

5 No further alterations to the building, or the erection of garden buildings, or erection of boundary or internal fences or means of enclosure, whether permitted by Classes A, B, C, D, or E of Part One or Class A of Part Two of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 1995 or not, shall be carried out without the prior permission in writing of the District 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 change of use hereby permitted shall be carried out in accordance with the works identified within the structural survey report, dated 2nd May 2018.

GROUND:

To limit the visual impact upon the countryside, in accordance with Policies CC1 and 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

No infiltration of surface water drainage into the ground is approved other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. If there is any discharge to ground, the full proposals shall be submitted to and approved in writing by the Local Planning Authority.

No foul or contaminated drainage shall be discharged from the site into either groundwater or any surface waters, whether direct or via soakaways, shall be approved.

A formal application to requisition water infrastructure is required in order to service this development. Please contact Southern Water's Network Development Team (Wastewater) based at Atkins Ltd, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (tel 01962 858688) 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/>

To ensure that any features of archaeological interest are properly examined and recorded in accordance with the advice contained within the National Planning Policy Framework. The applicant or anyone [successor in title] is advised that any intrusive groundworks made on the site would require the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed

and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

SITE, LOCATION AND DESCRIPTION

The site is located outside of the urban confines, and consists of a parcel of land comprising a stable and horse paddock. The site sits back from Wayborough Hill and is screened by mature trees and hedges. Access to the site is from Wayborough Hill.

To the north of the site is a residential dwelling Dellside, which in 2016 was granted planning permission for the change of use and extension of a stable/storage block to 1No dwelling.

To the south of the site is land formerly known as Primrose Cottage on which there appears to be a storage building alongside the boundary. To the west of the site is a further piece of land which appears mainly laid to grass and surrounded by mature trees but this is not shown to be in the same ownership of the application. Further to the west is open agricultural land.

PROPOSED DEVELOPMENT

The proposed development seeks planning permission to convert the existing stable into a one bedroomed residential dwelling with minimal alterations to the existing structure. The roof of the stable overhangs to the front and it is proposed to infill below this overhang to provide full length glazing and an entrance door to the front elevation, with weatherboarding to the sides to enclose the building. The building would be sub-divided internally to provide living accommodation with three windows inserted into the rear elevation to provide additional light to the three rooms.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policy (2006) Saved Policies

CC1 - Development in the Countryside
CC2 - Landscape Character Areas
D1 - Design Principles
D2 - Landscaping
H1- Housing
H4 - Windfall Sites
SR5 - Play space
TR12 - Cycling
TR16 - Car Parking Provision

NOTIFICATIONS

Neighbouring residents have been notified, a site notice displayed and an advert placed in the Thanet Extra. One representation has been received raising the following concerns:

- Object to the proposed access to the property as it exceeds the allowed legal access boundary of 12 feet.
- I do not wish for the current access, which is on my land, to be altered in its physical make up.
- The land should be left as it is to maintain the rural aspect.
- The access should be moved.

Minster Parish Council - Raise no objection.

CONSULTEES

No consultee responses received.

COMMENTS

This application is brought before the Planning Committee as the proposal represents a departure from Policy H1 of the Thanet Local Plan, as the site is located in the countryside.

The main issues raised by this proposal are the effect of the proposal upon the character and appearance of the surrounding area, the impact upon the living conditions of the occupiers of nearby residential properties and whether there is a need for the development that overrides the need to protect the countryside.

Principle of Development

The site lies within an area designated as countryside as defined by the Thanet Local Plan and is therefore contrary to Policy H1 of the Thanet Local Plan, which requires that new residential development should be on previously developed land within the urban confines.

However currently the Council does not have a 5 year supply of deliverable housing sites as required by paragraph 11 of the NPPF. For residential development, this means that proposals 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). 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.

Policy CC1 of the Thanet Local Plan 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. There is a need for housing within Thanet, however, the need for housing has to be balanced against the impact on the countryside and the sustainability of the site.

Policy CC2 relates to the Landscape Character Area and this site lies within The Former Wantsum North Shore Area where the policy states 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.

Paragraph 79 of the National Planning Policy Framework states decisions should avoid the development of isolated homes in the countryside unless the development would re-use redundant or disused buildings and enhance its immediate setting. The Design and Access Statement, submitted with the application, states the use of the stable 'is coming to an end shortly due to owners requiring different locations and facilities for the horses'. The applicant's Agent has confirmed that the use of the stable for the shelter of horses finished shortly after the application was submitted as stated in the Design and Access Statement and the stable is currently a redundant building in the countryside. The people that used the stables to house their horses have moved their horses elsewhere and there is no longer a demand.

The principle of development is therefore considered to be acceptable subject to the impact upon the countryside and Landscape Character Area being acceptable, along with the sustainability of the development.

Sustainability

The applicant confirms in the Design and Access Statement that the nearest bus stop is at the junction between The Lanes and Way Hill which is a 540 metre walk/cycle from the application site. The number 42 bus stops here and its route covers Minster, Monkton, Ramsgate and Margate. There is also the potential to cycle to the centre of Minster.

This proposal is very similar to the recent proposal for the conversion of a stable block to residential on the adjacent neighbouring site (considered under reference F/TH/16/1020). The neighbouring proposal was originally recommended for refusal by officers on the grounds that the proposal did not constitute sustainable development; however, Members felt that on the basis of both the location of development (close to the centre of Minster village and services), and the re-use of a redundant building, that the development did constitute sustainable development within the countryside, in accordance with the NPPF. The recent planning decision for the neighbouring site is a material consideration in assessing this application given the similarities in the proposal.

Structural Quality

A Structural Survey Report has been submitted with the application that confirms the stables are capable of being converted to a dwelling and having visited the site I would confirm that the structure appeared sound and in good repair. It is therefore considered that the redundant stable building is capable of being converted to a residential dwelling, and could therefore comply with paragraph 79 of the NPPF, which considers the re-use of a redundant building.

Character and Appearance

The site is a parcel of land comprising a stable and horse paddock. The site sits back from Wayborough Hill and is screened by mature trees and hedges. Access to the site is from Wayborough Hill.

The works proposed to convert the stable into a one bedroomed residential dwelling would result in minimal alterations to the existing structure, with the existing height, width and depth of the building remaining as existing, other than a front infill below the roof overhang. Within this infill it is proposed to provide full length glazing and an entrance door, with weatherboarding to the sides to enclose the building. The building would be sub-divided internally to provide living accommodation with three windows inserted into the rear elevation to provide additional light to the three rooms.

Externally, the proposal would retain much of the original stable design together with the retention of part of the stable doors and timber weatherboarding, which would be visible through the full length glazing. Black painted feather edged timber weatherboard cladding would be used on the external surfaces and the corrugated metal roof would be replaced with slate tiles. The windows would be natural stained timber windows. Overall the proposed conversion would retain the rural characteristics of the stable building and the proposed materials would result in a dwelling that would, in officer opinion, assimilate well into the site and not appear dominant or intrusive within the wider realm. This would be further aided by the natural mature tree screening within the site and the proposed additional screen planting indicated on the site and block plans.

The existing concrete hard standing around the stable would be paved and a permeable gravel surface would be installed onto the shared access to the site. The first 5 metres of the shared access would be a resin bound material to prevent run off of material onto the highway. There are a large number of mature trees surrounding the site which are indicated on the site and block plan submitted with the application as being retained. In addition to the existing trees, further planting is shown providing a 'planted screen' alongside the southern boundary to the side of the double gates. The retention of the existing landscaping and addition of further planting to screen the site would help the development assimilate into its countryside setting.

Given the discrete location of the stable building to be converted, the minimal external alterations to the building (which would maintain the existing building form), together with the traditional materials proposed, it is considered that there would be minimal visual harm to the surrounding countryside. On this basis the need for the proposed development is considered to outweigh the harm to the countryside, and provide a sustainable form of development in keeping with the character and appearance of the area. The proposed development is therefore considered to comply with Policy CC1 of the Thanet Local Plan, and paragraphs 79 and 127 of the NPPF.

Living Conditions

The conversion would provide an open plan kitchen/dining/living room, a bedroom and a bathroom. Three windows would be inserted into the rear elevation to provide additional light to the three rooms. The layout would provide an acceptable standard of living accommodation for future occupiers, with each room having acceptable light and ventilation.

The proposed dwelling would be sited some distance from other dwellings and would therefore not have a detrimental impact on neighbouring residential occupiers through noise disturbance, overlooking or loss of privacy. With regards to amenity for future occupiers the site has ample space for clothes drying, refuse storage and storage facilities.

The proposal is for a one bedroomed dwelling and as such would not be required to provide safe doorstep play space for young children to meet the aims of Local Plan Policy SR5, but in any event there is plenty of open space surrounding the site.

It is therefore considered that the living conditions for future occupiers and neighbouring residential occupiers accord with the aims of Thanet Local Plan Policy D1, and paragraph 127 of the NPPF.

Highway Safety

The site has an existing access which is shared with the neighbouring site. Wayborough Hill is no longer a through road since being closed off at its northern end. The road serves a fairly low number of dwellings and other uses, including the site and its recent horse stabling activity, and the addition of one dwelling would be unlikely to cause significant harm to the highway network through additional vehicular movements. The site is large enough to provide off street parking and there would be room within the site for the safe storage of bicycles. The impact upon highway safety is therefore considered to be acceptable and in accordance with Policies TR12 and TR16 of the Thanet Local Plan, and the NPPF.

Other Matters

Way House and Wayborough House and the attached garden wall are Grade II Listed. The stable building is located a considerable distance from the heritage assets and the site is screened by large mature trees and hedges. To the west of the site lies an area defined as 'Ancient Monuments' but this area is located on the far side of Wayborough Hill away from the application site and the structural report submitted with the application confirms the stable is sufficiently sound to be converted, with underpinning of the existing base, as opposed to being new build development. As such the proposed development is not considered to be harmful to the nearby heritage assets.

Concerns raised over land ownership are civil matters and are not considered by this application.

Conclusion

The proposed development is considered to be sustainably located, and would result in the conversion of an existing stable block with only minimal external alterations. Given that there is a need for housing, alongside the minimal visual impact that would result from this conversion, it is considered that on balance, the need for the development would outweigh the need to protect the countryside. The social and economic benefits from the provision of a single dwelling is therefore considered to outweigh the minor environmental harm, and as such the proposed development is considered to comply with Policy CC1 of the Thanet

Local Plan and the NPPF. It is therefore recommended that members approve the application as an acceptable departure to Policy H1 of the Thanet Local Plan, subject to safeguarding conditions, to include the removal of permitted development rights for the proposed dwelling.

Case Officer

Rosemary Bullivant

TITLE:

F/TH/18/0672

Project

Land Adjacent Former Primrose Cottage Wayborough Hill Minster
RAMSGATE Kent

