

**A04**

**F/TH/19/0179**

PROPOSAL: Change of use of land and relocation of pathway to provide 3no car parking spaces

LOCATION: Garages At Kingston Close RAMSGATE Kent

WARD: Newington

AGENT: Mr Philip Graham

APPLICANT: Thanet District Council via Coombs (Canterbury) Ltd

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 drawing numbered 02, Rev A, received 20/03/2019.

**GROUND;**

To secure the proper development of the area.

**INFORMATIVES**

The extension of double yellow lines into the highway is likely to require a Traffic Regulation Order. For more information contact KCC Highways and Transportation on 08458 247800.

The existing street lighting column which appears to be KCC maintained is likely to require replacement or relocation at the applicants expense. Where it is to be relocated the location should be agreed with the KCC Street Lighting team prior to the commencement of any development to avoid the potential impact on light spread in the street.

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 in order to obtain the necessary Application Pack.

## SITE, LOCATION AND DESCRIPTION

Kingston Close is a residential street with a high number of residential units on the Newington estate in Ramsgate. It has a small car park on the entrance to the street and vehicles make use of spaces on the road and around nearby verges and landscaped areas. There are three schools in close proximity to the site, a library, and some local convenience stores. The surrounding area is otherwise characterised by residential development.

## RELEVANT PLANNING HISTORY

F/TH/19/0178 - Variation of condition 6 of planning permission F/TH/16/1709 Variation of condition 2 attached to planning permission F/TH/14/0096 for the erection of 9No. Dwellings and associated parking following demolition of existing garages to allow for changes to the design, layout and condition timing.to allow alteration to materials. Pending consideration.

DM/TH/17/0049 - Application for prior notification of proposed demolition of Garages No's 1-32 located on Kingston Close and Garages No's 1-5 Lancaster Close Ramsgate. Withdrawn 15 February 2017.

F/TH/16/1709 - Variation of condition 2 attached to planning permission F/TH/14/0096 for the erection of 9No. Dwellings and associated parking following demolition of existing garages to allow for changes to the design, layout and condition timing. Granted 16 March 2017.

F/TH/14/0096 - Erection of 9No. Dwellings and associated parking following demolition of existing garages. Granted 10 March 2014.

## PROPOSED DEVELOPMENT

This application seeks planning permission for the change of use of the land from public open space, to provide 3No. Parking spaces and associated fencing and walkway. The proposed parking spaces would be finished with grey permeable paving. The proposed fencing would be a 0.45m timber post and rail separating the parking area from a walkway comprised of paving slabs.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan (2006)**

D1 - Design Principles  
SR10 - Public Open Space  
TR16 - Car Parking Provision

## NOTIFICATIONS

Letters were sent to adjoining occupiers and a site notice posted close to the site. No letters of representation have been received.

**Ramsgate Town Council:** No comment.

## CONSULTATIONS

**KCC Highways:** I would advise that a minimum visibility strip of 1.5 metres width is required in front of the parking spaces shown, to provide visibility for drivers exiting onto the highway. It appears this can be achieved by reducing the proposed number of spaces to 3 and moving them further back, without affecting the existing highway footway at the rear.

It should also be noted that measures will be necessary to prevent surface water run-off from the spaces onto the highway. I shall therefore be pleased to receive an amended plan resolving the above.

I would also advise that the extension of double yellow lines into the highway will require a Traffic Regulation Order.

Amendments were sought reflecting the above changes and no objections were raised.

## COMMENTS

This application is brought to Planning Committee as the application has been made by Thanet District Council.

### **Principle**

The site lies within an established residential area within the defined settlement of Ramsgate. Saved policy SR10 seeks to resist the loss of public open space save for in exceptional circumstances. This applies to open space that is essential for outdoor recreational or sporting activities. In this instance, given the small nature of the site and its location, it is not considered to contribute to outdoor recreational or sporting activities and therefore its value as public open space is very little. As a result the principle of a change of use to facilitate additional parking to meet residential need is considered acceptable, with the proposed works considered unlikely to lead to any significant loss.

It falls to now be considered subject to an assessment of the details of the proposal and any impact on the character and appearance of the area, residential amenity, highway safety and flood-risk.

### **Character and Appearance**

The land in question is currently a green space and is likely to have been part of the landscaping of the original development of the site. It provides a small contribution to the visual amenity of the area and a break in development in its current form, though in practice is used informally for vehicle parking.

The application originally proposed a change of use to facilitate the creation of 4 new parking spaces, retaining part of the area as grassed landscaping and the continuation of a pathway

between nearby dwellings and the highway. KCC Highways raised concerns about the provision of visibility strips and an amended proposal was submitted resulting in a reduction to 3 parking spaces. The final scheme proposes 3 parking spaces, a pathway and some low level post and rail fencing to define the new layout and boundaries intended.

Whilst the proposal would reduce the amount of landscaping in this part of the street, it is clear from visiting the site that that the area is / has been in use for parking informally and therefore the contribution this landscaped part has to the character and appearance of the area is limited in its current form. The formalisation of parking through the application would protect part of the land and retain a small amount of landscaping, separating parking spaces and grassed space which could enhance the character and appearance of the area.

The spaces proposed measure approx. 2.5m x 5m and are considered to be of an acceptable size and overall appearance, in-keeping with the character of the proposed use.

The proposed pathway and 0.45m post and rail fencing is considered acceptable and unlikely to detract from the character and appearance of the area given its low level and the modest amount proposed. The proposed paving slabs to continue the path from nearby dwellings would be an extension of existing materials and development within the streetscape and is also considered to be acceptable. The impact upon the character and appearance of the area is considered to be acceptable and in accordance with the aims of saved policy D1 of the Thanet Local Plan and the aims of the NPPF.

### **Living Conditions**

Given the large number of residential units in this area there is increasing pressure on parking. Although there is a small car park in Kingston Close along with some on-street capacity for parking, the informal use of the land in question for vehicular parking indicates the need for further formalised space. Any improvement to relieve the demand for parking in the area would be considered to improve the amenities for the occupiers of Kingston Close, whilst retaining a small landscaped area. Given the current use and small contribution this area makes to public open space, its loss is not considered to be harmful when balanced against the benefits of the development proposed and is therefore considered to accord with the aims of saved policy SR10 of the Thanet Local Plan.

### **Highways**

As part of the consideration of this application KCC have requested that some of the spaces be set back in order to allow a 1.5m visibility strip onto the highway. Amended plans were submitted reducing the proposed number of spaces to 3 to allow for a 1.5m strip along the length of the land to ensure safe entry to and from the proposed site onto the highway. As a result of the amended plans KCC raise no further objections.

As part of the application, the existing street light column will need to be replaced or relocated and an informative is recommended to advise the applicant of the need to seek the prior agreement of the KCC Street Lighting Team.

## **Drainage and Flood Risk**

Para 155 of the NPPF refers that inappropriate development in areas at risk of flooding should be avoided. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). The impact upon highway safety is considered to be acceptable and in accordance with the aims of the NPPF.

The site lies in Flood Zone 1, thus is at a low risk of flooding. Clarification has been sought on whether the materials proposed will be permeable, to enable the potential for surface-water run-off and drainage. Amended plans have been submitted with annotations to show the use of permeable paving across the proposed land, and indicates that surface water would drain back to a landscaped strip to the rear of the site. As a result it is considered that there is unlikely to be any harmful impact on flood risk or drainage, in accordance with the aims of the NPPF.

## **Conclusion**

The application is for the change of use of the land to provide 3 parking spaces. There is pressure in Kingston Close for additional parking and the land is currently used informally for this purpose. It is not considered to have any adverse impact in terms of its character and appearance, on living conditions for neighbouring occupiers, on highways safety or on flood-risk. The spaces provided are of an adequate size and therefore the development is considered to accord with the aims of saved policies D1 and TR16 of the Thanet Local Plan and the aims of the NPPF.

It is therefore recommended that Members approve the application.

**Case Officer**  
Vicky Taylor

TITLE: F/TH/19/0179

Project Garages At Kingston Close RAMSGATE Kent

Scale:

