

**A01**

**F/TH/18/0837**

PROPOSAL:                      Erection of 2no. two-storey 4-bed dwellings following demolition of existing dwelling

LOCATION:                         85 Gladstone Road BROADSTAIRS Kent CT10 2JA

WARD:                          Viking

AGENT:                         Mr James Duncan

APPLICANT:                    Mr Nichol

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 05 Rev B, 10 Rev A and 11, received 20th August 2018.

**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 brick, cladding, roof tiles and render 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 of the Thanet Local Plan

- 4     Prior to the first occupation of the development hereby approved, full details of the hard landscaping works, within the front gardens to include:

- 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. Development shall be carried out in accordance with the approved details.

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

**GROUND:**

In the interest of highway safety.

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](http://www.southernwater.co.uk).

SITE, LOCATION AND DESCRIPTION

The existing bungalow at 85 Gladstone Road is detached and set within a large plot, with parking and access from Gladstone Road. The predominant house types within Gladstone Road are semi-detached and detached two-storey houses. The wider pattern of development demonstrates properties are set back from the street with low front walls and driveways.

RELEVANT PLANNING HISTORY

No relevant site history.

PROPOSED DEVELOPMENT

The proposal is for the erection of 2 no. two-storey 4 bedroom detached family houses following the demolition of a single storey detached bungalow. The properties are set back from the front boundary by 6m to the nearest front projection, with the first floor overhang and covered entrance below and 9.5m to the rest of the front elevation. There is also a grass verge in front of the proposed houses. The two dwellings are proposed to be

constructed, with brick, render and cladding to the front elevation, with aluminium doors and windows and a slate roof, with the side and rear elevations mainly comprising render. Each property has two parking spaces, large rear gardens between 18-21 metres long, with provision made for refuse storage in the front gardens and clothes drying and cycle storage located within the rear gardens.

## DEVELOPMENT PLAN POLICIES

### **(THANET LOCAL PLAN 2006 - SAVED POLICIES)**

D1 - Design Principles

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. Three letters of objection were received from neighbours. Concerns were raised in relation to:

- o Shortage of bungalows in the area.
- o Proposal is too big, leaving hardly any play area, would overshadow properties in surrounding roads.
- o Gladstone Road is already full with cars and manoeuvring at the end of the road of bad enough.
- o Overdevelopment of the site.
- o The height of the property would affect the light in my garden.
- o Overbearing impact of loss of outlook.
- o Highway safety issues.
- o Increased noise and disturbance.
- o Oppose side windows and balconies.

**Broadstairs Town Council** - Objection. Overdevelopment, will appear cramped contrary to Policy D1 of the Local Plan.

## CONSULTATIONS

**Southern Water** - No objection. Formal application required for connection to the public sewer. The applicant will need to ensure that arrangements exist for the long term maintenance of SUDS facilities.

## COMMENT

The application has been called to planning committee by Cllr-Mave Saunders to enable members to consider whether the proposed development would constitute as overdevelopment of the existing site by appearing cramped and out of keeping with the street scene.

## **Principle**

The site is within the urban confines of Broadstairs and on previously developed land. The proposal therefore complies with Policy H1 of the Thanet local Plan, which requires new development to be within the urban confines and on previously developed land. The site is within walking distance of bus stops, a school and shops and is considered to be in a sustainable location. There is no objection in principle to the redevelopment of the site to provide two detached houses in the place of a single storey 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 existing bungalow is situated within Gladstone Road where the predominant house types are semi-detached and detached larger houses. It is not considered that the demolition of the bungalow and the erection of two detached houses will be harmful to the character and appearance of the area. The plot is 17 metres wide and wider than the adjacent plots with two-storey houses. The plot is also of a similar width to the adjacent new build semi-detached properties at 87 Gladstone Road which have previously been considered acceptable. The height of the proposed houses is 7 metres to the ridge, which is in keeping with the height of the adjacent houses. Spaces are provided between the properties and to each boundary, with 1.5m to the northern boundary, 1m between the properties and 0.6m to the southern boundary and between 8.3m-12m at the front of the property on the western boundary, with gardens to the rear boundary between 20-21m apart from a small section at 18m. The properties are at a depth of 20 metres at the maximum lengths, with set backs at the front and the rear to reduce the overall length of the two storey elements, which are 11m long on the external boundaries and 16m on the internal boundary between the newly proposed dwellings.

The front elevations comprise of a gable, which is a common feature of other properties in the street, with a first floor projection overhanging to create a covered entrance. The window proportions are similar to the adjacent properties with horizontal emphasis. The overall design and materials with the white render proposed are similar in appearance to the newly constructed dwellings at 87 Gladstone Road. A mix of materials is proposed in order to incorporate some brickwork features in keeping with the older properties within the street and the render and cladding of a newer style, like the properties at 87 Gladstone Road. Samples of materials would be a condition of any consent. The properties are therefore considered to be in keeping with the character and appearance of the area. The pattern of development on the site plan demonstrates that the overall footprint of the two houses proposed is in keeping with the general pattern of development within Gladstone Road. It is therefore considered that given the space maintained around and between the properties and the substantial size of the plots, that two properties can be accommodated without appearing cramped and congested in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

## Living Conditions

In terms of the impact of the proposal upon neighbouring living conditions, there is considered to be sufficient space around the property and acceptable distances to neighbouring properties following the amendments made to the plans which show a reduction of the extent of the two-storey element at the rear of the property.

The proposed development, is set away from the boundary of the neighbouring property, 83 Gladstone Road by 1.5m. There is a distance of 4.5 metres from the side elevation of the proposed dwelling at 85 Gladstone Road to the side elevation of 83 Gladstone Road, as there is a single storey garage between the two properties, which serves 83 Gladstone Road. The existing boundary fence is to be retained. The two storey element of the proposed dwelling extends 5.3 metres from the rear elevation of 83 Gladstone Road. There is a separation distance of 8.3 metres from the two storey side elevation of the proposal to the side elevation of the two storey projection from the main rear elevation of 83 Gladstone Road and there is considered to be sufficient separation between the two dwellings and there are not considered to be any harmful impacts to the neighbouring occupier in terms of light levels, or enclosure. The outlook from the neighbouring windows is not considered to be harmfully impacted because of the separation distances. It is not considered the proposal will create any undue overlooking towards the neighbouring property with high level windows proposed to the side elevations only. The 45 degree line from the rear windows is not considered to create any harmful overlooking into neighbouring gardens because of the boundary treatments which are in place and the separation distance between the properties. The proposal is creating a similar situation to the neighbouring development at 87 Gladstone Road in terms of the footprint of the properties within the plots. It is, therefore, considered that the proposal is acceptable and in accordance with Policy D1 of the Local Plan.

The proposed development is separated from the adjacent property, 87 Gladstone Road by 0.6 metres. High level windows only are proposed on the side elevations and there are no windows within the side elevation of no.87. There are not considered to be any harmful impacts in terms of light levels, overlooking or impact to the outlook of the adjacent neighbours at no. 87. In terms of the distances of the proposed properties from the rear elevation to the rear boundary of the plot, the single storey element of the dwellings are generally set between 20-21 metres away, apart from a small cutaway to the rear boundary, which is about 18metres. This is considered to be an acceptable separation distance to the rear of the properties and is similar to the other rear gardens at 87 Gladstone Road, and other properties within the street which generally comprise of two storeys. It is not considered therefore that there would be any undue impacts to neighbouring amenity and light levels.

In terms of the living conditions created for the future occupants, the floor plans demonstrate that each house 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. Both properties have their own private rear garden, which provides sufficient amenity space and safe door step play space to meet the requirements of Policy SR5 and clothes drying facilities are also provided within the rear gardens. The refuse storage is provided in the front gardens of the dwellings. The application is therefore considered to meet the requirements of Policy D1 of the Thanet Local Plan 2006 and the NPPF.

## **Transportation**

The application does not meet the criteria to warrant involvement from Kent Highways with the creation of only two dwellings. No 85A will use the existing access and no 85 will be served by a new access which is able to achieve 2m x 2m visibility splays which would be conditioned. The parking arrangements and the presence of an existing access are considered to be acceptable with parking provision provided for 2 cars per dwelling and spare capacity for on street parking is available on Gladstone Road. Cycle parking is provided in the form of garden sheds to be provided in each rear garden. The application is therefore considered to be acceptable in terms of the parking and highways arrangements. The impact on the highway safety and convenience is therefore considered to be acceptable and in accordance with the NPPF.

## **CONCLUSION**

The proposal is considered to be acceptable in principle for the redevelopment of the site to provide two detached family houses in the place of a single bungalow and in accordance with Policy H1 of the Thanet Local Plan. The size of the plot is substantial and it is considered that the proposed development is not significantly harmful in terms of the impact on the character and appearance of the area. The proposal is contemporary in design, with a sample of materials to be conditioned. The proposal is considered to make a positive contribution to the local character and distinctiveness of the area and there are not considered to be any harmful impacts on neighbouring living conditions or highway safety in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

It is therefore recommended that members approve the application subject to safeguarding conditions.

## **Case Officer**

Lauren Hemsley

TITLE: F/TH/18/0837

Project 85 Gladstone Road BROADSTAIRS Kent CT10 2JA

Scale:

