

D06

OL/TH/19/0126

PROPOSAL: Outline application for the erection of 1no. detached 3-bed dwelling including access, appearance, layout and scale

LOCATION: 145 Monkton Road Minster RAMSGATE Kent CT12 4JB

WARD: Thanet Villages

AGENT: Tony Michael

APPLICANT: Mr D Marshall

RECOMMENDATION: Defer & Delegate

Subject to the following conditions:

1 Approval of the details of the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

5 The development hereby permitted shall be carried out in accordance with the following approved plans: Drwg No 145 001, 145 002, 145 003, 145 004A (in part) and 145 005A received 28/02/19 .

GROUND:

To secure the proper development of the area.

6 Prior to the construction of the external surfaces of the development hereby approved samples of the materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

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

7 Prior to the first occupation of the dwelling hereby permitted, the first floor windows in the side elevations shall be fitted with obscure glass and made non opening (except for a top light no lower than 1.7m above finished floor level) and shall be retained as such at all times thereafter.

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.

8 Prior to the first occupation of the dwelling hereby permitted, the area shown on the approved plan for the parking and manoeuvring of vehicles shall be laid out and made available for that purpose and shall be retained as such at all times thereafter.

GROUND:

In the interests of highway safety.

9 The area shown on the approved plan numbered 145 003 for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

GROUND:

Development without adequate provision for the parking or turning of vehicles is likely to lead to parking inconvenient to other road users and detrimental to the amenity and in pursuance of policy D1 of the Thanet Local Plan.

10 Prior to the first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation hereby permitted is commenced or before the building is occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

11 Prior to occupation of the development hereby permitted an ecological enhancement plan, shall be submitted for approval in writing by the Local Planning Authority, detailing what ecological enhancements will be incorporated into the site. The plans must be incorporated into the site as detailed in the approved plan.

GROUND:

In the interests of nature conservation in accordance with the advice contained within the NPPF.

SITE, LOCATION AND DESCRIPTION

The application site fronts the north side of Monkton Road between the villages of Monkton to the west and Minster to the east. The site is located within the countryside as identified within the adopted Local Plan.

The site lies adjacent to a terrace of four, two storey dwellings to the east. To the west is a vehicular access leading to parking to the terrace properties and to farm/industrial buildings to the rear. In addition there is a small group of dwellings on the opposite side of the road.

RELEVANT PLANNING HISTORY**No 145 Monkton Road:**

F/TH/12/0037 Erection of a two storey side and rear extension. Granted 08/03/12

F/TH/11/0317 Erection of a two storey side extension. Withdrawn 21/10/11

PROPOSED DEVELOPMENT

Outline planning consent is sought for the erection of a detached three bed dwelling. It is in outline form, with matters of access, appearance, layout and scale to be considered as part of the application.

In terms of the design of the proposed dwelling it has a hipped roof with feature gable and projecting ground floor window to the street frontage. The main entrance to the dwelling has a canopy over. In terms of materials face bricks and tile hanging are proposed for the external walls and clay tiles for the roof (specific details have not been given), darkwood grain/black aluminium is proposed for the windows, aluminium doors and herringbone Marshalls tegula block paving for the hardstanding.

There is a hardstanding to the rear of the dwelling, which can accommodate at least 1 no. vehicle. Private amenity space would also be provided to the rear to serve the proposed dwelling. Full details of the boundary treatment have not been included within the submission.

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

NOTIFICATIONS

Letters were sent to adjoining occupiers, a site notice posted close to the site and the application publicised in a local newspaper.

Two representations were received. The concerns can be summarised as follows:

- * Already a parking issues to the rear parking area
- * Driveway is in a poor condition, additional traffic movements will exacerbate this
- * Visibility exiting the drive onto Monkton Road is not ideal
- * Not safe for pedestrians coming into the farmhouse if there is more vehicular use
- * Impact upon Hoo Farmhouse, which is a listed building
- * Access is not owned by the applicant

Minster Parish Council: Only one parking space is provided, it is considered that two parking spaces should be provided. The access via the road is privately owned land.

CONSULTATIONS

Conservation Officer: The application site is within a small settlement within the confines of Minster village in a rural area and is characterised by ribbon development along the northern side of Monkton Road. The site is opposite Hoo Farmhouse which, with its boundary wall, is grade II listed. The Farmhouse is accessed from a drive on the Monkton Road abutting the site. There is variety in the age and form of existing dwellings. The majority of dwellings including the Hoo Farmhouse and a terraced houses face and front the Monkton Road giving a strong linear pattern of development on the northern side of the road. There are some farm buildings and workshops to the rear of the terraced houses. However, the workshops do not reflect the predominant character and appearance of this area.

The rural character of the area is emphasised by the agricultural land on both the northern and the southern side beyond the buildings, glimpsed views out into the countryside between the dwellings along Monkton Road and views of the Hoo Farmhouse. Hoo Farmhouse, the boundary wall and its complex of farm buildings form part of that rural character. It is accessed from a drive between the boundary wall and the proposal site. The open garden between Hoo Farmhouse frontage and Monkton Road is predominantly an open landscaped area and together with the undeveloped land at the proposal site makes the listed building and the wall readily visible from Monkton Road. Whatever the historical setting of Hoo Farmhouse may have been and although there are some dwellings in the vicinity, because of the extent of these open areas and the surrounding countryside, it appears as relatively isolated. In my view, this setting makes a valuable contribution to the significance of the listed building and wall.

The proposal would comprise the erection of a two-storey dwelling on an open piece of land opposite to the east of Hoo Farmhouse and west side of the nearby terraced houses. There is an access drive to the Farmhouse and the other properties between the boundary wall to the east of the Farmhouse and the proposal site. But due to the height of the wall it would only partially screen the proposed dwelling from the Farmhouse. I note the submitted drawings show trees on the east side of the Farmhouse along the boundary wall, however I did not see any trees when I visited the site. The proposed dwelling would be seen in views from Hoo Farmhouse, over the wall, along the access drive, from Monkton Road near the junction with the access drive and from neighbouring properties and gardens.

The proposal would introduce new built form to the proposal site and hard surface areas for parking into undeveloped space that, by its contribution to wider views of the Farmhouse, the boundary wall and its associated barns along Monkton Road, at present, positively contributes to the setting of the heritage assets. The proposal would therefore erode the present open character of the site. Furthermore, the proposed dwelling, the adjacent terraced houses, the listed Farmhouse and boundary wall would be seen together in views from the Monkton Road and the rear of the development fronting the northern side of the road. Consequently, the relatively separation of the Farmhouse and its historic boundary wall would be appreciably eroded by the siting of the dwelling. As such, the proposal would detract from the setting of the heritage assets. This will be exacerbated by the design and materials of the proposed dwelling which will be out of character and appearance with the listed building, adjacent terraced houses and other buildings within its close proximity.

I accept that the dwelling would resemble the design and materials to a dwelling recently granted permission within the locality. But the separation of this dwelling by other dwellings in between makes less impact on the setting of the listed building and this does not in my view outweigh the harm that would be caused to the setting of heritage assets by the loss of open land and its replacement by built development on the site. The applicant also fails to note on the Design and Access Statement that the proposal site lies within the setting of a heritage asset and assess the impact of the proposed development to the setting. The NPPF states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

While, in the parlance of the NPPF, that harm would be less than substantial; the desirability of avoiding any harm requires special regard, or special attention, by dint of the statutory

provisions of the Act. Moreover, that there would be some harm caused to the settings of heritage assets, in the absence of clear and convincing justification, renders the proposal contrary to the NPPF. Even if the proposed development would provide some public benefits in the form of additional dwelling and make a contribution to the housing supply shortfall within the district, while considerable, are in my view not sufficient to outweigh the less than substantial harm that would be caused to the significance of the setting of the designated heritage assets affected.

Southern Water: Recommend an informative relating to connection to the public foul sewer

Natural England: On the basis of the appropriate financial contributions being secured to the relevant scheme. Natural England 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 Special Protection Area and Ramsar site.

KCC Ecological Advice: No ecological information has been submitted with this application. As a result of reviewing the data we have available to us (including aerial photos and biological records) and the information submitted with the planning application, we advise that the proposed development has limited potential to result in ecological impacts and as such we are satisfied that there is no requirement for an ecological survey to be carried out.

We have taken this view because the aerial photos indicate that the site has limited connectivity to the surrounding area and the photos within the Design and Access statement indicate that the site is managed regularly as the vegetation within the site is very short - limiting the present for protected/notable species to have established within the site.

Designated Sites

The development includes proposals for new dwellings within the zone of influence (7.2km) of the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and Wetland of International Importance under the Ramsar Convention (Ramsar Site). Therefore, Thanet District Council will need to ensure that the proposals fully adhere to the agreed approach within the Strategic Access Management and Monitoring Strategy (SAMM) to mitigate for additional recreational impacts on the designated sites and to ensure that adequate means are in place to secure the mitigation before first occupation.

A recent decision from the Court of Justice of the European Union has detailed that mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a full 'appropriate assessment' is needed under the Habitats Directive. Therefore, we advise that due to the need for the application to contribute to the SAMM there is a need for an appropriate assessment to be carried out as part of this application.

Ecological Enhancements

One of the principles of the National Planning Policy Framework is that "opportunities to incorporate biodiversity in and around developments should be encouraged". We advise that

if planning permission is granted a condition requiring details of ecological enhancements to be incorporated in to the site must be included.

COMMENTS

This application is referred to the Planning Committee at the request of Cllr Bill Hayton due to concerns that the development would be out of keeping in the area and represent an over-development.

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 application site fronts the north side of Monkton Road between the villages of Monkton to the west and Minster to the east. There is a shared access to the wider site to the western side of the site. The site is between no. 145 Monkton Road and Hoo Farm.

The site is not considered to be previously developed land.

Policy CC2 of the Thanet Local Plan 2006 - Landscape Character Area applies to the site. The site forms part of the Wantsum North Shore Landscape Character Area, where "development will only be permitted that would not damage the setting of the Wantsum channel, and long views of Pegwell Bay, the Wantsum channel, the adjacent marshes and the sea..." It is not considered that the application conflicts with this policy.

Policy CC1 of the Thanet Local Plan 2006 applies to the site and it is outside of the urban confines of Minster and Monkton, the nearest adjacent villages. The policy considers that "new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside."

The application site lies well outside the built up village confines of both Monkton and Minster as defined by the Thanet Local Plan 2006 and consequently in the countryside for planning policy purposes. As such Policy CCI applies, which restricts new housing 'unless there is a need for the development that overrides the need to protect the countryside'. In addition, Policy H1 precludes housing outside built up confines. At the current time the Council cannot demonstrate a five year supply of deliverable housing sites and consequently policies for the supply of housing can not be considered up to date. In these circumstances Policies CCI and H1 can only be afforded limited weight in this application.

The villages of Monkton and Minster both offer a good range of services and facilities. Monkton has a village hall, church, primary school and recreation ground whilst Minster has

an even wider range of facilities with some shops, post office, primary school and a railway station. The application site is within 2 km of most of these facilities and not far from the built-up confines of either village; it is not therefore an isolated location.

There is no footway alongside Monkton Road linking the appeal site to Minster, the closest village, but the footway starts about 400m away, the road is relatively wide and straight with good visibility and there is some street lighting at night. Whilst the lack of a footway would be a deterrent, occasional walking to and from the new house remains likely. In addition, the site is served by limited bus services which stop about 100 m away and the road forms part of a recognised national cycle route. Taking these factors together, even without a footway the site is in a relatively sustainable location and future occupiers would not be wholly reliant on the private car.

The proposal would consolidate the existing group of residential properties adjacent to the site which lies in the countryside between the two villages. It would incrementally extend the ribbon development on the northern side of the road. However, the new house would be seen in the context of a terrace of dwellings just to the east. The houses and units behind would share the existing access drive leading to the parking spaces and garages serving all properties to the rear. The houses would therefore be seen together as a single, integrated scheme.

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 places 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.

There is a scatter of other residential development along the road which runs about 1 km through the countryside between the two villages. The site is adjacent to a small group of properties along this part of Monkton Road. It is considered that this group add significantly to the rural character of the road which helps describe the agricultural past of the area and adds visual interest. The group conveys a character of small separate farming community and contains Hoo Farmhouse, Hoo Farm and a number of smaller properties, which would have presumably been farm labourers houses.

Together with having regard for the special character of the area as countryside, the site lies within the Former Wantsum North Shore Landscape Character Area. The Local Plan states that the built elements within this area "provide important visual evidence of the growth of human settlement, agriculture and commerce in the area", whilst the "openness of the landscape provides wide and long views of the former Wantsum Channel area and Pegwell Bay".

The proposed dwelling is set back from the road, a similar distance to that of the adjoining terrace; although they have a greater front garden area. The proposed dwelling has a slightly larger footprint than the terrace, but is similar to that approved under planning reference F/TH/16/0788, which was allowed following an appeal (adjacent to no. 151 Monkton Road). The proposed dwelling has also been shown to have the same ridge height as the terrace. Aspects of the terraces design have been integrated into the design of the proposed dwellings; a feature window at ground floor and fenestration have a strong vertical emphasis. I consider that these design aspects will assimilate the scheme to the terrace, without harming the character of the area.

In terms of materials face bricks and tile hanging are proposed for the external walls and clay tiles for the roof (specific details have not been given), darkwood grain/black aluminium is proposed for the windows, aluminium doors and herringbone Marshalls tegula block paving for the hardstanding. These materials are generally considered to be appropriate for this location and precise details of the materials can be secured by condition.

Impact on listed buildings

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess.

The Framework defines Listed Buildings as a designated heritage asset and defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Paragraph 193 of the Framework advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance and any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 196 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The National Planning Practice Guidance also advises that a thorough assessment of the impact on the setting needs to take into account, and be proportionate to the significance of the heritage asset under consideration and the degree to which the proposed changes enhance or detract from that significance and the ability to appreciate it. Whilst setting is often expressed by reference to visual considerations it can include other factors such as the historic relationship between places.

The proposal would introduce built form adjacent Hoo Farmhouse and the Conservation Officer has commented that the proposal would harm the setting of the property which they considered to be isolated, given the current relationship with the terrace and the listed building. The Conservation Officer also considers the proposal would erode the present open character of the site and the development would be seen with the listed building and terrace. Furthermore the proposed materials are considered to be out of character and appearance with the listed building.

The site is close to Hoo Farmhouse, which is Grade II listed. In addition the wall and gates to the front of the property are separately listed; Grade II. The setting of a heritage asset is not a fixed concept; it is concerned with the way the heritage asset is experienced. The listed building is viewed within the context of the residential form along Monkton Road. There are existing two storey dwellings to the road frontage. As such the setting of the asset when experienced from Monkton Road is of a semi-rural nature. Hoo Farmhouse has a well defined curtilage, enclosed by a wall. It is considered that this enclosure visual separates the two development and the setting is retained. The proposed dwelling would be located in a pattern that continues development along Monkton Road and seen in this context. It is considered that the listed building would remain the dominant feature of the street scene. The area to the side would retain a significant level of openness around the listed building and would preserve the semi-rural setting of the listed building.

Having considered the location and scale of the development, together with its relationship with this listed building, I am satisfied that no harm would be caused to its significance, including its setting.

Other listed buildings; Hoo Corner Farm, within the wider vicinity are considered to be of sufficient distance from the application site so as not to be affected by the proposed development

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 proposed dwelling rear elevation would face into a complex of farm buildings, these are not dwellings and therefore, the relationship is considered to be acceptable.

To the west of the application is Hoo Farmhouse, the proposed dwelling has ground and first floor windows in the side elevation, I consider that existing boundary treatment will mean that no material overlooking will occur. The first floor window in that flank elevation serves an en suite, a non-habitable room, this could be conditioned to be fitted with obscure glazing in perpetuity. I therefore consider this relationship to be acceptable.

In terms of the impact on the living conditions of the occupants of the donor dwelling; 145 Monkton Road, the plans show windows to the ground and first floor, these are either non-habitable rooms or a secondary window serving dining/living room. Number 145 has three windows within its side elevation; at ground floor a window to the entrance lobby, mid height

window to staircase/landing and a loft level window, which is a secondary window to a bedroom/loft space/storage area . Given the uses of the rooms served by these windows or the secondary nature of the windows I do not consider that there would be a material loss of light or outlook. For the above reasons I consider that this relationship is acceptable.

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

In summary 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 existing donor dwelling benefits from an area to its rear for the parking of vehicles. No alterations to the existing vehicular access is proposed as part of this application. It is noted from the site visit that visibility is poor at the vehicular access to the site, although this is currently used by 145 and 139 Monkton Road and the increase in use of the access to serve one dwelling would not create significant harm to the road network.

The proposed dwelling is afforded one parking space to the rear of the dwelling. Having regard to the parking standards it is confirmed the guideline is for two parking spaces. This part of Monkton Road is relatively free from parked vehicles and is not subject to parking restrictions. However due to the set back nature of the site in comparison to the terrace and their curtilage a parked car could be accommodated to the front of the site.

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

Contributions

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 to mitigate the additional recreational pressure on

the SPA area. The required sum of money is £424. The agreement requires some amendments to be made and the agent is working to progress this matter.

Conclusion

The proposal is for a dwelling and represents a departure from the development plan as it is outside the urban confines. Given the need for housing in Thanet and the lack of a demonstrable 5 year supply of housing the proposal is considered against the criteria of sustainable development within the NPPF with regard to other material planning considerations.

The NPPF 2018 has at its heart the presumption in favour of sustainable development as set out in section 2 of the NPPF 2018. Achieving sustainable development involves the pursuit of economic, environmental and social objectives. The relationship of this scheme to the objectives is summarised below and a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages:

In terms of the economic dimension of sustainable development the provision of a dwelling and would give rise to employment during the construction phase of the development, and is likely to result in an increase in the use of local services and facilities, both of which will be of benefit, albeit modest, to the local economy.

In terms of the social dimension of sustainable development paragraph 59 of the NPPF 2018 refers to 'the Government's objective of significantly boosting the supply of homes'. The NPPF points out that 'small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly' and that 'development in one village may support services in a village nearby'

The scheme brings forward modest benefits with an additional market dwelling, a small contribution to market housing in the area, it is likely to support shops and services in Minster and further afield and it would allow increased social interaction between residents existing and new, and employment personnel albeit in a modest way. The scheme is considered to be well designed and safe as sought by paragraph 8.b) of the NPPF.

There is a good level of local services and facilities available in Minster, which can be reached on foot and by cycle. The site is considered to be in a sustainable location.

In terms of the environmental dimension of sustainable development the environmental issues are assessed in earlier sections of this report but to summarise, the proposal does not result in the loss of agricultural land, it is considered to make effective use of land. There would be some harm to the setting of the listed building (Hoo Farmhouse and its listed wall), however, the harm is considered less than substantial.

Overall it is considered that, any harm is outweighed by the public benefits of the scheme as set out above. The development a dwelling, in a sustainable location is considered to satisfy economic, social and environmental objectives as required by the NPPF and the development can constitute sustainable development. The adverse effects of the proposed

development on this site in the countryside and listed buildings are not considered to significantly and demonstrably outweigh the benefits.

It is therefore recommended that Members defer and delegate the application subject to an appropriate Unilateral Undertaking being entered into and safeguarding conditions.

Case Officer

Gill Richardson

TITLE: OL/TH/19/0126

Project 145 Monkton Road Minster RAMSGATE Kent CT12 4JB

Scale:

