

A01

F/TH/19/0799

PROPOSAL: Part retrospective application for the erection of a two storey side and single storey front extension, together with installation of front balcony and alterations to fenestration and external materials to create 1No. self-contained unit of holiday accommodation at first floor level, and 1no. additional holiday let/ancillary accommodation at ground floor level

LOCATION:

56 Eastern Esplanade BROADSTAIRS Kent CT10 1DU

WARD: Bradstowe

AGENT: No agent

APPLICANT: Mr P Marsh

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 drawings numbered 150.02D received 21 June 2019.

GROUND;

To secure the proper development of the area.

3 The development hereby approved shall be used as holiday accommodation, or accommodation incidental to the enjoyment of the main dwellinghouse no.56 Eastern Esplanade; and at no time shall the units be occupied continuously for a period exceeding 6 weeks by the same person(s), or reoccupied within 3 months of vacating the accommodation by the same person(s).

GROUND;

To prevent the permanent self-contained residential use of the units, which fall below the Nationally Described Space Standards identified within Policy QD04 of the Draft Local Plan.

4 An up to date register of all current occupants shall be kept for the units of accommodation, hereby approved, and shall contain the name, main or home addresses and periods of occupation by any occupant(s); this log shall be kept up to date for a period and cover at least the last 12 months. The log shall be made available for inspection on demand at any reasonable hour by an officer of the Local Planning Authority.

GROUND;

To safeguard against permanent residential use of the units to ensure the continued availability of holiday accommodation in the area, in accordance with Policy T1 of the Thanet Local Plan

SITE, LOCATION AND DESCRIPTION

56 Eastern Esplanade is a mid/late 20th century two storey detached property set within a large plot. The property has been extended and is set under a double pitched roof, with a front projection and recessed element. The approved extensions and alterations have been partially constructed.

The application property is located to the end of a row of similar large detached two storey properties, of varied designs, set within relatively consistent plots which front Eastern Esplanade to the south. To the north of the site is Stone Bay School comprising three storey large period buildings and associated single and two storey buildings with grounds.

The site is located within a predominantly residential area characterised by detached properties set within mid to large plots, within relatively close proximity of Broadstairs town centre to the south and overlooking Stone Bay to the east.

RELEVANT PLANNING HISTORY

FH/TH/18/0358 - Erection of two storey side extension and single storey front extension, together with 2No. Balconies to front elevations and alterations to fenestration - Granted 04/05/2018

NM/TH/19/0076 - Application for a non material amendment of planning permission FH/TH/18/0358 for the erection of two storey side extension and single storey front elevation and alterations to fenestration to reduce the width of ground floor front bay and balcony above - Granted 15/02/19

Development has commenced on site for the above planning application and non-material amendment, and therefore the above permissions are extant.

PROPOSED DEVELOPMENT

The application follows the previously approved planning application and non material amendment (references FH/TH/18/0358 and NM/TH/19/0076) which approved the built form

of the two storey side extension, single storey front extension, front balconies and alterations to fenestration and external materials which has been partially constructed at the site.

This application proposes the part retrospective alteration of the use of the previously approved two storey side extension from ancillary accommodation at ground floor level and an additional bedroom at first floor level, to 2No. holiday lets (with the potential for the ground floor unit to be used as ancillary accommodation to the property). The 1No. 1 bedroom holiday let at ground floor level, would be accessed via the main property entrance, and therefore could also be used as ancillary accommodation to the property; and the 1No. Self-contained studio holiday let is accessed via the separate access to the south side elevation.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles
D9 - Accommodation for Elderly Relatives
T1 - Tourist Facilities
T3 - Self-Catering Accommodation
TR16 - Car Parking Provision

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. 8 letters of objection have been received. The letters of objection raise the following concerns:

- Concern regarding the proximity of holiday lets close to Stone Bay School.
- Holiday lets would result in noise and disruption.
- The turnover of tenants would be disruptive for neighbours.
- The proposal results in a loss of privacy.
- The proposal results in overdevelopment.
- The work to utilise the extension as holiday lets was carried out without planning permission.
- The proposal will change the nature of the immediate neighbourhood and community.
- The proposal will result in a reduction in surrounding property values.
- The plans show provision for 5No. Parking spaces to the front of the property is out of keeping with the neat front gardens to neighbouring properties and would result in disruption from vehicular movements.
- Holiday lets are out of character.
- Concern about the nature of individuals staying in the holiday accommodation.

Broadstairs and St Peters Town Council - The Planning Committee of the Town Council has considered this application and resolved unanimously to recommend refusal with the

following concerns: out of keeping with the character of the area, overdevelopment and too close to adjoining properties.

CONSULTATIONS

None received.

COMMENTS

This application is brought to Planning Committee, as it has been called in by Councillor Bayford due to concerns regarding the impact of the development upon the character and appearance of the area, and residential amenity of adjacent neighbours.

The main consideration with regard to this application is the principle of development, the impact of the proposed development on the character and appearance of the area, the impact upon residential amenity, and the impact upon highway safety.

Principle

Policy T1 of the Thanet Local Plan states that planning permission will be granted for development which would extend or upgrade the range of tourist facilities increase the attractions of tourists to the area or extend the season. Policy T3 of the Thanet Local Plan relates specifically to self-catering (including holiday homes/flats). The preamble to the policy highlights that such facilities provide choice for the tourist and are to be supported. The principle of the holiday lets would therefore be acceptable in principle, subject to the impact upon the character and appearance of the area and neighbouring living conditions.

Policy D9 of the Thanet Local Plan permits accommodation for elderly relatives where such accommodation is physically linked to the existing dwelling unit. The ground floor unit is accessed via the existing property, and therefore could be used as ancillary accommodation to the existing dwelling. The proposed ground floor unit of accommodation forms of an extension of the existing property, and has been designed so that it could be assimilated back into the existing property if not required for family members or a holiday let. The proposed ground floor unit would therefore comply with both Policies T1 and D9 of the Thanet Local Plan, and is therefore acceptable in principle subject to the impact upon the character and appearance of the area and neighbouring living conditions.

Character and Appearance

The built form and design of the extensions and alterations to the property have previously been considered and found to be acceptable, and benefit from extant planning permission.

The two storey side extension is considered to be a proportional addition, which integrates well with the original property and retains sufficient separation to the adjacent neighbour to the south. The extensions and alterations are considered to produce a cohesive design and appearance to the property which adds to the varied character of the area.

The proposed hardstanding to accommodate off street parking to the frontage of the application property will not significantly increase the existing level of hardstanding and will retain a landscaped garden area to the north. The proposed level of hardstanding to soft landscaping is considered to be comparable to similar properties in the vicinity and is therefore not considered to be out of character or harmful to the visual amenity of the area.

The application site is located on a road in relatively close proximity to Broadstairs town centre, which includes Bed and Breakfast accommodation, Guest Houses and several purpose built flats and large properties converted into flats to the south, together with large detached residential properties.

The modest size of each holiday let will naturally restrict occupation of each unit, and the application property, and adjacent properties are large in size, and could therefore accommodate a large number of occupants. As such, the potential level of occupation and activity associated with the proposed holiday lets is not considered to significantly alter or exceed that of the occupation of the application property by a single family. Furthermore, the application site is located on a road which is characterised by a variety of unit sizes and mixed tourist and residential accommodation. As such, the proposed use of the two storey side extension as 2No. Holiday lets are not considered to significantly alter the character, or be out of character with the surrounding area.

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

The built form and design of the two storey side extension, single storey front extension, provision of 2No. Front balconies and alterations to fenestration has previously been considered and found to be acceptable, and benefits from extant planning permission.

The scale, separation distance to, and relationship with the adjacent neighbour to the south of the two storey side extension is not considered to result in harm to the residential amenity of this neighbour deriving from the built form. The single storey front extensions are modest in scale and retain considerable separation distances to adjacent neighbours which prevents harm.

In terms of overlooking, the ground floor south side elevation window and door of the two storey side extension face the blank side elevation of the adjacent neighbours garage which is sited at the boundary, and therefore do not result in harmful overlooking. There are no first floor side elevation windows to the two storey extension. The first floor rear elevation window to the two storey side extension is considered to be modest addition to an existing situation, which will only enable oblique views to adjacent neighbours to the side, which are not considered to be significantly harmful, and has significant

The 2No. balconies are located to the front of the property, which face the road and the seafront beyond, which do not constitute private amenity spaces. The balcony to the recessed extension extends in line with the first floor rear elevation of the adjacent neighbour

to the south. Given the siting and limited depth of this balcony, only constrained oblique views of the adjacent neighbour will be possible, which are not considered to be significantly harmful.

The use of the two storey side extension as 2No. Holiday lets does not increase the level of overlooking above the previously approved extension, which benefits from extant planning permission.

Concern has been raised regarding the level of occupation and activity associated with the use of the two storey side extension as 2No. Holiday lets with regards to the creation of noise and disturbance.

The modest size of each holiday let will naturally restrict occupation of each unit, and the application property, and adjacent properties are large in size, and could therefore accommodate a large number of occupants. As such, the potential level of occupation and activity associated with the proposed holiday lets is not considered to significantly alter or exceed that of the occupation of the application property by a large single family. The holiday lets are located within a detached property, which will retain approximately 4m separation distance to the nearest adjacent neighbour. There are limited side window openings; 1No. Window and 1No. Door to the ground floor side elevation which immediately face the side elevation of the adjacent neighbours garage which will limit noise transmission from the holiday lets. Furthermore, the application site is located on a road which is characterised by a variety of unit sizes and mixed tourist and residential accommodation. As such, the proposed use of the two storey side extension as 2No. Holiday lets are not considered to result in significant harm to residential amenity by way of noise and disturbance to adjacent neighbours.

The application proposes to moderately extend the existing off road parking. Given the limited number of holiday lets proposed and their modest size the proposed development is not considered to significantly increase the level of vehicular movements at the application property. The north side elevation of the adjacent neighbour contains minimal ground floor openings which appear to comprise secondary windows and windows serving non-habitable rooms. As such, the development is not considered to result in significant harm to the adjacent neighbour by way of noise and disturbance deriving from additional vehicular movements.

In terms of the living conditions of the occupiers of the proposed holiday lets, the proposed 1 bedroom holiday let would have an overall floor area of approximately 33sqm, and the proposed studio holiday let would have an overall floor area of 24sqm. These floor areas would fall below the Nationally Described Space Standards and the Councils Flat Conversion Guidelines for minimum floor areas for self-contained studio and 1 bedroom self-contained flats. However, as the proposed use of the units is for holiday accommodation or ancillary accommodation, and given that the occupation would be limited to the short term, it is considered that they will provide an acceptable standard of accommodation. The use of the units as holiday lets will be secured by conditions so that they do not become permanent residential accommodation.

The main living areas of the holiday lets will be provided with large front facing floor to ceiling windows, and the bedroom to the proposed 1 bedroom flat will be provided with an external window, which will provide adequate light, outlook and ventilation for the proposed holiday lets.

The proposed development is therefore considered to be acceptable in terms of residential amenity of the adjacent neighbours and the future occupiers of the proposed holiday lets, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Highways

The property benefits from a large area to its frontage for off street parking which can accommodate approximately 4-5 vehicles and there is unrestricted parking on Eastern Esplanade which has capacity to accommodate additional parking. As such there is considered to be sufficient provision of both off and on road parking to serve any additional parking demand deriving from the proposed development.

The proposed development by virtue of the limited number of holiday lets and their modest size is not considered to result in a significant effect upon the vehicular movements in the vicinity of the application site.

The proposal is therefore considered to be acceptable in terms of highway safety and amenity, in accordance with Policy TR16 of the Thanet Local Plan.

Other Matters

The impact of development upon property values is not a material consideration in the determination of planning applications.

Concern was raised about the nature of individuals staying in the holiday accommodation, and proximity of the holiday lets to the adjacent school. The proposed development does not increase the level of overlooking above the extant extensions and alterations, and users of the holiday lets is not a material planning consideration.

Conclusion

The proposed development is considered to be acceptable in terms of the principle of development, the character and appearance of the area, the living conditions of adjacent neighbours and highway safety and amenity. The proposed development will therefore accord with the relevant policies of the Thanet Local Plan and the National Planning Policy Framework. It is therefore recommended that Members approve the application, subject to safeguarding conditions.

Case Officer

Jenny Suttle

TITLE: F/TH/19/0799

Project 56 Eastern Esplanade BROADSTAIRS Kent CT10 1DU

