

A03

F/TH/18/0941

PROPOSAL: Erection of 2No. 2 storey dwellings with associated access

LOCATION: 32 Sea View Road BROADSTAIRS Kent CT10 1BX

WARD: Bradstowe

AGENT: Mr Tony Michael

APPLICANT: Mr & Mrs Squires

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 2H 001 (received 03/09/18), 2H 004 (received 03/09/18), 2H 005 (received 30/10/18), 2H 006 (received 30/10/18) and 2H 007 (received 03/09/18).

GROUND;

To secure the proper development of the area.

3 Prior to the construction of the external surfaces of the development hereby approved 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.

GROUND;

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

4 The first floor windows in the side elevations of the house 1 hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

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.

5 No dwelling shall be occupied until full details of the screen walls and fences to be erected in association with the dwellings have been submitted to and approved in writing by the Local Planning Authority. The screen walls and fences shall be erected in accordance with the approved details prior to the occupation of the dwelling to which it relates.

GROUND:

In the interests of the residential amenities of the future occupants of the development in accordance with the NPPF.

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

GROUND:

In the interest of highway safety.

7 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.

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

Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000418181) in order to obtain the necessary Application Pack.

SITE, LOCATION AND DESCRIPTION

The application site is located on the southern side of Seaview Road, Broadstairs. The site previously had a detached single storey dwelling in situ- however that bungalow has since been demolished, all but a single portion of wall and the site is vacant. To the eastern side of the site is a detached bungalow and to the western side of a detached two storey dwelling. The site is not bounded to northern boundary with and permanent means of enclosure currently.

RELEVANT PLANNING HISTORY

F/TH/18/0159 Erection of a detached 5 bedroom dwelling with attached garage. Granted 18/05/18

OL/TH/17/0454 Outline application for the erection of new two storey dwelling, following demolition of existing dwellinghouse with consideration of access, appearance, layout and scale. Granted 30/05/17

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of two detached two storey dwellings. The dwellings would be similar to one another the main difference being that one would have a hipped roof and the other having a barn hip. The entrance porch would be located to the side of the dwelling leading into a circulation space, off this area would be a W.C, utility room, dining/kitchen area and lounge at first floor would be two bedrooms, master bedroom with en-suite and family bathroom. A new dropped kerb would be provided to house 1 to enable two car to park off street and the existing vehicular access will be widened to serve house two. Both properties would have rear gardens.

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

Nine representations were received. The concerns can be summarised as follows:

- * Overdevelopment of the site
- * Increase in traffic and on street car parking
- * Dwellings designed to fit them into a small space
- * Not enough separation between the proposed or existing dwellings
- * Overbearing to 34 Seaview Road
- * Increase in noise from 2 properties
- * A significant number of mature trees were cut down during the demolition of the previous dwelling
- * Concern that there are no garages
- * Photo montages do not reflect the site and its parameters/constraints

Broadstairs Town Council: No comment

CONSULTATIONS

Southern Water: Recommend an informative relating to connection to the public foul sewer

COMMENTS

This application is referred to the Planning Committee at the request of Cllr Bill Hayton due to concerns that the development would be out of keeping in the area and represent an over-development.

Principle

At the current time the remains of a detached chalet bungalow is present on the application site. Full planning permission is sought to erect two dwellings. As such the land is previously developed land and would comply with policy H1. At the current time 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, a dwelling previously occupied the site and the site is between existing residential development, the general principle of development is considered acceptable, 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

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 and 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.

The proposal seeks to erect two detached two storey dwellings. To the east of the application site is a detached hipped roof bungalow and to the west a detached two storey dwelling. This side of the road is residential in character with dwellings of individual design character. The application site is situated within Sea View Road, which is characterised by a variety of property types and styles, with a large detached property opposite with a third storey set within the roof, chalet bungalows, two storey houses all with a variety of roof types and heights.

In terms of siting, the proposed detached dwellings would be set in-line with number 30 to the west but slightly forward of number 34 Seaview Road. The two dwellings position is not dis-similar to that of the previously approved dwellings position in terms of its principle elevation. Clearly the building of two dwellings to replace an existing bungalow on this site would increase the density in this section of the road.

The dwellings have their front entrance porches to the side; adjacent to the existing properties boundary, which is single storey. There is a distance of 2m between the built form and the boundary with number 30 and 1m with number 34. This element appears subservient to the dwelling as it is single storey; given the space between the built forms it is considered that the dwellings would not appear cramped within the plot. This spacing is similar to other dwellings within the street scene.

The application site has a width of approximately 23 metres (one plot being 12m and the other 11m) it is noted that other plots have varying widths however it is noted that number 39 has a width of approximately 11.8m, which is considered comparable to the application site. The proposed plot sizes are therefore not considered to appear out of character with the surrounding pattern of development; and as such given the the siting and design of the proposed dwellings, they would not appear visually cramped within the streetscene in comparison to neighbouring properties.

In terms of the design the dwellings have either a full hipped roof or half hip. Dwellings within the street scene have hipped roofs. The incorporation of a half hip would therefore not in my opinion be harmful to the character of the street scene and would reinforce the character where all properties in this section of the road are different.

The erection of two, two storey buildings on site in terms of their height is considered acceptable, whilst they would replace a single storey building the previous approved scheme (planning reference F/TH/18/0159 for a 5 bedroom dwelling) was approximately 1.5m taller in overall height than this current scheme. It is considered that two dwellings of this height would not appear out of character within the street scene, as demonstrated within the street scene plan.

The proposed dwellings would extend further back into the site than the adjacent properties. Given the sites proximity to the corner, it is appreciated that views across the rear side of the site will be seen from King's Avenue.

Precise details of materials are not indicated on the submitted application form; however this can be safeguarded by condition.

An area of hardstanding is provided to the front of each property, however, this will be softened by small areas of soft landscaping.

Taking the above into account it is therefore considered that the design of the dwellings is not creating any harmful impact on the character and appearance of the area and is in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

Living Conditions

The new dwellings would project forward slightly of number 34 Seaview Road, and beyond the rear of number 34 by only one metre. Number 34 has a high level window on this side and also a rear conservatory. Whilst there would be some impact due to the increase in height it is considered that there is adequate separation (3.5m between the proposed two storey element and the shared boundary) and accordingly there will be no significant harm.

With regard to number 30, the proposal would be in-line with the front of this property and extend further to the rear by 2 metres. Number 30 has a rear lean to extension with three roof lights. Again there would be some impact but given the orientation and that the two storey element of the proposed dwelling is set in from the boundary by at least 4 metres, this relationship is considered to be acceptable.

Windows are largely to the front and rear of the proposed dwellings, although there are first floor side windows within house 1 and roof lights within the side roof slope of house 2, but these all serve non-habitable areas (bathroom, en-suite and a stairwell/landing) and are therefore considered to be acceptable subject to a condition requiring obscure glass. The ground floor windows within the side elevation are not considered to result in harm.

Each dwelling has been provided with a garden in accordance with Policy SR5 of the Thanet Local Plan, and there is adequate space within each plot for refuse storage. The living conditions for future occupiers is therefore considered to be acceptable.

The impact upon the neighbouring and future occupiers of the development is therefore considered to be acceptable and in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

Transportation

The properties would have a dropped kerb to enable off street parking; house 2 would utilise the existing and house 1 would require a new dropped kerb. The submitted block plan shows 2m x 2m visibility splays, with both properties provided with 2no. off-street parking spaces. Furthermore access to the front door would not be impeded as vehicles would not park directly in front of the front entrance. There is available space within the garden areas for cycle parking.

The impact upon highway safety is therefore considered to be acceptable.

Conclusion

The proposal seeks to replace a detached bungalow, now mostly demolished with two detached two storey dwellings. The site is located within the defined built environment and would provide a continuation of residential development that fronts Sea View Road. The principle of residential development is therefore accepted. In terms of density, layout, scale and design the proposal is considered acceptable and would not appear out of character within the varied context of Sea View Road. Aspects relating to neighbour amenity and

highways safety are considered acceptable. It is therefore recommended that Members approve the application subject to safeguarding conditions.

Case Officer

Gill Richardson

TITLE: F/TH/18/0941

Project 32 Sea View Road BROADSTAIRS Kent CT10 1BX

