

D03

F/TH/20/0182

PROPOSAL: Erection of 3no 2bed detached bungalows with associated parking following demolition of the existing dwelling and garage

LOCATION: 45A Manston Road RAMSGATE Kent CT11 0RH

WARD: Newington

AGENT: Mr Matthew Gerlack

APPLICANT: Mr R Hilderbrando

RECOMMENDATION: Defer & Delegate

Defer and delegate the application to officers for approval subject to the receipt of a satisfactory legal agreement within six months of the date of this resolution securing the required planning contribution and the following safeguarding 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 20/404/JG/PL01, 20/404/JG/PL04 and material specification received 7th February 2020.

GROUND;

To secure the proper development of the area.

3 No development, excluding demolition of the existing dwelling, shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND;

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

4 The area shown on the approved plans 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 amenity and in pursuance of policy D1 of the Thanet Local Plan.

5 No further development whether approved by Schedule 2, Part 1, Classes A, B or C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

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.

6 No development, excluding demolition of the existing dwelling, shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND;

To ensure that features of archaeological interest are properly examined and recorded.

7 Within 6 months of the works commencing an Ecological Enhancement and Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall detail what ecological enhancements will be incorporated into the site, where they will be located and how they will be managed. The plan shall be implemented as approved.

GROUND;

In the interests of nature conservation in accordance with the advice contained within paragraph 170 of the National Planning Policy Framework.

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

Prior to being discharged into any water course, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor

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.

It is the responsibility of developers to have the appropriate waste storage facilities and containers in place prior to the property being occupied. For more information, please contact Waste and Recycling on 01843 577115, or visit our website <http://thanet.gov.uk/your-services/recycling/waste-and-recycling-storage-at-new-developments/new-developments/>

This application has an associated unilateral undertaking.

SITE, LOCATION AND DESCRIPTION

The application site is an irregular shaped parcel of land measuring approximately 0.1 hectares and is accessed via an existing access road from Manston Road. The site is currently occupied by a single large bungalow with a detached garage and other outbuildings.

To its north, the site is bounded by the railway line, to its east by the rear gardens of properties in Clifton Road and to its south and west by the rear gardens of properties in Manston Road.

RELEVANT PLANNING HISTORY

F/TH/18/1172 - Erection of 2 no. two storey dwellings following demolition of existing detached garage and conservatory together with alterations to existing dwelling and access. Refused 25th October 2018.

PROPOSED DEVELOPMENT

This application would see the demolition of the existing bungalow and other structures on the site and its redevelopment for 3 no. two bed detached bungalows. Each bungalow would have a private garden area and a single parking space with an additional 3 visitor spaces provided within the site.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

H1 - Residential Development Sites;
H4 - Windfall Sites;
TR12 - Cycling;
TR16 - Car Parking Provision;
D1 - Design Principles;
D2 - Landscaping;

SR5 - Play Space.

Draft Local Plan

SP11 - Housing Provision

SP12 - General Housing Policy

SP19 - Type and Size of Dwelling

SP34 - Conservation and Enhancement of Thanet's Historic Environment

SP35 - Climate Change

SP41 - Safe and Sustainable Travel

SP42 - Accessible Locations

H01 - Housing Development

GI01 - Protection of Nationally Designated Sites (SSSI) and Marine Conservation Zones (MCZ)

GI06 - Landscaping and Green Infrastructure

QD01 - Sustainable Design

QD02 - General Design Principles

QD03 - Living Conditions

QD04 - Technical Standards

QD05 - Accessible and Adaptable Accommodation

HE01 - Archaeology

HE02 - Development in Conservation Areas

CC02 - Surface Water Management

CC04 - Renewable Energy

TP02 - Walking

TP03 - Cycling

TP04 - Public Transport

TP06 - Car Parking

NOTIFICATIONS

Letters were sent to adjoining residents and a site notice posted close to the site.

One letter has been received in support of the application which states that the proposed dwellings are good looking bungalows which will fit in nicely and would not hurt anyone in this location.

Ramsgate Town Council: No comment

CONSULTATIONS

Southern Water: A formal application is required for a connection to the public foul sewer. An informative to this effect should be attached to any grant of planning permission.

Should any sewer be found on the site during construction works, an investigation of the sewer should be undertaken to ascertain its ownership before works commence again.

KCC Flood and Water Management: No comment.

KCC Highways: No objection. Note there is a wider area just off Manston Road where a vehicle entering can wait for a car coming down the drive.

KCC Archaeology: The site lies in an area that is rich in archaeology of a number of periods. In particular an Early Medieval cemetery has been identified in the area to the south of the present site. Although the site itself is partially developed there remains potential for archaeological remains to be present in the area of new development. I would therefore recommend that in any forthcoming permission provision is made for a programme of archaeological works through the following condition:

AR1 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

COMMENTS

This application is referred to Planning Committee as the applicant is an employee of the Council.

Principle

The site lies within the defined settlement of Ramsgate and constitutes the existing residential property and private residential garden land. Therefore part of the site is not previously developed land contrary to Policy H1 of the 2006 Local Plan. However Policy H01 of the Draft Local Plan states that residential development on non-allocated sites within the confines of the urban area should be approved, subject to meeting other relevant Local Plan policies, and there is an identified housing need in Thanet. On this basis the principle of additional residential development on the site would be acceptable subject to other policy considerations including character and appearance, impact on living condition and impact on highways.

Character and Appearance

The National Planning Policy Framework (NPPF) states that planning decisions should aim to ensure that development should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place; respond to local character and history; reflect the identity of local surroundings and materials; and are visually attractive as a result of good architecture and appropriate landscaping (paragraph 127). 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 application site lies within an established residential area and is currently occupied by a bungalow. Whilst the majority of development in the area enjoys a road frontage, it is considered that the residential use of the site has been established in the backland location to the rear of the properties fronting Manston Road.

There are limited views into the site from public vantage points in the surrounding area with the open spacious nature of the site only being appreciated from its entrance at the end of its access road. The central bungalow of the three proposed might be glimpsed from the top of the access road in Manston Road. The proposed bungalows are fairly traditional in design and would be constructed of materials (such as bricks and cladding) which reflect those in the surrounding area.

It is recognised that refuse vehicles would not be able to access the site. It is considered that as now, occupiers of the development would carry the bins out on the appropriate collection day. Whilst this is not ideal, given the distance involved, this is an existing situation and is not considered, therefore to create any adverse impact on the character or appearance of the area on a permanent basis which a bin storage building/structure could create or result in a poor quality development given its small scale.

Given this it is not considered that the proposed development of the site would have an adverse effect on the character or appearance of the surrounding area.

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. Paragraph 127 states that planning decisions should ensure that all developments (a) function well and add to the overall quality of the area for the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, (c) are sympathetic to local character and history including the surrounding built environment and landscape setting, (d) establish or maintain a strong sense of place, (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and (f) create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users.

Saved policy D1 of the Local Plan seeks to provide development which allows for a good standard of accommodation for its future occupiers/users. This aim is taken forward in the draft Local Plan in its Quality of Development chapter.

It is considered that, given the orientation between the proposed new dwellings and surrounding dwellings and the distances involved (12.4m from the closest part of 45C to the rear elevation of the nearest property in Clifton Road (no. 38), and 19m to the rear elevation of the nearest neighbour on Manston Road (no.47) that there would be no adverse effect on the residential amenities of the occupiers of surrounding dwellings in terms of loss of light or sense of enclosure. The proposed development is also single storey in height and surrounded by existing boundary treatment, meaning that no overlooking would be created from the proposal. It is noted that there may be some increase in terms of noise and

disturbance from three properties on the site as opposed to the current single dwelling, including from vehicular movements into the site. It is not, however, considered that the increase would be significant enough to warrant refusal of the application from the two additional dwellings given the distances from the proposed dwellings and vehicular access, to neighbour properties.

The development has been designed and laid out to ensure that there is no direct overlooking or other adverse effect on residential amenities for future occupiers between proposed dwellings given the introduction of proposed 1.8m high fences between the proposed dwellings.

In terms of the living conditions for the future occupiers of the development, it is considered that each unit would be provided with adequate levels of light and ventilation and be served by a vehicle parking space as well as each having an area of amenity space which would provide space for bin storage, clothes drying and doorstep playspace. All new residential development is required to meet the Nationally Described Space Standards to ensure a good standard of accommodation for future occupiers in accordance with Draft Local Plan Policy QD04. The proposed units would meet the respective standards for a 2 bed, 3 person single storey dwelling in size. The rear elevations of the property are considered to be sufficient distance from the train line to the rear, with significant existing landscaping between the rear boundary and the train tracks to attenuate any impact on ground floor rear windows. Given the above, the dwellings are considered to provide a good standard of accommodation for future occupiers.

Highways

Paragraph 108 of the NPPF states that in assessing applications for development it should be ensured that adequate opportunities to promote sustainable transport modes have been taken up; safe and suitable access to the site can be achieved for all users and any significant impacts from the development on the transport network (in terms of capacity and congestion) or on highway safety, can be cost effectively mitigated to an acceptable degree. It goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 109). Applications for development should give priority to pedestrian and cycle movements and secondly (as far as possible) facilitate access to high quality public transport, address the needs of people with disabilities and reduced mobility, create places that are safe, secure and attractive, allow for the efficient delivery of goods and access by service and emergency vehicles and be designed to enable charging of plug in and other ultra low emission vehicles (paragraph 110). These aims are reflected in the Council's Local Plan policies.

The application site is located within a sustainable location, close to public transport and within walking distance of services and facilities.

The application proposes an additional two dwellings giving a total of three dwellings on the site. It is proposed that the three dwellings would be served by a total of four parking spaces with two spaces proposed to serve the existing bungalow on the site and one parking space for each of the proposed dwellings. The site is served by an existing access road which is relatively straight and KCC Highways raise no objection to the application given that there is

a wider area just off Manston Road where a vehicle entering can wait for a car coming down the drive.

It is noted that the new dwellings would be fitted with sprinkler systems to address the limited access for fire engines, with fire safety considered through separate building regulations legislation.

Given the above, it is not considered that the proposed development would generate a significant number of vehicle movements or have an adverse impact in terms of parking or highway safety.

Drainage and Flooding

Paragraph 155 of the NPPF refers that inappropriate development in areas at risk of flooding should be avoided. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). The application site is not within an area prone to flooding and is designated as being of low risk; accordingly the development would not pose a flood risk issue to the wider environment.

The site lies within Flood Zone 1 according to the Environment Agency's flood maps - land with the lowest risk of flooding - and given the size of the application site no Flood Risk Assessment is required.

Details provided with the applicant advises that the foul water would be likely to go to the public foul sewer in Manston Road and surface water being dealt with via measures such as permeable materials and soakaways.

It is considered appropriate to secure full details of the proposed means of foul and surface water drainage for the proposed development via a condition. With these details conditioned it is considered that the impact upon flooding and drainage from the proposed development can be safely managed.

Habitat Regulations

Thanet District Council has produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' 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. The proposed development is 1km from the Thanet Coast and Sandwich Bay SPA, Ramsar and SSSI. Therefore, to enable the Council to be satisfied that the proposed development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required to contribute to the district wide mitigation strategy. This has been accepted as an appropriate approach by Natural England.

It is considered that the SAMM request meets the test for inclusion within a S106 agreement. The contribution required in this instance would be £960 (3 x £320). The applicants have agreed to pay this contribution and this would be secured through an undertaking.

Ecology

The NPPF states at paragraph 170 states that the "planning system should contribute to and enhance the natural and local environment by ... minimising impacts on biodiversity and providing net gains in biodiversity where possible ..." The NPPF continues at paragraph 175 that "if significant harm resulting from the development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Whilst the applicants have not submitted an Ecological Survey to support the application, it is noted that there is an existing dwelling and outbuildings on the site with the rest of the site either residential garden or hard surfaced. As such, it is considered that the biodiversity potential of the site is low.

It is considered, however, that there are opportunities for the biodiversity enhancements from the development by including such elements as bird boxes with the scheme. It is considered appropriate that these enhancements are secured by condition.

Archaeology

Paragraph 184 of the NPPF states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. In determining planning applications, NPPF paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Furthermore, para 192 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness

Thanet is generally considered to be rich in archeology, KCC Archaeology have been consulted on the application and state that the site lies in an area that is rich in archaeology of a number of periods. In particular an Early Medieval cemetery has been identified in the area to the south of the present site. Although the site itself is partially developed there remains potential for archaeological remains to be present in the area of new development. They advise that a condition requiring a programme of archaeology works to be submitted and agreed is attached to any grant of planning permission.

It is considered that the imposition of the requested condition would be appropriate and that the safeguarding condition would ensure that there would be no adverse impact on archaeology from the proposed development.

Conclusion

The proposal is for 3 dwellings with the urban confines of Ramsgate and would make a minor contribution to the Council's housing supply. Whilst the site would be considered a backland site in an area where development largely has a road frontage, it is considered that the site has an established residential use. There would be no adverse effect from the proposed development on the character or appearance of the area, living conditions, highways, ecology, archaeology, flooding or drainage. The applicants have also agreed to pay the required SAMM contribution. Therefore it is recommended that Members defer and delegate the application to officers for approval subject to the receipt of a satisfactory legal agreement within six months of the date of this resolution securing the required planning contribution and safeguarding conditions.

Case Officer

Annabel Hemmings

TITLE:

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Project

45A Manston Road RAMSGATE Kent CT11 0RH



