

R04

F/TH/19/1005

PROPOSAL: Erection of first floor extension to facilitate additional hotel accommodation

LOCATION: The Waves Hotel At 2 Hengist Road BIRCHINGTON Kent CT7 9QP

WARD: Birchington North

AGENT: No agent

APPLICANT: Mr Steve Hayden

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The proposed development, by virtue of its design and positioning of the first floor flat roof extension in relation to the main building, would result in a prominent, incongruous and discordant extension that would detract from the existing form of this seafront building. The proposal would therefore be contrary to the aims of saved policy D1 of the Thanet Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

The application relates to The Waves, cafe and B & B Hotel which is positioned fronting Hengist Road in Birchington with a vehicular access (to the east of the Minnis Public House) leading down to a public car park. The subject property itself is detached and has domestic origins, but has been subject to numerous extensions mainly since the change of use to a hotel. The property comprises of two distinct areas; a traditional pitched roof with tiles roof over what would have been the original dwelling and then a two storey turret and flat roof extensions. The property has grey render to its external walls.

The area is predominantly residential in character although there is The Minnis Public House to the west of the site.

RELEVANT PLANNING HISTORY

F/TH/19/0078 Erection of a ground floor side extension to provide lift, ground floor side extension for stairwell, together with first floor extensions to restaurant and accommodation areas and alterations to fenestration. Refused

F/TH/17/1689 Retrospective application for the change of use from hotel (Use Class C1) to hotel (Use Class C1) and cafe (Use Class A3). Granted 16/02/18

F/TH/17/1578 Erection of single storey rear extension. Granted 12/12/17

F/TH/17/1289 Erection of first floor infill extension together with single storey rear extension. Refused 20/10/17

F/TH/17/0199 Change of use of land for the siting of tables and chairs. Granted 02/05/17

F/TH/15/0428 Change of use of dwelling to hotel, together with retrospective application for the retention of roof and the erection of 2no. Dormers in the east elevation. Granted 24/09/15

F/TH/08/0858 Erection of a detached bungalow and two storey glazed turret (amendment to previously approved planning permission ref F/TH/07/0027) Refused 05/09/08

F/TH/07/0027 Erection of a detached bungalow and two-storey glazed turret. Granted 28/02/07

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of a first floor part flat roof and part false pitched roof extension to facilitate additional hotel accommodation and provision of a balcony area off two of the rooms fronting the seafront. Part of the proposed extension would be over the current flat roof balcony area. Elements of the extension - side elevation (fronting Hengist Road and the front elevation fronting The Parade would have floor to ceiling glazing. Three bedrooms are currently provided in the roof space and this would increase to seven.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006 Saved Policies)

D1 - Design Principles
D2 - Landscaping
TR12 - Cycling
TR16 - Car Parking Provision
T1 - Tourist Facilities
CF2 - Development Contributions

NOTIFICATIONS

Letters were sent to adjoining occupiers and a site notice posted close to the site. two representations were received in relation to the original plans. The concerns can be summarised as follows:

- Close to adjoining properties
- Conflict with local plan
- Development too high
- General dislike of proposal
- Inadequate parking provision
- Increase in traffic
- Information missing from plans

- Loss of privacy
- Noise nuisance
- Not enough information given on application
- Over development - eleven bedroom hotel is too big for the site
- Residential amenity
- Poor design - incongruous bulk and height for a prominent plot. It does not bring together previous extensions
- Increase in noise- particular from the roof terrace
- No means of covered entry/exit to the roof terrace just a hatch
- Overlooking to neighbours garden
- Increase in parking
- Existing building is an important non-designated heritage asset

One further representation was received following the receipt of amended plans. The concerns can be summarised as follows:

- Close to adjoining properties
- Development too high
- General dislike of proposal
- Increase in traffic
- Inadequate parking provision
- Information missing from plans
- Noise nuisance
- Not enough information given on application
- Over development
- Residential amenity
- Poor design
- Concern about cooking odours and waste storage
- Concern about parking

Birchington Town Council: Object due to over development of the site and that objections have been received from residents.

CONSULTATIONS

Environmental Health:

(Final comments): The flue is only shown on the ground floor this needs to be indicated on the roof plan. Confirmation is also required that the flue will terminate vertically with the accelerator cone fitted to the vertical termination point.

There were previous odour complaints at this site and therefore I want to ensure that the flue is fitted in line with the previous consent (TH/17/1689).

(Initial comments) - There is no mention of the extraction system for the restaurant and the plans do not show the siting of a flue, this needs to be shown. Would request a condition that the balcony roof area is not accessed or used by the public for hotel guests. This condition was agreed on the previous planning application.

Natural England: On the basis of the appropriate financial contributions being secured to the relevant scheme. NE concurs with your authority's conclusion that this is suitable mitigation, as such the proposed developments will not have an adverse effect on the integrity of Thanet Coast and sandwich Bay SPA and Ramsar site.

COMMENTS

This application is referred to the Planning Committee at the request of Councillor Coleman-Cooke on the basis that the proposal will have benefits to tourism which will far outweigh any over development objections.

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 NPPF includes within its definition of main town centre uses: restaurants, bars and pubs, hotels. It is acknowledged that this is not a town centre location, however the principle of this type of accommodation has already been established.

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 attraction of tourists to the area or extend the season'. The proposed development would therefore comply with Policy T1.

The application site is located within the town of Birchington, with the site boundary to Hengist Road, The Parade and access to a public car park to the rear of The Minnis. The main house is currently being used, in part for hotel accommodation and café. This application seeks planning consent to extend the building to add to facilities at the premises.

There is no policy objection in principle to extend this building, however, the detail falls to be assessed.

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.

The building is located on a prominent corner site adjacent to the seafront, separated by a wide green swathe, road and on street parking spaces. To the north-west of the site is The Minnis Bar and Restaurant, which recently had permission for extensions approved under planning reference number; F/TH/16/0353. This was for the erection of single storey ground floor front extension, single storey ground floor extension to side, a first floor terrace and extension over part of front flat extension and installation of external fire escape. Prior to the extension of this property it is noted that it had a half hip roof over the main building and a large single storey flat roof extension to the front. This had a flat roof area at first floor but kept the extension subservient to the building to which it was being attached.

Since the submission of this application the plans have been amended following officers strong design concerns about the scheme. This amended scheme is now presented to Members.

The existing appearance of the building is formed by the original property which has been subsequently extended a number of times. The resulting building comprises a traditional element of the building (pitched roof -gable to The Parade) with domestic style and height roof and a hexagonal two storey feature tower to The Parade, these two elements are separated by a single storey flat roof area which is enclosed by balustrading and external staircase. In terms of the amended design, the revised Design and Access Statement states that the revised design seeks to bring together the previous additions within the proposed development to pull together and create a further destination location to improve the growing tourist trade. It further states "The design accents the seaside theme with the front facing structural elements and the extensive use of glass to reflect the open sea views while protecting and respecting the neighbours privacy from being overlooked."

Concern is raised in regard to the first floor extension which is very prominent within the street scene as the site has a front to Hengist Road, The Parade and the access road to a public car park. The extensions proposed will therefore be publicly visible three sides. The first floor extension would be positioned between a more traditional element of the building with domestic style and height roof and a hexagonal two storey feature tower. The proposed first floor flat roof extension would sit below the ridge of the original building. The proposed false pitched roof extension would be at the same height. It is acknowledged that the applicant has tried to make the height of the flat roof extension subservient to the original dwelling. However this block adds to the mass of the building. Furthermore the resulting roof form would lead to an impression of multiple roof heights and forms to the front and sides of the building. Visually this would appear as an incoherent and discordant arrangement and would not assimilate the different elements of the building together.

The applicant has now incorporated floor to ceiling glazing elements to link the elements. This would sit above the gutter line of the tower giving an uncomfortable relationship. In addition where floor to ceiling glazing is not used (side which runs along the access to the public car park) incorporates fenestration that does not replicate any existing openings. Openings at first floor level currently have a more vertical emphasis. It is considered that the extension proposed will not provide an acceptable link between the architectural elements.

Officers consider that the spacing between the different design elements should be retained rather than filling the breaks in the built form.

Whilst this is obviously an extension to the building, the proposed erection of a first floor extension would form a discordant, clumsy and uncomfortable feature to the original and proposed elements and the resulting buildings overall appearance. I consider that the extension represents an insensitive addition to the building. The extension is prominent in views of the building from the public carpark and three roads surrounding the site, as such, the extension has a material impact on the visual amenities of the area.

Whilst it is acknowledged that the application has been amended to try and address officers strong design concerns initially expressed, the revised scheme is still considered to result in unacceptable harm to the character and appearance of the area.

It is also noted that the plans do not indicate the means of enclosure to the first floor balconies on the front elevation, so this cannot be fully assessed.

The proposal is therefore considered to be unacceptable 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

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.

The built development is located a sufficient distance away from residential occupiers not to result in harm resulting from over-looking over private areas, over-shadowing and loss of light. Windows are also positioned in a manner that would not result in overlooking.

Environmental Health require the flue to terminate in line with the planning permission previously granted- F/TH/17/1689. The flue is only shown on the floor plans not the elevations. It is however considered that a condition can be appended to state notwithstanding the details shown on the plans full details shall be provided to comply with the requirements of the Environmental Health team.

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.

Transportation

The proposal will increase the ability of the commercial enterprise to cater for additional covers/people. Limited off street parking is available within the site. There is however, a public car park to the south west of the application site, which patrons would be able to utilise. On this basis it is considered that the highway impacts of this development are acceptable.

The impact upon highway safety is therefore considered to be acceptable.

Conclusion

The proposed first floor extension is considered to result in a prominent, incongruous and uncomfortable extension that would detract and be intrusive form of development which would fail to relate, and be harmful to, the design and form of the existing seafront building and the surrounding built environment. As such, the proposed development would conflict with Policy D1 of the Thanet Local Plan that requires new development to respect or enhance the character and appearance of the area. The proposal would also be contrary to the aims of paragraphs 127 and 130 of the National Planning Policy Framework which seeks to secure high quality design and requires development to be sympathetic to local character. It is not considered that the visual harm would be outweighed by the benefits to tourism and the local economy from the expansion of the hotel facilities from this individual premise. It is therefore recommended that Members refuse the application.

Case Officer

Gill Richardson

TITLE: F/TH/19/1005

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Scale:

