

**A01**

**OL/TH/18/1233**

PROPOSAL: Outline application for the erection of 4No two storey detached dwellings with access and parking

LOCATION: The Old Forge High Street Garlinge MARGATE Kent

WARD: Garlinge

AGENT: Miss K Banks

APPLICANT: Mr & Mrs Price

RECOMMENDATION: Approve

Subject to the following conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND;

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND;

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND;

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND;

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

5 Details of the exact position of the water main within the site shall be submitted as part of any reserved matters submission pursuant to condition 1 for the layout of the site. Any proposed layout shall take into account the position of the water main.

GROUND;

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework

6 No development shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND;

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

7 If, during development, significant contamination is suspected or found to be present at the site, then works shall cease, and this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters. Prior to first occupation/use and following completion of approved measures, a verification report shall be submitted to the Local Planning Authority for approval.

GROUND;

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and National Planning Policy Framework.

8 Prior to the construction of the external surfaces of the development hereby approved samples 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 samples.

GROUND;

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

9 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of

(i) archaeological field evaluation works in accordance with a specification and written timetable which has first been submitted to and approved in writing by the Local Planning Authority;

(ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

GROUND;

To ensure that features of archaeological interest are properly examined and recorded in accordance with the advice contained within the National Planning Policy Framework.

10 If, during development, significant contamination is suspected or found to be present at the site, then works shall cease, and this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters. Prior to first occupation/use and following completion of approved measures, a verification report shall be submitted to the Local Planning Authority for approval.

GROUND;

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and National Planning Policy Framework.

11 Details pursuant to Condition 1, shall include provision of areas for 2 off street car parking spaces and manoeuvring and turning facilities to adequately serve each plot. Such facilities as approved shall be operational prior to the occupation of the units, and thereafter, shall be maintained for their approved purposes

GROUND:

In the interests of highway safety.

12 Details pursuant to Condition 1, shall show 2m by 2m pedestrian visibility splays with no obstruction above 0.6 metres in height within the splays.

GROUND:

In the interests of highway safety.

13 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage
- (f) Measures to control noise affecting nearby residents
- (g) Dust control measures

GROUND;

In the interests of highway safety and neighbouring amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

14 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

A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

#### SITE, LOCATION AND DESCRIPTION

The application site is triangular in shape and measures approximately 0.17 hectares. It is located to the southern edge of the built confines of Garlinge, to the south east of the private highway where the High Street meets Birds Avenue and approximately 30 metres east of the adopted section of the High Street.

The site is bordered, along a southeast north west axis, by a public bridleway which links the High Street, Garlinge with Shottendane Road to the southeast. Open fields lie beyond the

eastern boundary of the site which is densely vegetated as is the site's northern boundary which adjoins the garden of Forge Cottage. The urban area which is predominantly residential extends to the west, northwest and north.

The application site currently comprises The Old Forge (a detached two storey dwelling), its garden and a number of ancillary residential outbuildings.

### **RELEVANT PLANNING HISTORY**

**F/TH/14/0466** - Erection of two storey rear extension and erection of single storey rear extension following demolition of two storey and single storey rear extension. Approved 22nd August 2014.

**OL/TH/99/050** - Outline application for erection of a detached house. Refused 27th January 2000.

**OL/TH/90/0923** - Erection of a two storey building incorporating the existing forge. Refused 18th October 1990.

### **PROPOSED DEVELOPMENT**

The application is in outline form with access to be considered at this stage with all other matters (appearance, landscaping, layout and scale) reserved for future consideration. It is for the erection of 4 detached dwellings together with the demolition of a side projection to the south of The Old Forge to allow access to the wider site.

Although the application is in outline form, indicative plans have been provided to show how the 4 units could be accommodated within the site. They show the units as two storey in height, arranged around a private drive with each unit being served by a private amenity area for bin and cycle storage as well as parking for each unit and a small element of visitor parking.

### **DEVELOPMENT PLAN POLICIES**

#### **Thanet Local Plan 2006 - Saved Policies**

- H1 - Residential Development Sites
- H4 - Windfall sites
- H12 - Retention of Existing Housing Stock
- CC1 - Development in the Countryside
- CC2 - Landscape Character Area.
- D1 - Design Principles
- D2 - Landscaping
- SR5 - Playspace
- TR12 - Cycling
- TR16 - Car Parking Provision

HE11 - Archaeological Assessment

HE12 - Archaeological Sites and Preservation

## **NOTIFICATIONS**

Letters were sent to adjoining residents, a site notice posted close to the site and the application publicised in a local newspaper.

Eleven objections have been received with some residents commenting more than once. Their comments are summarised below.

- The access road is unadopted and not much more than a farm track in places;
- Impossible for eight to twelve additional vehicles to safely enter/leave;
- Danger for pedestrians as no footpath on the access road or this part of the High Street;
- My newly renovated property currently has farmland views and will suddenly have four houses overlooking its garden;
- The village already has new development putting pressure on existing facilities such as schools and doctors;
- Access problems for large vehicles such as refuse lorries;
- Increase in on road parking;
- The Old Forge itself has been the subject of a series of applications resulting a full 2 storey chalet dwelling;
- Will the council adopt the access track so that parking issues can be enforced;
- The amount of traffic on the access is quite low;
- Pedestrian often use the bridleway to avoid traffic due to the lack of footpath at this point on the High Street;
- Given that KCC require at least 1.2m of clear bridleway at some points the width of the road will be just 1.9m - which is tight for a new road;
- How will the proposed parking spaces be allocated?
- The applicants have not discussed the development with us prior to the submission of the application;
- Application appears to encroach on land outwith the ownership of the applicants;
- The Old Forge should be demolished to provide a footpath and appropriate access road to the proposed dwellings;
- Overdevelopment;
- Close to adjoining properties;
- Increase in pollution;
- Loss of light;
- More open space needed on development;
- Not enough information given on the application;
- Out of keeping with the character of the area;
- The land was designated for animals;
- Local residents will lose privacy;
- Will additional lighting be added to the access road;
- Heavy plant using bridleway for construction purposes;

- Physical damage to adjoining properties;
- Impact on views and quietness of the area and loss of quality of life;
- Believed that the land to the rear of this property was only allocated for livestock;
- Access to the site is narrow and can only be gained from the High Street; Visibility within the access track for large vehicles - particularly when reversing;

## **CONSULTATIONS**

**Southern Water:** There is a public water distribution in the immediate vicinity of the site. The exact position of the main must be determined on site by the applicant/developer before the layout of the proposed development is finalised. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

The applicant has not stated details of means of disposal of foul drainage from the site. The application makes reference to drainage using Sustainable Urban Drainage Systems (SUDS). Under current legislation SUDS facilities are not adopted by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities.

A formal application for a connection to the public foul sewer will be required and an informative to that effect should be attached to any grant of planning permission.

**Environment Agency:** Although the site is on a Principal Aquifer, we don't have reasons for concerns. So we would consider this a low risk application.

**KCC Archaeology:** I have checked our records and note that the development site lies in close proximity to rich archaeological landscapes with significant cropmark sites known to lie just to the south of the property. An enclosure to the south west has been recently investigated and confirmed to be of Iron Age and Roman date while a circular monument represents the remains of a Bronze Age barrow.

Given the richness of the area in any forthcoming consent I would recommend that provision be made for archaeological evaluation followed by appropriate mitigation measures which may include design changes to achieve preservation in situ of important archaeology if found. The evaluation should be undertaken in advance of any detailed application.

**KCC Public Rights of Way:** KCC do not own the land, but have a duty to maintain the surface. The applicant would need permission to drive over the land which would be a private issue.

We would need to see a specification for any alteration of the surface - block paving is not acceptable as it requires continued maintenance and poses hazards. The safety of pedestrians/equestrians needs to be strongly thought through - primarily in relation to sight lines when arriving/leaving.

**TDC Strategic Planning Manager:** This is part of the Westgate-Garlinge Strategic development site (draft Policy SP15), and ideally should be included as part of the overall Master planning work for the site.

However, this is a small part of the site on the eastern edge of the strategic allocation, in a different ownership, and should not prejudice the development of the wider allocation to the west of High Street, Garlinge.

I am a bit concerned that the indicative layout doesn't seem to relate particularly well to the other land immediately to the south-west and south-east that also falls within the allocation. However, I note that layout is not one of the matters to be approved at this stage, and on that basis, I would have no objection.

**TDC Environmental Health:** The application site is not showing up as a site of potential concern on our records, however, it is considered appropriate to add a watching brief condition for unexpected contamination.

## **COMMENTS**

This application is reported to Planning Committee as a departure to the saved Local Plan - policy H1 as it is outside the currently defined urban confines in the Thanet Local Plan 2006.

The main considerations with regard to the planning application are the principle of development; the impact upon the character and appearance of the local area; the impact upon living conditions of the occupiers of neighbouring properties and future occupiers of the development; highway safety, biodiversity impacts, drainage and flood risk considerations together with Environmental Health considerations.

### **Principle**

The application site is located outside of the urban confines on non-previously developed land. Policy H1 of the Thanet Local Plan requires that residential development on non-allocated sites will be permitted only on previously developed land within existing built-up confines unless specifically permitted by other local plan policies, however this policy no longer accords with the requirements of the National Planning Policy Framework, as the Council no longer has a 5 year supply of housing, and as such this policy has little weight at this time.

Policy CC1 of the Thanet Local Plan states that 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 current need for housing within Thanet, which is being reviewed through the Local Plan process. The NPPF states in para 11 that housing applications should be considered in the context of the presumption in favour of sustainable development.

The site is on the edge of the urban boundary, falling adjacent to the Garlinge area. It is considered that the site is sustainably located with regards to its walking distance from

facilities and services, and public transport. The proposed development of 4 units will make a contribution to the housing supply within the district, albeit small.

The site forms a small part of a strategic housing allocation within the Draft Local plan and the relevant site specific policy is SP15 - Strategic Housing Site at Westgate-on-sea. This states that land to the east and west of Minster Road, Westgate is allocated for up to 1,000 new dwellings (a minimum of 30% affordable homes) at a maximum density of 35 dwellings per hectare net, together with a minimum 11.1 hectares of open space, the provision of small scale convenience retail provision to serve day to day needs, a fully serviced area of 2.05 hectares to accommodate a new two form entry primary school. It states that proposals for development on the site will be judged on and permitted only in accordance with a development brief and the masterplan for the whole site. To date no full Masterplan has been submitted for the strategic allocation.

It is noted that the draft plan has recently been submitted for examination but still has limited weight as a whole. However the site has been identified and allocated through the Strategic Housing Land Availability Assessment (SHLAA), and has been retained as a proposed allocation following consultation on the draft Local Plan. As such, it is considered that the proposed allocation can be given some weight in the determination of the application, as it is consistent with the NPPF (paragraph 213) and is expected to form part of the final Local Plan.

This application is for a small area of the site and the agent for the application states that the application site can be considered in isolation from the rest of the strategic site on the basis that it is sustainably located in relation to the existing settlement and associated services and facilities and would not prejudice the delivery of the wider site.

Whilst the proposed masterplan for the whole of the strategic site would guide its development and ensure the delivery of the school, shop, and open space, the safeguarding of ancient monuments and heritage/archaeological assets, linkages between different areas of the site, transport issues in the wider area, issues with surface water and drainage and the integration of the proposed new community with the existing. It is not considered in this instance that the proposed development would harm the wider aims of the larger allocation given the self contained nature of the site and the small number of units proposed.

Therefore given the proposed allocation of the site in the new local plan, the development of this site for housing could, therefore, be acceptable subject to the detailed consideration of all other material considerations

### **Character and Appearance**

The NPPF states that planning decisions should aim to ensure that development should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place; respond to local character and history; reflect the identity of local surroundings and materials; and are visually attractive as a result of good architecture and appropriate landscaping. Saved policy D1 of the Local Plan outlines that the

design of all new proposals must respect or enhance the character and appearance of the area particularly in scale, massing, rhythm and use of materials.

This is an outline application with only the principle of the development and access to be considered at this time with layout, scale, landscaping and appearance reserved for future consideration. The detailed considerations in relation to the character and appearance of the development would, therefore, be considered at reserved matters stage.

Indicative plans have, however, been submitted to support the application showing how the 4 units could be accommodated on the site. This shows the four units as two storey properties located within the rear garden of The Old Forge to the rear of properties in the High Street. Each property would be served by private amenity space and dedicated parking. The plans show that much of the planting along the boundaries of the site would be retained. This is welcomed in principle, but the landscaping of the site is a reserved matter and will be assessed at that time.

The surrounding area, whilst mainly residential in character, has a varied character in terms of age, scale, form and orientation of properties. It is considered that a development of four houses could be developed which would respect/enhance the character and appearance of the surrounding area. The number of dwellings proposed would be accommodated on the site without appearing cramped or out of character with the area, with the detailed considered at reserved matters stage. Given the location of the application site, close to existing residential properties, it is considered appropriate that the height of the proposed development is limited via a planning condition to no more than two storeys in height.

### **Countryside Impact**

The site falls outside of the urban confines and within a Landscape Character Area. Saved policies CC1 and CC2 of the Thanet Local Plan look to protect the open landscape and Thanet's Landscape Character Areas from inappropriate development. The site lies within the Central Chalk Plateau where the Local Plan states that care should be taken in designing developments to avoid skyline intrusion and the interruption of long views to the coast.

The application site is part of the rear garden of an existing property (The Old Forge) which is located to the rear of properties in the High Street. It is noted that there would be some views of the proposed development from the surrounding countryside and the adjacent bridleway. It is, however, considered that the proposed development would be seen against the existing development, as a logical expansion of the urban environment and not as isolated development in the countryside.

Given the above, it is considered that there would be minimal harm on the wider landscape, including the Landscape Character Area, and the recommendations contained in the assessment are supported and would be enforced via safeguarding conditions.

### **Living Conditions**

As set out above as an outline application with only the principle and access to be considered at this time, it is difficult to assess the impact of the development on the residential amenities of adjoining occupiers in the surrounding area. This will need to be assessed at the reserved matters stage.

With only indicative drawings to work from it is difficult to assess the living conditions for the future occupiers of the proposed development beyond the fact that the footprints of the proposed units appear to be reasonably sized and each property would have its own private amenity space. The details of this will need to be assessed at the reserved matters stage.

## **Highways**

The site is located with good access to public transport services as well as being within walking and cycling distance of several schools and a range of shops. It has been concluded that the development would have a minimal impact on the operation of the road network and that trips by more sustainable modes such as walking, cycling and public transport can be accommodated on the existing local infrastructure.

Concerns have been raised by local residents about the impact of the proposal on traffic generation and parking in the surrounding area and its impact on the adjacent bridleway.

The applicants advise in their Planning Statement that they have consulted KCC Highways and Public Rights of Way Team for pre-application advice and have included the responses to those enquiries within their statement.

It is proposed that access would be taken along the side of The Old Forge which would necessitate the demolition of the existing side projection of the building. The access onto High Street Garlinge is an existing access which is used by a number of dwellings at the moment to access the road network, and it is not considered that the proposed development of 4 houses would generate a significant amount of traffic to result in severe harm to the highways network capacity or unacceptable safety impacts.

Whilst there would be some increase in numbers of vehicular movements alongside the bridleway, it is not considered that this increase would be severe, given the limited number of dwellings proposed. It is not, therefore considered that there would be any potential conflict from the proposed development for users of the bridleway.

Given that the application is an outline with all details except access reserved for future consideration, the precise details of layout of the proposed development is not currently before us for consideration. It is, however, considered suitable parking, turning and manoeuvring space could be accommodated within the site. Cycle storage could be accommodated within the curtilage of the proposed dwellings.

Concern has also been raised about potential changes to the surface of the access to enhance its condition as a result of the proposed development. This would, however, be a civil matter and not a planning consideration.

A number of points were raised by the KCC Highways and Public Rights of Way Teams in their pre-application responses. These related to numbers of vehicle and cycle parking spaces that should be provided to serve the proposed dwellings, the provision of visibility splays, access road width, refuse storage and the need to ensure that the bridleway is retained at a width of no less than 1.2m wide. The indicative plans submitted with this application show that a detailed scheme could be delivered which would provide for these requirements. On that basis, it is not considered that any objection to the development can be raised in relation to highway issues or the adjacent bridleway, subject to safeguarding conditions.

## **Ecology**

Whilst the applicants have not submitted an Ecological Survey to support the application, it is noted that the application site is a residential garden which is mainly laid to lawn and has been regularly maintained and the land adjoining the site has been intensively farmed for a number of years. As such, it is considered that the biodiversity potential of the site is low.

It is considered, however, that there are opportunities for the biodiversity enhancements from the development by including such elements as bird boxes with the scheme. It is considered appropriate that these enhancements are secured by condition.

## **Archaeology**

Paragraph 184 of the NPPF states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. In determining planning applications, NPPF paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Furthermore, para 192 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness

The applicant's Planning Statement acknowledges that the majority of Thanet provides for significant archaeological interest. They advise that they would accept a condition requiring archaeological investigation of the application site to be imposed.

Thanet is indeed considered to be rich in archaeology and KCC's Archaeology Team have been consulted on the application. They advise that their records show that the site lies in

close proximity to rich archaeological landscapes with significant cropmark sites to the south. They advise that a condition providing for the provision of archaeological evaluation followed by appropriate mitigation measures which may include design changes to achieve preservation in situ of important archaeology if found. These works would need to be carried out prior to the commencement of the development.

It is, therefore, considered that the impact of the proposed development on archaeology can be covered by the imposition of a planning condition on any grant of consent and no objection is raised in relation to this issue.

### **Flooding and Drainage**

The site lies within Flood Zone 1 according to the Environment Agency's flood maps - land with the lowest risk of flooding - and the proposed development type (residential) is identified as "more vulnerable". Applying the requirements of the NPPF, it is not considered that the Sequential or Exception Tests are applicable to this scheme.

Southern Water advise that there is a public water distribution in the immediate vicinity of the site. The exact position of the main must be determined on site by the applicant/developer before the layout of the proposed development is finalised.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS) and the applicants have advised that they would accept a condition requiring a SUDS scheme to be submitted and approved. Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. Details of on site measures for surface water drainage will also be assessed at reserved matters stage when the site layout is submitted.

On the basis, that no fundamental issues have been raised in relation to either flooding or drainage, it is considered that the concerns raised could be dealt with by the imposition of conditions, and no objection is raised to the proposal in relation to flooding or drainage.

### **Other Matters**

The Council has confirmed with Natural England that contributions are being sought on planning applications for residential development below 10 dwellings received after 30th October 2018 towards the Council's Strategic Access Management and Monitoring Plan to mitigate recreational impact on protected sites from housing development, due to the submission of the draft local plan to the Planning Inspectorate. In this instance the application was received prior to this date and therefore the previous position applies in relation to the need for mitigation and assessment.

### **Conclusion**

The proposal is for 4 dwellings and represents a departure from the development plan as it is outside the urban confines. Given the need for housing in Thanet and the lack of a demonstrable 5 year supply of housing the proposal is considered against the criteria of sustainable development within the NPPF with regard to other material planning considerations.

The site is part of an allocated Strategic Housing site for the Westgate-on-Sea area of the District (SP15 refers) in the emerging local plan and this can be afforded some weight in the decision making process for the application. Policy SP12 requires all the Strategic Housing Allocations to be the subject of full masterplans, prior to the determination of applications with the sites, with each masterplan based on the specific requirements under the relevant policies. No full masterplan for the site has been submitted for this strategic allocation, but it is not considered that this application would undermine the strategic allocation and the delivery of 1,000 homes and the required infrastructure to support the site's allocation and the impact of the allocation on the wider environment and residents.

The NPPF 2018 has at its heart the presumption in favour of sustainable development as set out in section 2 of the NPPF 2018. Achieving sustainable development involves the pursuit of economic, environmental and social objectives. The relationship of this scheme to the objectives is summarised below and a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages:

In terms of the economic dimension of sustainable development the provision of 4 new dwellings would give rise to employment during the construction phase of the development, and is likely to result in an increase in the use of local services and facilities, both of which will be of benefit, albeit modest, to the local economy.

In terms of the social dimension of sustainable development paragraph 59 of the NPPF 2018 refers to 'the Government's objective of significantly boosting the supply of homes'. The NPPF points out that 'small and medium sized sites can make an important contribution to meeting the housing requirement of an area , and are often built-out relatively quickly' and that 'development in one village may support services in a village nearby'

The scheme brings forward modest benefits with 4 additional market dwellings, a small contribution to market housing in the area, it is likely to support shops and services in Minster and further afield and it would allow increased social interaction between residents existing and new, and employment personnel albeit in a modest way. The scheme is considered to be well designed and safe as sought by paragraph 8.b) of the NPPF.

There is a good level of local services and facilities available in Garlinge and surrounding areas, which can be reached on foot and by cycle. The site is considered to be in a sustainable location.

In terms of the environmental dimension of sustainable development the environmental issues are assessed in earlier sections of this report but to summarise, the proposal does

not result in the loss of agricultural land, it is considered to make effective use of land, and the proposal offers the potential to improve biodiversity.

Overall it is considered that, any harm is outweighed by the public benefits of the scheme as set out above. The development of four dwellings, in a sustainable location is considered to satisfy economic, social and environmental objectives as required by the NPPF and the development can constitute sustainable development.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be approved.

**Case Officer**

Annabel Hemmings

TITLE: OL/TH/18/1233

Project The Old Forge High Street Garlinge MARGATE Kent

