

A02

F/TH/18/0502

PROPOSAL: Erection of a 3-storey dwelling following demolition of existing

LOCATION: 16 Wrotham Road BROADSTAIRS Kent CT10 1QG

WARD: Viking

AGENT: Mr A Jackson

APPLICANT: Mr & Mrs Dryden

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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 1435 005, 1435 006, 1435 007, 1435 008 and 1435 010, received 9th April 2018.

GROUND:

To secure the proper development of the area.

3 The area shown on the approved plan 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 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:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.

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 water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

It is the responsibility of developers to have the appropriate waste storage facilities and containers in place prior to the property being occupied. For more information, please contact Waste and Recycling on 01843 577115, or visit our website <http://thanet.gov.uk/your-services/recycling/waste-and-recycling-storage-at-new-developments/new-developments/>

SITE, LOCATION AND DESCRIPTION

The application site is within an established residential area within the defined settlement of Broadstairs within a conservation area. The site has onto two roads - Wrotham Road and Granville Road. The site is currently occupied by a bungalow, but it is noted that there are 3 and 4 storey dwellings in the surrounding area.

RELEVANT PLANNING HISTORY

There is no recent site history.

PROPOSED DEVELOPMENT

Planning permission is sought for the erection of three storey dwelling following the demolition of the existing property.

The lower ground floor would have an entrance hall, WC, lounge, kitchen/diner and utility and pantry. The upper ground floor would house the master bedroom suite with walk in wardrobe and ensuite, a further bedroom, a study and family bathroom. A further two bedrooms and a bathroom would be located on the first floor. The proposed dwelling is modern in design (with a high amount of glazing and balconies), but takes inspiration from existing buildings in the surrounding area in terms of its scale and materials. Amenity space would be provided to serve the dwelling together with a single parking space accessed from Granville Road.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 - Saved Policies

H1 - Residential Development Sites

H4 - Windfall Sites

D1 - Design Principles

D2 - Landscaping

SR5 - Play Space

TR12 - Cycling

TR16 - Car Parking Provision

NOTIFICATIONS

Letters were sent to adjoining residents, a site notice posted close to the site and the application publicised in a local newspaper.

11 Letters objecting to the site have been received from 8 different people. Their concerns raised are summarised below:

- o Overdevelopment;
- o Strain on existing community facilities;
- o General dislike of the proposal;
- o Close to adjoining properties;
- o Not against redevelopment of the site in principle - but current scheme unacceptable;
- o Loss of view - can currently see over the existing bungalow;
- o Disruption during construction;
- o Would invade our property which is opposite the application site;
- o Increase in noise and traffic pollution;
- o No consultation received on this proposal prior to that from the Local Planning Authority;
- o Likely that the proposed dwelling will require more than one parking space and already issues with parking in the area;
- o Replacement of a bungalow with a three storey property is too high;
- o The design of the proposed dwelling is ultra-contemporary and will soon look outdated and anachronistic;
- o Application site is within a conservation area and the design of the proposed building is out of keeping with current street scene;
- o In conservation areas there is a general presumption against the demolition of buildings or structures that contribute to its character;
- o The applicants are advertising the bungalow on Airbnb - so their grounds for demolition should be refused; and
- o Proposed scheme may breach the BRE guidelines for site layout planning for daylight and sunlight to our property.

Broadstairs Town Council: No comment.

CONSULTATIONS

Southern Water: There is a public sewer in the vicinity of the site the exact position must be determined.

A formal application for a connection to the public foul and surface water sewer is required.

TDC Conservation Officer: This section of Wrotham Road within the Conservation Area is largely made up of well portioned and detailed terraced and semi-detached houses whose individual designs give the street scene interest. These older buildings are occasionally punctuated by more contemporary buildings of varying quality.

The scheme seeks to replace an existing bungalow which I consider to be of neutral contribution to the character and appearance in the Conservation Area. The proposed dwelling would provide a building of a more contemporary design which will complement the three brightly painted weather boarded properties within the street which the Conservation Area Character Appraisal consider "their use of bold seaside palette compliment the Conservation Area". The proposed contemporary scheme appears to have been carefully designed to complement these buildings in terms of form, scale and materials. It does not seek to compete with the traditional design and appearance of the historic buildings with the street instead being designed to appear unashamedly modern so as to provide a visual contrast.

Whilst the proposed dwelling would be different in its detailed appearance to the existing buildings on that road, it would be sufficiently reflective of their general scale and style as to preserve the essential qualities of the street scene. Like the other buildings in the street, it would be restrained in its detailing and would be an interesting and calm example of modern design that would add variety to the street scene. It would retain a vertical emphasis in character with the height of other buildings in the street and its fenestration would be similar in detailing to the other buildings making its elevational treatment in character.

The proposed dwelling would also continue the design themes of the double frontage look on this part of Wrotham Road with Granville Road. The proposed rear elevation would not look out of place overlooking a rear courtyard. The proposed side elevations would be somewhat simpler but not so simple to be out of place in its situation and to avoid overlooking adjoining properties.

Other more detailed features of the proposed building would also serve to integrate it with the existing street scene. These include the continuation of building lines and the inclusion of front gardens.

Taking account of all of the above points and the neutral contribution made by the existing bungalow on site, I consider that the proposal would be appropriate to its location in terms of its content, form, layout and design. It would preserve and enhance both the character and appearance of the Conservation Area and would not cause no material harm to the character and appearance of the wider area.

COMMENTS

The application has been called to Planning Committee by Cllr Mave Saunders for Members to assess the impact of the development in relation to the scale of the application site and the character and appearance of its conservation area setting.

Principle

The site lies within the urban confines, inside the Broadstairs Conservation Area in a sustainable location, and currently comprises a single storey dwelling, fronting Wrotham Road with vehicular access to the rear from Granville Road. The site therefore comprises previously developed land.

The principle of residential development accords with Policy H1 of the Thanet Local Plan and the National Planning Policy Framework and is acceptable subject to the detailed consideration of all other material issues including the impact upon the character and appearance of the area and Conservation Area as a designated heritage asset, living conditions of neighbouring and future property occupiers and highways matters.

Character and Appearance

Concerns have been raised by local residents that the loss of the existing bungalow would be detrimental to the character and appearance of the conservation area, as would the modern design of the proposed dwelling. They are also concerned that a three storey dwelling would be an overdevelopment of the site.

The site lies within the Broadstairs Conservation Area, within which special attention should be paid to the desirability of preserving or enhancing the character or appearance of the designated area (Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990). The National Planning Policy Framework (NPPF) 2018 states that when considering the impact of a proposed development on the significance of a designated heritage asset; great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 193). The NPPF goes on to state in paragraph 196 states that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. This is supported by local policy, namely Policy D1 of the Thanet Local Plan which states that any new development proposal will only be permitted if it respects or enhances the character or appearance of the surrounding area, provides a high quality and inclusive design, does not lead to an unacceptable impact on the living conditions of neighbouring occupiers, and retains open spaces and gaps in development that contribute to the quality of the local environment.

The Council's Conservation Officer has reviewed the proposal and considered that the existing bungalow has a neutral impact on the character and appearance of the conservation area and does not consider that its loss would be detrimental to the conservation area. It is

noted that the surrounding properties are three/four storeys in height and as such the existing single storey property which occupies the site appears as an incongruous and prominent feature in this setting, out of keeping with the character and appearance of surrounding properties in this section of the Conservation Area.

As stated above the proposed dwelling would address both Wrotham Road (front elevation) and Granville Road (rear elevation). The land level reduces along both Wrotham Road and Granville Road from west to east and the application site is located at the western end of these roads. Whilst Wrotham Road and Granville Road have a mixed character in terms of scale and design, there are some features which are prevalent within the streetscene, including bay windows and pitched roofs.

Whilst the dwelling proposed is modern in design, the scheme incorporates a pitched roof which takes cues from design features evident within the streetscene and it is considered that, based on the plans submitted, the proposed dwelling would better respond to the height and form of properties surrounding the site when compared to the existing relationship.

The proposed dwelling would benefit from extensive glazing to the front and rear facades with vertical louvres. Whilst the louvre design proposed is not characteristic of the surrounding area, it is considered that this design feature adds interest and relief to elevations that without this detailing would appear bland. There are also some examples of balconies within the streetscene.

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 area. No objection is therefore raised to the contemporary approach adopted for the proposed dwelling or its proposed materials. It is, however, considered appropriate that a condition is imposed to requiring samples of the proposed materials to be submitted and agreed.

The proposed dwelling would be three storeys in height with a sunken courtyard to the rear (facing Granville Road). The change in land level previously highlighted would result in a lower ground level, an upper ground level and a first floor. The plans indicate that the front and rear building line of the proposed dwelling would be in keeping with those of adjacent properties whilst the mono-pitch roof would result in a reduced height to the western side boundary.

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

Living Conditions

Concerns have been raised by surrounding occupiers about the impact of the proposed development on their residential amenities.

It is noted that the proposed dwelling has been designed with its windows to the front and rear elevations to minimise overlooking to adjoining neighbours. It is not considered that

there would be a loss of privacy, or overlooking from the proposed development to any adjoining residents.

Concerns have also been raised by a resident opposite the site (no. 39) that the proposed development would fail to meet the BRE daylight and sunlight guidelines. The property in question is a basement flat which the applicant advises receives most of its natural light from the front elevation with limited light to windows in the rear elevation received via a small enclosed patio area/garden. It is noted that this property is separated from the application site by Wrotham Road (some 8m wide) and some 13.5m from the front elevation of the proposed dwelling (not including the canopy) and would sit to the northern aspect of the proposed dwelling. It is considered that whilst the erection of a three storey dwelling on the application site would have the potential to have some impact on the amount of sunlight and daylight the property in question receives, given the distance between the properties and the design of the proposed property (single pitched roof meaning a smaller mass at second floor level than other floors) it is considered that any loss of light would be minimal and would only affect the property at certain points in the day that it would not be so significant to result in substantial harm to the living conditions of this neighbour to the site.

It is considered that there would be no impact on outlook across the road or sense of enclosure for occupiers of existing properties.

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

The site is considered to be in a sustainable location, in close proximity to a range of goods and services offered within the town centre. The site also benefits from good public transport links and there are on street parking controls. For these reasons, off street parking provision is not considered to be a requirement for residential development in this area. It is proposed, however, that the current parking arrangements on the site (1 off street car parking space accessed from Granville Road) would be retained to serve the development.

Cycle parking would also be provided to serve the proposed dwelling.

Other Matters

Concerns have been raised by local residents that the proposed dwelling would result in a loss of views and that there would be disturbance during any construction period. Loss of a view is not a material planning consideration and, whilst it is acknowledged that, there may be some disruption during the construction of development granted planning consent, this disruption is generally for a short period of time and managed by other bodies/agencies.

Conclusion

This application seeks consent for the erection of a 3 storey dwelling following the demolition of existing bungalow. The proposed dwelling is modern in design, but it is noted that there is a variety of styles, proportions and design of dwellings along both Wrotham Road and Granville Road and it is not considered that the proposed design or scale of dwelling is out of keeping with the character or appearance of the Conservation Area. The proposed dwelling would provide a good standard of accommodation for future occupiers and would not have a significantly adverse impact on the residential amenity of adjoining occupiers or highways.

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

Case Officer

Annabel Hemmings

TITLE:

F/TH/18/0502

Project

16 Wrotham Road BROADSTAIRS Kent CT10 1QG

