glass guarding to the balconies. These materials are more contemporary in appearance than some of the adjacent properties, but compliment the overall style of the proposal. The previously approved scheme features a substantial glazed gable frontage to Royal Esplanade, which the submitted proposal takes a step further towards a more contemporary design. The third storey is predominantly glazed which gives the appearance of a lighter structure when compared to the two main storeys reducing the visual impact of the third floor. The materials selected for the proposal create a high quality building which is in keeping with Policy D7 of the Thanet Local Plan; and given that the local character of the area is varied with a range in style of buildings and materials used, the proposed contemporary development would not appear out of place, especially where there are numerous examples of contemporary design within seafront locations around the district.

It is considered that the layout whilst an increased footprint, is appropriate for the larger plot size. There is still a substantial amount of space around the building and it does not step forward of any existing building lines. The scale and mass of the proposal is not significantly harmful to the character and appearance of the area as it does not exceed the overall height of the surrounding properties. Whilst the overall perception of mass is increased, there are still gaps retained between the proposal and neighbouring property. Whilst the surrounding development is predominantly 2-storeys in height, the introduction of a third floor in this

instance would not appear significantly harmful due to the setback location and glazed appearance of this floor and the height of the building is of approximately the same height of the neighbouring dwellings. The contemporary design is appropriate for the seafront location of the site, and in the context of an area characterised by varying styles. The impact upon the character and appearance of the area, and the Area of High Townscape Value, is therefore considered to be acceptable and in accordance with Policies D1 and D7 of the Thanet Local Plan.

Living Conditions

In terms of the impact of the proposal on neighbouring living conditions, there is considered to be sufficient space around the property and acceptable distances to neighbouring properties. The western side elevation is set 5.5 metres away from the neighbouring property on Royal Esplanade, with high level windows in this elevation to prevent any harmful overlooking into the neighbouring property or into their private amenity space. The entrance and stairwell and lift area have also been located in this elevation to again limit the need to locate habitable windows in this part of the development and windows serving these areas are obscure glazed. There are two longer narrower windows within the northern/rear elevation which serve the living areas of the 2 No. 1 bedroom flats, but this is mainly to provide additional light and also interest within the elevations. It is not considered that these windows pose any harmful overlooking with a minimum distance of 17 metres to no. 29 St Mildreds Avenue, and these windows being secondary to the patio doors.

The flats benefit from balconies but none of these are located to the north or west elevations, thereby preventing any significant overlooking into the private amenity space of the adjoining neighbours. The balconies are to the southern and eastern elevations, overlooking the road. The penthouse balcony wraps around the building and at the nearest distance to No 29 St Mildreds Avenue is 17m away, and there are patio doors facing north, set 28 metres away from the boundary. The majority of the balconies are located to the southern elevation, which faces out to towards Royal Esplanade and towards the sea. The eastern balconies are set back from the boundary by between 4.5-12 metres, with St Mildreds Avenue further separating the property from No 34 St Mildreds Avenue, with distance of 24metres. Green roofs have been incorporated to the north and western elevations adjacent to the neighbouring Royal Esplanade property to incorporate some soft landscaping instead of siting balconies in these positions.

The development is positioned well within the large plot, with space around the building and careful consideration has been given to the design and position of balconies and windows and the use of high level windows and obscure glazing to prevent any significant overlooking onto neighbouring properties. It is not considered that the proposed development will create any harmful impacts to light levels of adjacent properties because of the substantial separation distance to adjacent properties; and the property, although a larger mass than the previous approval, is not higher. It is therefore considered that the proposal is acceptable and in accordance with Policy D1 of the Local Plan.

In terms of the living conditions created for the future occupants overall, the living conditions appear to be acceptable and of a high standard. The floor plans demonstrate that each flat is provided with large double sized bedrooms and bathrooms, with adequate open plan living

space. All rooms are able to achieve a good outlook and light levels. There is garden space wrapping round the property, with the three ground floor units benefitting from private amenity space and the upper floors with shared access to the shared amenity space, which provides sufficient garden and safe door step play space to meet the requirements of Policy SR5 and with the potential for clothes drying facilities in accordance with Policy D1 of the Thanet Local Plan. The refuse storage is provided towards the entrance of the site in an allocated area, which has been relocated to this position following the comments received from the TDC Waste and Recycling Manager, meeting the Policy D1 requirements of the Thanet Local Plan 2006.

Highways Safety

The Kent Highways Officer has raised no objection with the application and the access from St Mildreds Avenue is considered to be acceptable. The parking arrangements are also considered to be acceptable with off-street parking provision provided for 11no. cars, and spare capacity for on-street parking in St Mildreds Avenue and Royal Esplanade. Cycle parking is provided, with the secure cycle store positioned to the south western corner of the parking area.

The impact upon highway safety is therefore considered to be acceptable subject to safeguarding conditions.

Conclusion

The principle of development is considered to be acceptable, and in accordance with Policy H1 of the Thanet Local Plan. The size of the plot is substantial, and therefore the size, scale and height of the proposed development is considered to be acceptable, and the proposed contemporary design with high quality materials is not considered to detract from the character and appearance of either the adjacent conservation area or the Area of High Townscape Value, in accordance with Policy D7 of the Thanet Local Plan. The impact upon neighbouring amenity and highway safety is also considered to be acceptable, and in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

It is therefore recommended that members approve the application.

Case Officer

Lauren Hemsley

TITLE: F/TH/17/1399

Project 33 St Mildreds Avenue RAMSGATE Kent CT11 0HS

Scale:

