

A02

R/TH/18/0706

PROPOSAL: Application for the approval of reserved matters to outline planning permission OL/TH/14/0404 (erection of 12no. dwellings) for erection of a 3 storey 5 bed detached dwelling

LOCATION: Plot 2 Land Adjacent To Redriff North Foreland Avenue BROADSTAIRS Kent

WARD: Kingsgate

AGENT: Mr David Weir

APPLICANT: Mr C. Mason

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered PR307.02, PR307.03, PR307.04 and PR307.05, received on 15th May 2018.

GROUND;

To secure the proper development of the area.

2 Prior to the first occupation hereby approved visibility splays of 2.4m by 25m shall be provided to the access on to North Foreland Avenue as shown on the approved plan no PR307.03 received 15th May 2018 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 plan numbered PR307.03 received 15th May 2018 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 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.

GROUND;

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

6 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837 2005 using the following protective fence specification - o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority. The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed. At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area. Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point. There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND;

To Protect existing trees and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

7 All excavations within the existing spread of the trees to be retained shall be carried out manually; using only hand held tools and any roots exposed thereby shall be bridged over in the construction of the foundations.

GROUND;

To protect existing trees and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

SITE, LOCATION AND DESCRIPTION

The site lies on the eastern side of North Foreland Avenue, a private road within the North Foreland Estate. The land to the east of North Foreland Road wraps around a detached property Redriff, with areas of garden and woodland. Redriff is currently vacant and unoccupied.

There are residential properties surrounding the site and the site is within the urban confines.

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 the impact on biodiversity. Planning consent was granted on appeal following this refusal in March 2016.

PROPOSED DEVELOPMENT

This application is a reserved matters application for the erection of a detached 5 bed dwelling.

The proposed dwelling is a modern interpretation of a traditional dwelling which uses traditional forms such as pitched roof, but with contemporary detailing. The ground floor would accommodate a cloakroom, shower room, sitting room, utility room and open plan kitchen dining area together with a double garage. The first floor would house three bedrooms with en-suite and an additional bedroom with the third floor housing a further bedroom, bathroom and snug. The property would be served by a garden area with areas for cycle and refuse storage together with off street parking. Vehicular access and pedestrian access to the site would be taken from North Foreland Avenue.

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 of objection have been received from local residents. Their concerns are summarised below.

- The plot and wider site have been the subject of 3 planning applications and 2 appeals must of which have been refused;
- Site is within an Area of High Townscape Value where features such as scale, character, separation, design and materials must comply. This application does not comply;
- There have been works to protected trees within the garden area of Stella Maris;
- Previously building within the area has caused issues for existing residents with deliveries and heavy good vehicles arriving at inconsiderate times;
- The road is privately owned and there is no mains drainage;
- Effect on ecology - bats seen in area;
- Details of application difficult to read on a computer screen;
- Over development;
- Confusion over the numbering of the plots within the outline application;
- Application should go to Planning Committee;
- Close to adjoining properties;
- Development too high;
- General dislike of the proposal;
- Proposed dwelling will dominate the site;
- What will happen to the telegraph pole at the site; and
- Confused as to whether the application is for a two storey or three storey dwelling.

Broadstairs Town Council: No objection

Broadstairs Society: Object - In an Area of High Townscape Value where the aim should be to stop town cramming and preserve the established character. Until the Local Plan is revised and approved this should still stand. This development will adversely affect the character of the local area. Effect on local ecology, out of keeping with area, over development, traffic and highways.

CONSULTATIONS

Environment Agency: No comment.

Southern Water: 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.

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 residential occupiers 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.

Concerns have been raised by local residents that this approach is at odds and out of place with the character and appearance of the area. The proposed dwelling utilises traditional design features (such as a pitched roof), but can be considered to have a contemporary style. It is 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 reinforce the character 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. No objection is therefore raised to the design approach adopted for the proposed dwelling or its proposed materials.

The proposed dwelling would have a floor area of approximately 210sqm (including the double garage). The main part of the dwelling would be set in some 7.3 metres from the application site's northern boundary (although the garage would be closer to this boundary it would still be set in some 4.5m. There would be a gap of some 2m from the southern boundary of the site and the proposed dwelling. The main house would be set approximately 21 metres from North Foreland Avenue, with the proposed garage sitting closer to that boundary, but still giving a setback of 15.5m. There would be a distance of some 29.5m from the rear elevation of the proposed dwelling to the rear of the application site. Whilst there are other applications for dwellings in North Foreland Avenue currently under consideration, this application must be assessed on its own merits. With this in mind, it is considered that the degree of separation between the proposed dwelling and the application site boundaries is comparable with the spaces around over 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. It is also noted that there is a requirement (under the outline permission and various Tree Preservation Orders) that much

of the existing trees and landscaping should be retained which will help to integrate the proposed dwelling into the area and minimise the impact on the openness of the area.

Whilst the proposed dwelling is 3 storey, it would read as 2 storey from North Foreland Avenue with its 3 storeys being read from the rear given the changes in level within the application site. As such the proposed dwelling would not appear dominate within the North Foreland Avenue street scene. 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.

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

Concerns have been raised by local residents about the impact of the proposal on their residential amenity.

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. Given the separation distances between the proposed dwelling and surrounding properties and the changes in level it is not considered that there would be an adverse impact on residential amenity from the proposed dwelling.

The proposed dwelling is would provide large and 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 has a large drive and 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.

Biodiversity

Biodiversity was considered at length and found acceptable during the consideration of the outline consent which secured the acceptability of 2 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.

Trees

This application site contains, and is also adjacent to, trees that are formally protected and were identified to be retained within the outline consent. The scheme has been designed to allow these trees to be retained, but it is considered appropriate that conditions are imposed requiring protective measures to ensure the protection of these trees during construction works.

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 utilises traditional design features, but is contemporary in its detailing but it is noted that there is a wide variety of styles, proportions and design of dwellings on North Foreland Avenue and it is not considered that the proposed design is out of 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 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 is approved.

Case Officer

Annabel Hemmings

TITLE: R/TH/18/0706

Project Plot 2 Land Adjacent To Redriff North Foreland Avenue BROADSTAIRS
Kent

Scale:

