

A04

F/TH/18/0783

PROPOSAL: Erection of a 3-storey dwelling and garage with associated parking and access

LOCATION: Land Rear Of Walters Hall Oast Monkton Street Monkton Ramsgate Kent

WARD: Thanet Villages

AGENT: Mr Darren Blackwell

APPLICANT: Mr Christopher Luckham

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:

OV/DB/CL/01 Rev B (received 13/06/18)

OV/DB/CL/02 Rev A (received 17/07/18)

OV/DB/CL/03 Rev A (received 17/07/18)

OV/DB/CL/04 Rev A (received 07/06/18)

OV/GT/CL/05 (received 31/05/18)

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 dwelling 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 No development or other operations shall commence on site until the existing hedgerows to be retained along the north, east and southern site boundaries have been protected in accordance with a scheme that has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained hedge before any equipment, machinery, or materials are brought onto the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition. The hedgerows shall thereafter be maintained at a height of not less than 2m above ground level.

GROUND:

To ensure that existing hedgerows are properly protected in accordance with the NPPF and policy D2 of the Local Plan.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no windows or other openings shall be inserted in the north west elevation of the dwelling and garage hereby approved without the prior written permission of the Local Planning Authority.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with Policy D1 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

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgate House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

SITE, LOCATION AND DESCRIPTION

The application site is located on the southern side of Monkton Street, Monkton, to the rear of Walters Hall Oast. To the west of Walters Hall Oast is a vehicular access leading to the application site. To the western side of the access lane is sewage pumping station which has a domestic appearance. The front portion of the application site has an area of hardstanding, which a building previously occupied beyond which is garden land, this area has a vegetable/fruit tree area and a number of trees around the perimeter of the site. The site is located within countryside as defined by the Local Plan.

RELEVANT PLANNING HISTORY

F/TH/17/1138 - Erection of a three storey dwelling and garage with associated parking and access. Granted 22/09/17

RN/TH/97/0248 - Renewal of consent for conversion and change of use of the oast building into two dwellings and the erection of a pair of double garages. Granted 29/05/97

F/TH/96/0090 - Removal of condition 10 of planning approval F/TH/95/0583 to allow separate occupation of dwellinghouse and light industrial workshop approved under TH/95/0583 Granted 03/05/96

F/TH/95/0583 - Change of use and conversion from agricultural buildings to a dwelling house and a light industrial workshop with external alterations and car parking area. Granted 19/10/95

F/TH/92/0629 - Conversion and change of use of oast building into two dwellings and erection of a pair of double garage. Granted 29/09/92

TH/88/1180 - Conversion of oast to dwellings and erection of 2 garages. Granted 11/11/88

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of one detached three storey dwelling. The application site is accessed via an existing access that is part surfaced leading to an area to the rear of Walters Hall Oast that is currently part used as garden land and also an area of hardstanding, that previously had a building positioned up it.

The proposed dwelling has its ridge parallel to the Walters Hall Oast and there is an area of flat roof behind which the plans show will be utilised for the installation of photo voltaic panels. The main entrance door is centrally placed within the elevation facing the access road with a garage, which is physically linked to the the proposed dwelling at 1st floor level separating the two.

In terms of accommodation, the proposed dwelling at ground floor has an open plan lounge and kitchen area which leads into a utility room; in addition there is a W.C. At first floor there would be a double bedroom, family bathroom, study above the garage master bedroom with en-suite and dressing room, this bedroom has access to a terrace area overlooking farmland to the south. A shower room, snug and games/cinema room is proposed within the roof.

The submitted application forms indicate that the proposed external materials would be horizontal boarding and stock faced bricks with a zinc or steel standing seam roof, the proposed windows would be timber.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006) Saved Policies

H1 - Residential Development Sites

H4 - Windfall Sites

TR12 - Cycling
TR16 - Car Parking Provision
D1 - Design Principles
D2 - Landscaping
HE11 - Archaeological Assessment
HE12 - Archaeological Sites and Preservation
SR5 - Play Space
CC1 - Development in the Countryside
CC2 - Landscape Character Areas

NOTIFICATIONS

No third party representations received.

CONSULTATIONS

Natural England: No objection - Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased recreational disturbance. Your authority has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound. Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site(s). Our advice is that this needs to be confirmed by the Council, as the competent authority, via an appropriate assessment to ensure there is no adverse effect on the integrity of the site(s) in accordance with the Conservation of Habitats & Species Regulations 2017.

COMMENTS

The application is referred to the Planning Committee as the proposal represents a departure from the Local Plan and the recommendation is of approval.

Principle

The development plan for Thanet is the 2006 'adopted' Local Plan. Paragraph 213 of the National Planning Policy Framework (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to the relevant policies and degree of consistency with national policy. With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they carry some weight in the determination of planning applications.

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the NPPF are a material consideration in this regard.

The application site lies to the east of the defined village boundary of Monkton; the boundary runs down the side of number 46. Accordingly the application site lies within an area designated as countryside. Policy CC1, covers this issue; development in the countryside. This policy states that within the countryside new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside.

However it has been determined that the Council does not currently have a 5 year supply of deliverable housing sites as required by paragraph 61 of the NPPF. For residential development, this means that planning applications for housing should be considered in the context of the National Planning Policy Framework's presumption in favour of sustainable development (paragraph 11). This is because local policies (including defined development boundaries) 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 site is on the edge of the village of Monkton. Monkton has a village hall, church, primary school and recreation ground. The village in itself is therefore considered to be sustainable as its facilities could support an additional dwelling and their occupants. Paragraph 11 of the NPPF refers to there being a need for significant and demonstrable harm that would outweigh a planning permission from being granted. In light of the 5 year deliverable housing supply site issue and the sites close physical affinity and easy access to services within the village, it is considered that the proposal could comply with the NPPF's presumption in favour of sustainable development, subject to there being no demonstrable harm from the proposed development.

In this case it is noted that there is a consented scheme on the site which was approved by Members In September 2017. This consent is still capable of being implemented and offers a fall-back position. On the basis of the above I considered that the principle of development on this site is acceptable, given its proximity to the edge of the defined boundary to Monkton village and the previous consent for a dwelling on the site.

Character and Appearance

The site is within designated countryside and furthermore the local plan identifies this as a landscape character area- Wantsum North Shore, accordingly saved policy CC2 is therefore relevant. This policy states:

"...3) In the Wantsum Channel north shore area, development will only be permitted that would not damage the setting of the Wantsum Channel, and long views of Pegwell Bay, the Wantsum Channel, the adjacent marshes and the sea...

Development proposal that conflict with the above principles will only be permitted where it can be demonstrated that they are essential for the economic or social well-being of the area."

In this case the site is an enclosed site; largely by existing soft landscaping to the southern and eastern boundaries, which currently form the boundary to the two residential properties. I also note that there was previously a building on this site, albeit at a lesser scale. In addition my view is that the site would also be seen in context with other residential development. I am therefore of the opinion that the site would not conflict with saved policy CC2.

Paragraph 170 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

There are a variety of dwellings within the vicinity in terms of design and positioning to the road. With no clearly discernible building form or architectural theme the proposed dwelling does not seek to replicate any adjacent buildings. In my opinion however, it does take reference from its countryside location in general. The dwelling has been designed to reflect rural qualities, for example in terms of the use of timber boarding which is evident in all elevations. The use of these materials would also in my opinion given some visual continuity between the converted oast.

The proposed dwelling has a garage located in-front of it, but connected at first floor level, I considered that the existing boundary treatment of conifer hedge would largely screen this element, with only the roof being seen above. In addition I note that the front facing elevation does not have a garage appearance; incorporating an attractive feature window and would therefore appear as one with the house.

It is considered that the scale, layout, height and massing and overall elevation design would harmonise with the character and appearance of the surrounding area and I am satisfied that the proposal is compliant with saved policies CC2 and D1 of the Local Plan.

Living Conditions

Paragraph 117 of the NPPF states that planning decisions should remote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

The proposed dwelling is located to the rear of Walters Hall Oast and Walters Hall Barn; both residential dwellings within the converted oast. These two dwellings are to the north of the application site. The proposed dwelling has a number of windows within the north elevation. At ground floor there is a W.C., kitchen and lounge, at first floor hall/stair well, en suite and bedroom and within the roof a snug and games and cinema room. The windows at first floor are at high level and will therefore not result in overlooking. With regard to the roof lights it is considered that these would not directly overlook the dwellings to the rear. To the east and south of the site is open countryside. To the west of the site separated by the

access is sewage pumping station. On this basis the window openings and balcony on the southern side of the dwelling would therefore not result in harm.

In terms of saved policy SR5 there is sufficient garden associated with the dwelling to allow for play, clothes drying and refuse and cycle storage.

It is considered that the proposal has been designed in a manner which achieves an appropriate relationship with the existing dwellings whilst being sympathetic to the character of the surrounding area and wider landscape. All in all it is considered that the living conditions of existing and future residents would be protected from any materially detrimental impacts.

Transportation

The proposed dwelling would be accessed from an existing vehicular access. For a two bedroomed house in this location the requirement for car parking is 1.5 spaces. The garage is of a suitable width and depth to accommodate a car, however, KCC Highways do not include garages when calculating parking provision as they are often utilised for storage. There is however adequate space in front of the dwelling to accommodate and turn at least two vehicles. There is also sufficient space with the site to accommodate cycle storage.

Other matters

In terms of ecology, it is confirmed that the Local Planning Authority do not request a habitat mitigation contribution for its Strategic Access Management and Monitoring Plan for single dwellings.

Conclusion

The NPPF states that in the absence of a 5 year housing land supply, that permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. It is considered that this is an acceptable extension to the village. The proposal does not raise any issues relating to neighbour amenity or highway safety. There are no other outstanding issues.

In light of the above, it is considered that the proposal complies with the provisions of the NPPF; therefore it is recommended that planning permission be approved.

Case Officer

Gill Richardson

TITLE:

F/TH/18/0783

Project

Land Rear Of Walters Hall Oast Monkton Street Monkton Ramsgate Kent

