

**D06**

**F/TH/19/0177**

**PROPOSAL:** Variation of condition 6 of planning permission F/TH/16/1703 for erection of 3No. dwellings to allow for alterations to materials

**LOCATION:**

Garages Adjacent To 82 To 90 Chichester Road RAMSGATE  
Kent CT12 6NZ

**WARD:** Newington

**AGENT:** Mr Philip Graham

**APPLICANT:** Thanet District Council via Coombs (Canterbury) Ltd

**RECOMMENDATION:** Defer & Delegate

Subject to the following conditions:

1 The development hereby approved shall be carried out in accordance with the amended plans numbered 21 Rev C and 22 Rev B received 25 January 2017 and the submitted plan numbered 20 Rev B received 14 December 2016.

**GROUND:**

To secure the proper development of the area.

2 The offsite highway works which include the stopping up of the existing bell-mouth vehicular access, the provision of new dropped kerbs and the reinstatement of footpaths shall be carried out concurrently with the development and shall be completed prior to the first occupation of the development hereby approved.

**GROUND:**

In the interest of highway safety.

3 The areas shown on plan number 22 Rev B for the parking and manoeuvring of vehicles shall be operational prior to the first occupation of the development hereby approved and shall be thereafter maintained for that purpose.

**GROUND:**

In the interest of Highway Safety.

4 All hard and soft landscape works shall be carried out in accordance with the approved details as shown on the approved plan numbered 22 Rev B received 25 January 2017 and the submitted material details outlined in the 'Chichester Road Development' document received 14 December 2016. The works shall be carried out prior to the first occupation of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years

from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

**GROUND:**

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan and in the interests of highway safety.

5 The development shall be carried out in accordance with the submitted details of materials outlined in the 'Chichester Road Development' Document received 13 February 2019 which include: Ibstock Coleridge Yellow Multi Bricks, Ibstock Alford Red Bricks, Creamy White Render BS 4800 : 10 B 15, Monier/Redland Concrete interlocking roof tiles Landmark Double Pantile, colour: Brown Brindle 44, 600 x 600mm Marshalls Regent Paving colour: Buff and Marshalls Drivesett Tegula Priora Permeable Block Paving, colour: Traditional. The materials hereby approved shall be used on the areas identified in the approved plans numbered 20 Rev B received 14 December 2016 and 21 Rev C and 22 Rev B received 25 January 2017.

**GROUND:**

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

6 All first floor side elevation windows shall be provided and maintained with obscure glazing and shall be non-opening up to a height of 1.7m above internal finished floor level.

**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.

SITE, LOCATION AND DESCRIPTION

The site is located off Newington Road on Chichester Road. The area is wholly residential, with a mix of one, two and three storey buildings. To the east of the site there is a three storey block of flats, whilst to the west lies a terrace of two storey dwellings, which are set perpendicular to the road. The site is currently used as an informal car park and is finished with a concrete hard standing across its entirety. The buildings in the area are typically constructed of red brick work with areas of either painted render or hanging tiles, under a concrete tile roofs. The block of flats adjacent to the site and the bungalows opposite are, however, constructed in yellow brick work.

RELEVANT PLANNING HISTORY

F/TH/16/1703 - Variation of condition 2, 3, and 4 of planning permission F/TH/14/0087 for erection of 3No. dwellings to allow for changes to the design and layout together with the parking and highway works. Granted 16 February 2019

F/TH/14/0087 - Erection of 3no. dwellings - Granted - 24 March 2014

OL/TH/09/0699 - Outline application for the erection of 1no. 4 bed dwelling following demolition of existing garages with all matters reserved - Granted - 29 October 2009

### PROPOSED DEVELOPMENT

The approved 2014 application was for the erection of 3No. dwellings and associated parking following demolition of the existing garages.

The approved 2016 application amended the design, location and scale of the dwellings approved in 2014.

Development has commenced following the approval of the 2016 application through the demolition of the garages on the site, therefore the above permissions are extant.

This application proposed to alter bricks used for the proposed dwellings.

### DEVELOPMENT PLAN POLICIES

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

H1 - New Residential Development

H4 - Windfall Sites

TR12 - Cycling

TR16 - Car Parking Provision

D1 - Design Principles

D2 - Landscaping

SR5 - Doorstep Play Space

### NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site. One letter of objection has been received raising the following concerns:

- Loss of light and outlook
- Parking

**Ramsgate Town Council** - No comment

### CONSULTATIONS

None received.

### COMMENTS

This application has been brought before planning committee as Thanet District Council is the applicant.

## **Principle**

The principle of housing development has been established on the site through the two previous applications for planning permission and development has commenced through the demolition of the garages following the grant of the 2016 consent. These previous permissions are therefore considered extant and the principle of housing development is acceptable.

## **Character and Appearance**

This application proposes to alter the approved brickwork from Ibstock Funton Second Hard Stock Bricks for the main body of the dwellings and Ibstock Leicester Red Bricks for detailing to Ibstock Coleridge Yellow Multi Bricks for the main body of the dwellings and Ibstock Alford Red Bricks for the detailing. No other changes are proposed to the approved materials or design of the dwellings.

The proposed bricks are considered to have a similar appearance to the approved bricks and are considered to result in limited visual change to the proposed development. The proposed material finish is also considered to relate well to the palette of materials to surrounding built development. The proposed development is therefore considered to be acceptable in terms of the character and appearance of the area, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

## **Living Conditions**

This application makes no changes to the layout or scale of the dwellings approved under the extant 2016 application and therefore the impact upon the neighbouring properties is considered acceptable.

## **Transportation**

This application makes no changes to the parking or access arrangements for the dwellings approved under the extant 2016 application and therefore the impact upon the neighbouring properties is considered acceptable.

## **Other Matters**

The applicant has agreed to pay the contribution of £960 towards the full time cost of a year round warden (£320 per dwelling) to offset the potential impact on protected birds at European designated sites from increased visitors from the district to these areas. This approach has been considered by the Council and Natural England as acceptable for new residential development, as necessary to deal with the potential effects of increased disturbance to both summer and winter birds, in accordance with the Habitats Regulations. Should members decide to grant planning permission for the proposed development, this contribution would be secured by the planning department prior to the determination of the application.

## **Conclusion**

It is considered that the principle of the proposed development is acceptable. Furthermore, it is considered that the proposal would be of no detriment to the character and appearance of the area, the living conditions of neighbouring properties or future residents, or the local highway network, and would be acceptable in all other material respects. It is therefore recommended that the application be deferred and delegated for approval subject to the financial contribution towards the Special Protection Area being secured.

## **Case Officer**

Jenny Suttle

TITLE: F/TH/19/0177

Project Garages Adjacent To 82 To 90 Chichester Road RAMSGATE Kent CT12 6NZ

Scale:

