

A03

R/TH/18/0710

PROPOSAL: Application for the approval of reserved matters to outline
planning permission OL/TH/14/0404 for erection of a single
LOCATION: two-storey 4 bed detached dwelling

Plot 11 At Land Adjacent To Clifftop North Foreland Avenue
BROADSTAIRS Kent

WARD: Kingsgate

AGENT: Mr David Weir

APPLICANT: Mr T. Honour

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered PR292.03 Rev A, PR292.04 Rev A, PR292.05 Rev A and PR292.06, Rev A received 27th July 2018.

GROUND;

To secure the proper development of the area.

2 Prior to the first occupation of the development hereby approved visibility splays of 2.4 by 25metres shall be provided to the access on to North Foreland Avenue with no obstructions over 0.6m above carriageway level within the splays, which shall thereafter be maintained.

GROUND;

In the interest of highway safety.

3 The area shown on the approved plans numbered for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

GROUND;

Development without adequate provision for the parking or turning of vehicles is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

4 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.

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

GROUND;

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

6 The hedgerow on the west boundary of the site as shown on drawing PR292.03 Rev A shall be retained during and after construction of the dwelling.

GROUND:

In the interests of visual amenity and biodiversity in accordance with Policy D1 and D7 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

SITE, LOCATION AND DESCRIPTION

The site lies on the west side of North Foreland Avenue, a private road within the North Foreland Estate. The land to the west of North Foreland Avenue formerly comprised the kitchen gardens known as 'Stella Maris' being previously associated with the Stella Maris Convent on North Foreland Road.

RELEVANT PLANNING HISTORY

In 2012, an outline planning application was submitted for the erection of 13no. detached dwellings (OL/TH/12/0550) with all matters reserved. This application was refused in June 2012.

In 2013, an outline planning application was submitted for the erection of 10no. detached dwellings, with all matters reserved (OL/TH/13/0473). This application was refused in June 2013.

Subsequent to the determination of the 2013 outline application, an appeal before the Planning Inspectorate on the 2012 outline planning application (for 13no. dwellings on the

site) was dismissed, however not for the reasons cited by the Local Planning Authority save for one of the reasons, that some of the protected trees on site would be lost, which would harm the character and appearance of the surrounding area.

Following that appeal decision, an outline planning application was refused for the erection of 12no. Detached dwellings with all matters reserved (OL/TH/14/0404) in August 2014 on grounds of impact on biodiversity. Planning consent was granted on appeal following this refusal in March 2016. All conditions on this outline application remain in force as do all contributions and other matters secured via the undertaking for that application.

PROPOSED DEVELOPMENT

This application is a reserved matters application for the erection of a detached 4 bed dwelling.

The proposed dwelling is of a modern flat roof design and would be two storey. The ground floor would accommodate an entrance hall, WC/cloakroom, study, snug, utility room and open plan kitchen, dining and living area together with a double garage. The first floor would house four bedrooms (all ensuite) together with a family bathroom.

The property would be served by an amenity area mainly to its rear and there is space for cycle and refuse storage within the site.

Vehicular and pedestrian access to the site would be taken from North Foreland Avenue, with a small amount of the existing hedge being removed to facilitate this.

DEVELOPMENT PLAN POLICIES

Saved Policies Thanet Local Plan 2006

D1 - Design Principles
D2 - Landscaping
D7 - Area of High Townscape Value
TR12 - Cycle Parking
TR16 - Car Parking
SR5 - Doorstep Play Space
SR11 - Private Open Space

NOTIFICATIONS

Letters were sent to adjoining occupiers, a site notice displayed near the site and the application was publicised in a local newspaper.

Three letters have been received objecting to the application for the following summarised reasons.

- Balconies to the rear will overlook the properties on North Foreland Road;
- The design almost encompasses the entire width of the plot;

- Local plan policy D7 - Area of High Townscape Value still applies;
- The application is contrary to policy D1 of the local plan;
- Affect local ecology;
- Close to adjoining properties;
- Out of keeping with area;
- Overdevelopment;
- North Foreland Avenue is an area of High Townscape Value - to be approved development must enhance the area; and
- The high level of openness of the North Foreland Estate will be lost if consent is granted for 12 enormous dwellings;

Broadstairs Town Council No objection with concerns in relation to the rear balconies, overlooking and privacy.

Broadstairs Society Object to the application on the effect on local ecology, that it is out of keeping with the area, overdevelopment, traffic and highway issues. They also state that in an Area of High Townscape Value the aim should be to stop town cramming and preserve the established character and that until the Local Plan is revised and approved this should still stand. They state that the development will adversely affect the character of the area.

CONSULTATIONS

Southern Water No comment

Environment Agency No comment

COMMENTS

This application is called to Planning Committee at the request of Councillor Bayford to allow Members to consider design of the proposed dwelling given the application site's location in an Area of High Townscape Value.

Whilst there are other applications for dwellings in North Foreland Avenue currently under consideration, this application must be assessed on its own merits. The main considerations for Members are the impact of the proposed development on the character and appearance of the area, the living conditions of existing residential occupiers, the standard of accommodation offered for future residents and highway impacts.

Principle

The principle of residential development on the site has been agreed under the Inspector's appeal decision in March 2016.

This application is, therefore, to consider the details in terms of layout, scale and appearance of the proposed dwelling together with the means of access to the site and its landscaping.

Character and Appearance

The site lies within an Area of High Townscape Value. Saved policy D7 of the Local Plan states that within such areas, and sites immediately adjoining, the conservation or enhancement of the local character will be the primary planning aim. In furtherance of this aim, development will be allowed only where the design, scale of development, separation between buildings, use of materials and landscaping are complementary to the special character of the area.

The proposed dwelling is traditional in form with cladding and a pitched roof. Concerns have been raised that this approach and some of the materials (aluminium) proposed are at odds and out of place with the character and appearance of the area and the existing properties within the North Foreland area. It is, however, noted that the individual design of properties within the area varies considerably, with a wide range of styles, proportions and materials. It is, therefore considered that this property would add to the variety that currently exists within the area and it is noted that the proposed dwelling would be constructed of a variety of materials currently found within the North Foreland area (such as slate, glass, render and timber). It is noted from the drawings that it is proposed to utilise the aluminium for window and door frames only and that there are other example of metal framed windows in the area. No objection is therefore raised to the contemporary approach adopted for the proposed dwelling or its proposed materials.

The proposed dwelling would have a footprint of approximately 235sqm. Concerns were original raised by officers as to the width of the proposed dwelling and that there would be limited separation between the proposed dwelling and the northern and southern boundaries of the application site. Amended plans were received which removed the overhang from the ground floor roofs and reduced the width of the dwelling. Following this amendment, the main house would be set in from the application site's northern boundary by 1.7m and from the southern boundary by 1.9m at its closest point. At its closest point (front wall of the double garage), it would sit just over 19m from the rear of the application site. It would be set back from North Foreland Avenue by over 10 metres. It is considered that the degree of separation between the proposed dwelling and the application site boundaries is comparable with the spaces around other dwellings in the North Foreland Area. It is, therefore, not considered that the proposed dwelling would have an adverse effect on the spacing and openness of the area and would not appear cramped within its boundaries. It is also noted that the proposed development would seek to retain existing landscaping along the boundaries which will help to integrate the proposed dwelling into the area and minimise the impact on the openness of the area.

The main body of the dwelling is 2 storey in height (approximately 9 metres at the highest point of the main part of the dwelling). Properties within this part of North Foreland Avenue are a mix of single storey, two storey and three storey and it is not considered that the proposed two storey dwelling would be out of keeping with this.

The hedgerow to the front boundary of the site is a distinctive feature along this part of North Foreland Avenue and it is welcomed that the applications seek to retain this feature (other than where gaps will need to be created to gain access to the plot). It is considered appropriate that this is secured via a planning condition.

It is, therefore, considered that the proposed dwelling would not have an adverse impact on the character or appearance of the area and the application meets the criteria of saved policies D1 and D7 of the Local plan.

Living Conditions

The overall impact of the 12 additional units was assessed at the outline stage and found to be acceptable. The detailed impact of the proposed dwelling now proposed does, however, fall to be assessed.

The dwelling has been designed with nearly all windows and doors facing to the rear or the front of the property to minimise the any potential for overlooking or other adverse effects on the residential amenity of adjoining occupiers. Concerns have, however, been raised by local residents that the balconies on the rear elevation of the proposed dwelling could lead to overlooking and loss of privacy to the rear gardens of the properties in North Foreland Road. Given the separation distances between these properties (over 40m at closest point), their relative orientation and the level change between them it is not considered that there would be any issues of overlooking or other adverse effect on the residential amenity of the occupiers of the properties in North Foreland Road which back on to the application site. In terms of other properties in the area given the lack of fenestration in the flank walls of the building and the separation distances between the proposed dwelling and surrounding properties, it is not considered that there would be an adverse impact on residential amenity from the proposed dwelling in terms of overlooking, loss of light or creation of a sense of enclosure.

The proposed dwelling would provide large rooms with a high level of light and ventilation. It would also be served by off street parking and private residential amenity space which allows for cycle and bin storage. As such, it is considered that the proposed dwelling would provide a good standard of accommodation for residential amenity for future occupiers.

Transportation

North Foreland Avenue is a private road, subject to relatively low speeds. Traffic generation, in relation to the proposed development of 12 dwellings, was accepted (when granted on appeal) as unlikely to have a significant safety on the adopted highway network.

Due to the location of the site, the majority of trips generated by any development will be by car, as the site is not with close proximity of local services and facilities to promote non-car use. The appeal decision which granted the outline consent included a condition 8 that the reserved matters submission should include the provision of areas for 3 off street car parking spaces and manoeuvring and turning spaces for each dwelling. The proposed dwelling is set within a large plot and includes

a double garage and it is considered that this could accommodate three cars. Cycle parking could be accommodated within the garden serving the proposed dwelling or within the proposed double garage.

Condition 9 of the outline consent required that vehicular sightlines (2.4m by 25m) should be provided for all new junctions and accesses to ensure the safe use of individual accesses

within the private roads. The required visibility splays can be achieved and it is considered appropriate that the provision and maintenance of the visibility splays are secured via a condition.

Biodiversity

Biodiversity was considered at length and found acceptable during the consideration of the outline consent which secured the acceptability of 12 residential dwellings. It is not considered that the proposed dwelling, which is the subject of this application, would have any adverse effect on biodiversity in the area as it adheres to the Inspectors appeal decision.

Conclusion

This application is a reserved matters application for the erection of a single dwelling following the grant of an outline planning application for 12 dwellings in 2016. The proposed dwelling is traditional in design and will appear in keeping with the character or appearance of the area which is designated as an Area of High Townscape value. There are good separation distances between the proposed dwellings and the application site boundaries, following the amendments received, and it is considered that the proposed dwelling would not compromise the spaciousness of the Area of High Townscape Value. The proposed dwelling would provide a good quality standard of accommodation for future occupiers and would not have an adverse impact on the residential amenity of adjoining occupiers, ecology or highways.

It is, therefore, recommended that the application be approved.

Case Officer

Annabel Hemmings

TITLE:

R/TH/18/0710

Project

Plot 11 At Land Adjacent To Clifftop North Foreland Avenue BROADSTAIRS
Kent

