

D06

F/TH/19/0454

PROPOSAL: Erection of 1 No two storey 4-bed dwelling with associated parking following demolition of existing hall

LOCATION: The Old Village Hall Preston Road, Manston, RAMSGATE Kent CT12 5AR

WARD: Thanet Villages

AGENT: Mr Nigel Brown

APPLICANT: Mr & Mrs Meller

RECOMMENDATION: Defer & Delegate for Approval

Defer & Delegate for Approval subject to the submission of a signed unilateral undertaking and 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 PR/2162/PD/01 Revision D, PR/2162/PD/02 Revision D, PR/2162/PD/03 Revision D and PR/2162/PD/04 all received on the 6th June 2019.

GROUND;

To secure the proper development of the area.

3 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation; of any part 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.

GROUND;

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

4 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 public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

For the avoidance of doubt, the provision of contributions to as set out in the unilateral undertaking made on submitted with this planning application, and hereby approved, shall be provided in accordance with The Schedule of the aforementioned deed.

SITE, LOCATION AND DESCRIPTION

The application site lies on the western side of Preston Road, Manston. To the north of the site is a public footpath with hedge planting (varies in height, as not manicured) to the boundary and a post and wire fence denoting the boundary.

The site currently has a timber building (single storey in nature) with a corrugated roof in situ, which is set back off the road. In front of the building is partly grassed.

To the opposite side of Preston Road are two storey terrace properties which are set back off the road. To the south and west of the site is a parcel of land which has had outline planning permission permitted for mixed use residential and business development comprising 19 dwellings, 4 live-work units, and a detached building incorporating a shop and cafe (OL/TH/16/0417).

RELEVANT PLANNING HISTORY

CU/TH/18/1582 Application for a Certificate of Lawful Development for existing use for storage. Certificate Granted 27/11/18

F/TH/02/0254 - Change of use and conversion from builders store to private garage for the storage of caravan and/or historical vehicles, and external work. Granted 12/06/02

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of 1 two storey 4-bed dwelling with associated parking following demolition of existing hall. In terms of external appearance has a central two storey gable feature on the front elevation, there are also two pitched roof

dormer windows together with garage/workshop. There are also dormer windows to the south, west and north elevations.

The plans indicate that the proposed materials will be Wienerberger Abbeydale Red Multi facing brick, with red cedar cladding and plain tiles; Redland Rosemary Manor House Mix to the roof.

The proposed dwelling would have a hall, WC, kitchen/diner, utility room, living room and garage/workshop on the ground floor and three bedrooms (one ensuite) and a family bathroom on the first floor. The property would be served by hard surfaced area for vehicle parking, refuse storage and amenity space.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006 Saved Policies)

- H1 - Residential Development Sites
- H4 - Windfall Sites
- CC1 - Development in the Countryside
- CC2 - Landscape Character Areas
- D1 - Design Principles
- D2 - Landscaping
- SR5 - Play Space
- TR12 - Cycling
- TR16 - Car Parking Provision
- EP13 - Groundwater Protection Zones
- CF1 Community Facilities

NOTIFICATIONS

One representation was received objecting to the application. Their concerns are summarised as follows:

- Impact on light and outlook to objectors property- opposite the site
- Loss of trees
- Overlook objectors bedrooms
- Additional road traffic making it more difficult to park and more dangerous at peak times
- Increase in noise and disturbance
- Semi-rural character of the village would change for the worse

Five representations were received supporting the application. Their comments are set out below.

- Improve the outlook and enhance the area
- Better designed building than the current building
- Will be in keeping with other new houses
- Add value to existing properties

- Permission already permitted on land to the side
- Revised plans address Parish Council's concerns

Manston Parish Council: Object to the planning application as it seems to be oversized in comparison to the size of the site. The Councillors are a little concerned about the entrance/exit on the bend.

CONSULTATIONS

Southern Water: Recommend an informative relating to connection to the public foul sewer. Southern Water will rely on advice from the Environment Agency to ensure that the protection of the public water supply source.

Environment Agency: The proposal has low environmental risk, therefore we have no comments.

COMMENTS

This application is referred to the Planning Committee as the proposal represents a departure to the Local Plan Saved Policy H1 as the site is located within the open countryside.

The main considerations in assessing the submitted scheme are the principle of development, the impact upon the character and appearance of the area, the impact upon living conditions of neighbouring property occupiers and the impact upon highway safety.

Principle

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are a significant material consideration in this regard.

The 'development plan' for Thanet is the 2006 'adopted' Local Plan. Paragraph 213 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy.

The site constitutes previously developed land, which has an existing building in situ and lies outside any defined settlement. The proposal is, therefore, contrary to the aims of Saved Policy H1 of the Thanet Local Plan which states that residential development on non-allocated sites will be permitted on previously developed land within the existing built up confines unless specified 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 for housing, and as such this policy has little weight at this time.

Saved Policy R1 of the Thanet Local Plan also limits development at rural settlements to minor development within the confines and under

Saved 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. The site is also covered by the Central Chalk Plateau Character Area under Saved Thanet Local Plan Policy CC2.

There is a current need for housing within Thanet, which is being reviewed through the Local Plan process. The emerging Local Plan, recently submitted to the Planning Inspectorate, can be afforded modest weight in terms of housing land supply due to the stage in the process.

On this basis the NPPF states in Paragraph 11 states that where there are no relevant development plan policies, this means for decision making that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

It has already been established by the earlier Certificate of Lawful Development (existing) that the existing building has been used for storage purposes and is not a community facility. On this basis the proposal would not conflict with policy CF1.

In determining whether a house on the site would be acceptable, the need for housing in the district will need to be balanced against other issues such as the impact on the countryside, sustainability of the site, character and appearance of the proposed development and highway safety.

In this case, the site lies beyond the village confines, there is residential development to the east of the site, and consented scheme for residential to the south and west. The village has a Public House within a short walking distance of the site, but other services are limited.

Whilst only providing a single dwelling, there would be social benefits from the proposal, the proposal would also have a modest economic benefit during the build and a families supporting the public house. In terms of the environmental impacts of the scheme, the existing landscaping would be retained and bolstered.

The development of this site for a dwelling could, therefore, be acceptable subject to the detailed consideration of all material considerations including the impact upon the countryside, character and appearance of the area, the impact on the living conditions of neighbouring property occupiers and highway safety.

Impact on Countryside

The site is located within the Central Chalk Plateau Landscape Character Area where development will only be permitted where particular care is taken to avoid skyline intrusion and the loss or interruption of long views of the coast and the sea.

Paragraph 78 of the NPPF promotes sustainable development in rural areas stating that housing should be located where it will enhance or maintain the vitality of rural communities and new isolated homes in the countryside should be avoided (paragraph 79). Paragraph 170b) of the NPPF protects and recognises the intrinsic character and beauty of the countryside. The site is not considered to result in isolated development within the countryside as it would be between existing built development in addition there is an existing building occupying the site.

The site is private land and partly covered in vegetation, a large portion of the site is currently occupied by the existing building. This building is of low architectural value..

The site is currently screened to a large degree by existing vegetation. The proposed building would have an overall height of 7.3m and the existing is 4.8m; a difference of 2.5m It is appreciated that both the height will increase and also the roof form will change with a greater mass. The proposal would also be seen within the context of surrounding two storey residential accommodation. Given this, and taking into account the requirements of policy CC2 (Landscape Character Area) it is considered that the proposed dwelling will not intrude the skyline or result on the loss or interruption of long views of the coast and sea.

In terms of the proposed dwellings prominence within the street scene, it is appreciated that there is existing planting to the perimeter of the site, although not well managed currently. This would be managed/bolosted/new traditional mix hedge planted to the public footpath and to the rear and other side boundaries.

It is considered that the existing/proposed planting would mean only allow partial views from the Preston Road and more limited views to the side and rear, with only the upper part of the dwelling being visible.

Clearly the proposed development will alter the character of the site. However, officers consider that the development has taken careful consideration of the constraints of the site and it is considered that the proposed dwelling could be accommodated on the site without resulting in material harm to the countryside or Landscape Character Area.

Character and Appearance

Paragraph 127 of the NPPF states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish a strong sense of place and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create place that are safe, inclusive and accessible. 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.

Since the submission of the application, amendments have been requested, these include reducing the height of the proposed dwelling and footprint, in order to take into account its visual impact within the street scene.

The proposed dwelling would be set back into the plot; further back than the existing building to allow for the provision of a hardstanding area to the site frontage. The proposed two storey dwelling has a hipped roof and with two storey central gable and two hipped roof dormers. Dwellings within the area are two storey with pitched roofs and gable elements. Whilst the proposed dwelling does not seek to replicate this design approach, it is considered to draw on the local character sufficiently not to appear out of character. The reduced height and footprint of the dwelling have resolved officers concerns in terms of visual impact.

The materials proposed are considered to be acceptable.

The proposed dwelling is considered to comply with the requirements of saved policy D1 of the Local Plan and the requirement of the NPPF.

Living Conditions

Paragraph 117 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

At present there is no other development directly abutting the site, and therefore no amenity issues are raised. It is noted that the permission adjacent to the site did not include details of the appearance.

There are dwelling opposite the site, separated by Preston Road. There is a distance of approximately 13m, furthermore the dwellings are angled from the proposed dwelling. It is considered that this distance and angle would mean that no material harm would occur to existing occupiers opposite the site, in terms of overlooking, overshadowing or loss of outlook.

Local Plan policy SR5 requires new dwellings with two bedrooms or more to provide safe doorstep play space for young children. The proposed dwelling has three bedrooms. The private garden would provide a safe play space and space for clothes drying, refuse storage and storage facilities.

In terms of the living conditions of the future occupiers of the proposed dwellings, the Council's Draft Local Plan to 2031 has now been submitted and Policy QD03 requires new development to be of an appropriate size and layout with sufficient useable space to facilitate comfortable living conditions and meet the standards set out in Policy QD04. The internal space standards referred to in Policy QD04 are the National Described Space Standards (March 2015). Policy D1 of the Thanet Local Plan requires development to provide a high quality layout and paragraph 127 of the National Planning Policy Framework requires development to provide a high standard of amenity for existing and future users. All windows serving primary habitable rooms are required to provide an acceptable level of

outlook, natural light and ventilation for all primary habitable rooms. The proposed dwelling satisfies these requirements.

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.

Highways

Whilst the application site is in the countryside, it is within walking distance of a bus stop, and the village public house.

At the current time a vehicle could park to the front of the building, however, due to the position of the building it would prevent the easy maneuver of a vehicle, thus enabling it to enter and leave in a forward gear. The proposal includes parking for a minimum of 2no. vehicles to the front of the site, in addition to a garage utilising the existing access. The vehicles would have sufficient room to turn within the site. The impact upon highway safety and parking in the surrounding area is, therefore, considered to be acceptable.

Other Matters

The site is not within a flood risk area, both Southern Water and the Environment Agency have confirmed that they have no objection to the scheme. There are no outstanding issues in this regard.

Planning Obligations

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to contribute to the district wide mitigation strategy. This mitigation has meant that the Council accords with the Habitat Regulations.

This application includes a draft Unilateral Undertaking which provides the required financial contribution for the 3 bed residential unit (£424) to mitigate the additional recreational pressure on the SPA area.

Conclusion

The proposal would represent sustainable residential development on previously developed land. Whilst outside of the village confines of Manston, it would be opposite existing residential development and adjoining a site where housing has been permitted. There would be no significant harm to the living conditions of neighbouring properties, highway safety, or the character and appearance of the area. It is therefore recommended that Members defer and delegate the application for approval subject to safeguarding conditions and receipt of a satisfactory legal agreement securing the required contribution.

Case Officer

Gill Richardson

TITLE:

F/TH/19/0454

Project

The Old Village Hall Preston Road RAMSGATE Kent CT12 5AR

