

A03 **F/TH/18/0952**

PROPOSAL: Erection of 1No. single storey 3-bed dwelling

LOCATION: Land Adjacent 1 Albert Road BROADSTAIRS Kent

WARD: Beacon Road

AGENT: Mr Matthew Beasley

APPLICANT: Mr John Leech

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 shown on drawings numbered 18.1329.SJA.PL003, 18.1329.SJA.PL004, 18.1329.SJA.PL005 and 18.1329.SJA.PL006

GROUND:

To secure the proper development of the area.

3 No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

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

4 Prior to first occupation of the development hereby permitted, details of location, type and height the boundary treatments, which shall be erected delineating the private gardens of the approved dwellings, 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 prior to the occupation of either approved dwelling.

GROUND:

To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.

5 No further roof alterations whether approved by the Town and Country Planning (General Permitted Development) (England) Order 2015 Class B or C of Part 1 Schedule 2 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

6 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.

7 The area shown on the approved plan numbered 18.1329.SJA.PL003 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.

8 No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

GROUND:

To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

The repositioning of any street furniture will be at the applicant's/developer's expense.

SITE, LOCATION AND DESCRIPTION

The application site relates to a regular shaped parcel of land between numbers 1 and 3 Albert Road and 52 Whitfield Avenue, Broadstairs. The site is enclosed by a wall

approximately 1m high to the Albert Road frontage. It is noted that there is a street light in situ on the public footpath in front of the site. The front portion of the site is overgrown in nature and there is a flat garage to the eastern end of the site. The rear portion of the site is associated with number 52, as part of its curtilage.

RELEVANT PLANNING HISTORY

F/TH/17/1781 - Erection of 2No. 4-bed semi-detached dwellings Refused 15/03/18

This application was recommended by officers for approval but following full consideration of the proposal Members resolved to refuse the planning application on the following grounds:

1) The proposed two dwellings, by virtue of their design, scale and proximity to and relationship with the adjoining properties in Albert Road, would result in the loss of openness between dwellings, comprising a cramped and congested form of development, that would appear out of character with the pattern of development in the locality and incongruous within the street scene, to the detriment of the visual amenities of the area, contrary to Thanet Local Plan Policies D1 and SR11 and paragraphs 57 and 58 of the National Planning Policy Framework.

2) The proposed development by virtue of its design, height, siting and proximity to adjacent neighbours would result in a dominant form of development that would have an unacceptable overbearing sense of enclosure to neighbouring properties, significantly harmful to the living conditions of the existing and future occupiers of those properties, contrary to policy D1 of the Thanet Local Plan and paragraph 17 of the National Planning Policy Framework.

F/TH/17/0986 - Erection of 2no. two storey 4 bed dwellings. Refused 21/09/17 Planning Committee

This application was recommended by officers for approval but following full consideration of the proposal Members resolved to refuse the planning application on the following grounds:

1) The proposed two dwellings, by virtue of their design, prominent siting and proximity to and relationship with the adjoining properties in Albert Road, would result in the loss of openness between dwellings, comprising a cramped and congested form of development, that would appear out of character with the pattern of development in the locality and incongruous within the street scene, to the detriment of the visual amenities of the area, contrary to Thanet Local Plan Policies D1 and SR11 and paragraphs 57 and 58 of the National Planning Policy Framework.

2) The proposed development by virtue of its height, siting and proximity to numbers 52, 54 and 56 Whitfield Avenue would result in a dominant form of development that would have an unacceptable overbearing sense of enclosure to neighbouring properties, significantly harmful to the living conditions of the existing and future occupiers of those properties, contrary to policy D1 of the Thanet Local Plan and paragraph 17 of the National Planning Policy Framework.

F/TH/17/0689 - Erection of 4No. two storey dwellings. Withdrawn prior to determination 26/06/17, due to officer concerns

F/TH/08/0443 - Erection of a single storey dwelling. Refused 28/05/08 Appeal dismissed.

The reason for refusal was:

1. The proposed dwelling, by virtue of its prominent siting and its proximity to and relationship with the adjoining properties in Albert Road, would result in the loss of openness between dwellings, therefore comprising a cramped and congested form of development, that would appear out of character with the pattern of development in the locality and incongruous within the street scene, to the detriment of the visual amenities of the area, contrary to Thanet Local Plan Policies D1 and SR11.

The Inspector considered that the proposed single storey bungalow would infill what is now the only significant gap in the development in the immediate area, and would give a congested appearance to its frontage. In terms of the layout he noted that 'the front wall of the bungalow would be in line with the existing bungalow at 1 Albert Road, and would be forward from the building line of the semi-detached houses to the east. Together with the loss of openness from the site, the proposed bungalow would be out of keeping with the overall character of the surrounding area.' He concluded that the proposal would appear unreasonably congested on its site, and it would be out of keeping with the pattern of development in the surrounding area.

This appeal decision is still considered to be a material consideration in the determination of residential development on the site.

F/TH/04/0804 - Erection of a detached, hipped-roofed bungalow, on land to be severed from the existing garden of No. 1 Albert Road. Refused 18/02/05

PROPOSED DEVELOPMENT

Planning consent is sought for the erection of a single storey 3 bed detached dwelling. The dwelling would have a hipped roof with feature gable to the front elevation. The main entrance would be at the front of the property leading into a hallway. The central hallway would provide access to a living/kitchen/dining area, family bathroom and three bedrooms.

The submitted plans indicate that the materials will be facing brickwork, render and timber, natural slate roof tiles with uPVC doors and windows.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006) Saved Policies

Policy D1 - Design

Policy D2 - Landscaping

Policy H1 - Residential development sites

Policy H4 - Windfall Sites

Policy TR12 - Cycling
Policy TR16 - Car parking provision
Policy SR5 - Doorstep and local play space
Policy SR11 - Private Open Space

NOTIFICATIONS

Neighbouring occupiers were notified of the application and a site notice was erected at the front of the site. No third party representations have been received.

Broadstairs Town Council: No comment

CONSULTATIONS

No responses received.

COMMENTS

This application is referred to the Planning Committee as it is not previously developed land.

Principle

The 2008 appeal decision and the recent 2017 and 2018 applications determined by Members of the Planning Committee, referred to above are considered to be a material consideration in the determination of this current application.

However, the Council does not currently have a five-year supply of deliverable housing sites, housing applications such as this, should be considered in the context of the National Planning Policy Framework's (NPPF's) presumption in favour of sustainable development.

This is because local policies relating to the supply of housing are no longer considered up-to-date. Paragraph 11 of the NPPF states that where relevant local policies are out-of-date, planning permission should be granted unless: any adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted.

In this case the application site lies within an established residential area within the defined settlement of Broadstairs, however, the proposal needs to be assessed with regard to the impact of the development on the character and appearance of the area, impact on the living conditions of neighbours and all other relevant material considerations.

Character and Appearance

One of the reasons for refusal for the previous application (F/TH/17/1781) related to form and character issues; it was considered that the proposal would result in the loss of openness between dwellings, comprising a cramped and congested form of development, that would appear out of character with the pattern of development in the locality and

incongruous within the street scene, to the detriment of the visual amenities. In order to address this reason, the current proposal differs to that previously considered in three main ways:

- The proposal is for one dwelling
- The dwelling is single storey
- There is a greater distance to the boundary with no.1 Albert Road

It is recognised that there are both single and two storey dwellings within the vicinity of the site. The area is residential in character with large areas of uniform design separated by isolated developments of individual design character. To the east of the application site, there is a row of semi-detached properties all of which demonstrate a high degree of uniformity in terms of design and layout. The cluster of development on the corner of Albert Road and Whitfield Avenue represent a cluster of dwellings which have individual design features. The building of a bungalow on this site would extend this cluster of development. The siting of a bungalow, in this location, would be staggered between no. 1 and 3 Albert Road. As the dwelling incorporates hipped with to the side adjoining no.3 particular a sense of space between dwellings is retained. There would be a clear physical separation with development to no.1, Albert Road. Whilst the proposed dwelling does not directly replicate those within the street exactly, it is considered that it would be viewed in conjunction with the cluster of development on the streetscene.

The previous reason for refusal also refers to the prominent siting of the development; the proposal is now for one single storey dwelling and would be staggered between existing built form. This gives a clear visual break between the existing built form and reduces the prominence within the street scene.

The plot has a width of 20m and it is considered this width of plot is appropriate for a single dwelling. A single storey dwelling also creates a sense of space at first floor level between the neighbouring properties within the streetscene.

It is appreciated that the depth of the application site is smaller when compared to other plots within the area which would result in the proposed dwelling having a smaller area of amenity space to its rear than others in the surrounding area. This would not, however, be highly visible from the road and not, therefore, cause visual harm to the wider area.

The previous appeal (planning application reference F/TH/08/0443) on the site was dismissed, however the two schemes differ in that the plot has been extended to include part of the rear garden of no. 52. It is considered that the proposed single dwelling sits comfortably within the plot and would not appear cramped or out of keeping with the established character and appearance of the area.

It is therefore considered that the first reason for refusal on the previous application has been overcome by this current proposal, and that the development will not cause harm to the character and appearance of the area.

Living Conditions

The rear facade of the proposed bungalow would be close (4m) to the rear garden boundary of 54, Whitfield Avenue. This rear elevation has windows serving the kitchen, bathroom and two bedrooms. Given that these windows are at ground floor it is not considered that overlooking would occur. The flank wall of the proposed bungalow would be approximately 9 metres from the nearest point on the existing bungalow at No.1 Albert Road. Boundary treatment details have not been submitted but this could be secured by condition. In terms of the relationship with no. 3 Albert Road, I am satisfied that this is acceptable given that a garage would separate the two forms of development.

The proposed dwelling would have spacious rooms with a good level of natural light and ventilation. The proposed dwelling would be served by two onsite parking spaces and amenity space to both the front and the rear providing space for amenity as well as clothes drying and cycle and bin storage. It is, therefore, considered that the proposed dwelling would provide a good standard of accommodation for future occupiers.

Transportation

In-front of the dwelling is two off-street parking spaces for the dwelling. In terms of parking provision, two parking spaces are sufficient for a three bedroom property and accords with the current parking standards.

In terms of the street light it is recommended that an informative is attached to advise that if street furniture will need to be repositioned at the applicant's own expense.

Conclusion

Given the current housing need within Thanet and the location of the site could support a housing development, and therefore the principle of housing on this site is considered acceptable. The previous application for two dwellings was refused due to the impact on the character of the area and on the living conditions of neighbours. The significant revision to the scheme; a single storey dwelling it is considered that the proposal would constitute an appropriate form of development within the context of existing built form. There are no outstanding issues relating to neighbour amenity or highway safety. Therefore in conclusion, the proposal is considered to accord with Thanet Local Plan policies and the NPPF, and is recommended for approval.

Case Officer

Gill Richardson

TITLE:

F/TH/18/0952

Project

Land Adjacent 1 Albert Road BROADSTAIRS Kent

