

A02

F/TH/19/1740

PROPOSAL: Change of use and conversion of upper floors to 14 self contained flats with access from ground floor and erection of first and second floor rear extensions, enlargement of front dormer window, alterations to fenestration and removal of existing fire escapes together with associated parking and bin stores.

LOCATION: 51 - 59 Norfolk Road MARGATE Kent CT9 2HX

WARD: Cliftonville West

AGENT: Mr Chris Chambers

APPLICANT: Mr Tom Dale

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 009 Rev B received 27 May 2020, 013 Rev E, 015 Rev E, received 28 May 2020, 010 Rev E, 011 Rev E, 014 Rev G, received 15 June 2020.

GROUND;

To secure the proper development of the area.

3 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage
- (f) Measures to control noise affecting nearby residents
- (g) Dust control measures

GROUND;

In the interests of highway safety and neighbouring amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

4 Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted.

- o the treatment proposed for all hard surfaced areas beyond the limits of the highway.

- o walls, fences, other means of enclosure proposed.

shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND;

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan.

5 Prior to the installation of any external windows and doors, joinery details at a scale of 1:5 of the windows and doors to include sections through glazing bars, frames and mouldings shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.

6 Prior to the first occupation of the development hereby permitted, details of the refuse storage shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage shall be in accordance with the approved details and thereafter maintained.

GROUND;

To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

7 The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

GROUND;

In the interests of highway safety.

8 Prior to the first use of the development, the area shown on approved plan numbered 009 Rev B received 27 May 2020 for the parking and manouvering of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

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.

9 Prior to the first use of the development, the secure cycle parking facilities, as shown on approved drawing no. shall be provided and thereafter maintained.

GROUND;

In the interests of promoting increased cycling in accordance with policy TR12 of the Thanet Local Plan

10 The proposed first, second and third floor windows in the southern side elevation serving bathrooms for units 6, 12 and 14 shall be obscure glazed and fixed shut to a height of 1.7m above the internal floor level.

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.

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

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

SITE, LOCATION AND DESCRIPTION

The application site forms a prominent location on the corner of Norfolk Road and Cumberland Road and currently comprises built development that covers virtually the entire plot. A single storey flat roof extension is located across the Norfolk Road elevation and three and four storey projections extend towards the rear boundary with single storey rear extension infilling the space between the projections.

RELEVANT PLANNING HISTORY

There is an extensive planning history for the site with the most recent applications outlined below:

F/TH/19/0772 - Change of use of part ground floor to mixed use Non-residential Institution (Use Class D1) with associated parking and boundary treatments and replacement windows doors and render following the demolition of existing single storey rear extension and fire escape. Granted 14 October 2019.

F/TH/18/0459 - Change of use to 5No. 4 bed houses, 1No. 3 bed house and 5No. 2 bed flats, together with erection of 1No. 2 bed dwelling, three garages and alterations to the fenestration, following the demolition of the existing front and rear extensions. Granted 19 July 2018.

F/TH/08/0587 - Erection of four storey building containing 26 no. 2 bed flats fronting Norfolk Road, and three -storey terrace of 3no houses, fronting Cumberland Avenue following Demolition of existing hotel. Refused 16 July 2008 for the following reasons:

- Loss of tourist accommodation
- Unacceptable living conditions
- No affordable housing
- No financial contributions

F/TH/91/1073 - Erection of a single storey side extension. Granted 21 January 1992.

TH/86/0734 - Erection of a third floor rear extension to provide additional bedrooms and bathrooms. Granted 22 September 1986.

TH/86/0496 - Erection of an attached shed. Granted 2 July 1986.

TH/83/0224 - Alterations to provide a ramped entrance. Granted 14 march 1983

PROPOSED DEVELOPMENT

The proposed development is the change of use and conversion of upper floors to 14 self contained two bedroom flats flats with access from the ground floor and alterations to fenestration including extension/enlargement of front dormer window, enlargement of side roof window, and removal of existing fire escapes together with associated parking and bin stores. Access to the upper floors would be provided from both the Norfolk Road and Cumberland Road elevations and visitor parking, and an amenity space would be provided at the rear of the site.

Amended plans have been submitted during the application process following concerns raised by officers regarding the impact of the development upon the character and appearance of the conservation area, the living conditions of the neighbouring property occupiers and the future occupiers of the site altering the design of the proposed alterations and removing the first and second floor extension proposed on the southern boundary of the site.

The use of the ground floor of the building was considered as part of application reference F/TH/19/0772. This application was approved in October 2019 to change this area to a Non-residential Institution (Use Class D1). This part of the building is not being considered as part of this application and therefore no further information is required regarding this use for this application.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles
D2 - Landscaping
H1 - Residential Development Sites
H4 - Windfall Sites
SR5 - Play Space
TR12 - Cycling
TR16 - Car parking provision

Cliftonville Development Plan Policies 2010

CV3 - Provision of family housing in new developments
CV5 - Cycle parking provision
CV6 - Parking provision for the conversion of former hotel accommodation

Draft Local Plan

SP12 - General Housing Policy
SP19 - Type and Size of Dwellings
SP25 Protection of International and European Designated Sites
SP26 - Strategic Access Management and Monitoring Plan (SAMM)
SP33 - Quality Development
SP35 - Climate Change
SP41 - Safe and Sustainable Travel
HE02 - Development in Conservation Areas
H01 - Housing Development
H08 - Cliftonville West and Margate Central
QD01 - Sustainable Design
QD02 - General design Principles
QD03 - Living Conditions
QD04 - Technical Standards
QD05 - Accessible and Adaptable Accommodation
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site and an advert was posted in the local paper.

Twelve letters of objection have been received raising the following concerns:

- Lack of parking
- Highway safety
- Noise and disturbance
- Security of neighbouring properties
- Increase in crime
- Loss of privacy
- Littering
- No detail regarding the ground floor of the building
- Impact upon the character and appearance of the area
- Development too high
- Size of the outdoor space
- Conflict with local plan
- Increase of pollution
- Over development
- Strain on existing community facilities
- Information missing from plans
- Poor standard of accommodation
- Lack of family houses
- Flat roof front extension is not being removed

Margate Conservation Area Action Group (CAAG) - It is a shame that the front extension that blights the streetscape and defaces the houses has not been removed. The CAAG had previously seen a scheme that proposed removing the front extension and reinstating the facades and returning the building back to its original form as a row of terraced houses. This proposal seems to tweak a bad design, ensuring that the front extension and inappropriate rear extensions will remain for a long time to come. This is a bad proposal and cannot be supported. Advice refuse.

CONSULTATIONS

TDC Conservation Officer - 51-59 Norfolk Road is a large developed site known locally as St Anselms, located within Norfolk Road, Warwick Road and Surrey Road Conservation Area.

Whilst the Council does not have any saved local plan policies on heritage and conservation, its Draft Local Plan is nearing adoption and as such weight can be given to the policies contained within it. Draft policy HE02 of the Draft Thanet Local Plan 2018 sets out within Section 8 which states 'Appropriate materials and detailing are proposed and the development would not result in the loss of features that contribute to the character or appearance of the conservation area. New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted.'

NPPF guidance section 192 states when determining applications, local planning authorities should take account of (paragraph c) the desirability of new development making a positive contribution to local character and distinctiveness.

Initially when this application was first reviewed there were substantial concerns regarding the design of the scheme, including the removal of the bays upon the principle facade and the introduction of Juliet balconies to both the front and rear elevations. However following discussions the balcony element has since been removed and the bay windows retained, largely improving the application. The bay windows to the front of the property are one of the remaining features that give the building some authenticity and a sense of its original character, before it was largely altered, therefore their retention was important.

The removal of the external staircase and generally 'tidying' of the rear elevation is a positive element of this application and would reflect well across the surrounding conservation area. However this should not be achieved to the detriment of the cohesiveness and uniformity of the development which needs to appear sympathetic and considerate to the existing built form of the conservation area. The fenestration which replaces the staircase seems somewhat unconsidered when viewed as an individual elevation however I can appreciate that there is a wrap effect when viewing the rear and side elevations collectively.

I note other consultee comments and objections which have been made, however only proposed works included within this application can be taken into consideration when assessing the possible effects to the surrounding conservation area and therefore I have considered the proposed scheme on its own merits.

The changes proposed within this scheme enable this property to be converted to a functional state that meets the contemporary requirements of the community within the area. The property has remained empty for some time now and its re-establishment back into use would secure its future maintenance and sustainability which would ultimately improve its perceived appearance. From a heritage perspective I believe the aesthetic character and appearance of the surrounding conservation area to receive a reduced level of harm inflicted by the work proposed to 51 - 59 Norfolk Road whilst the retention of the features, which contribute to its appearance and integrity, assist in this balanced scheme. This application has evolved efficiently to meet with national and local guidance and therefore I do not object to this application.

If this application was to be successful I would like further details of windows and doors, which should be submitted through condition.

TDC Environmental Health - Given the noise condition that was placed on F/TH/19/0772 we would have no further comments.

TDC Housing - I have reviewed the plans for this application and cannot see any reference to affordable housing units. We would want to see 30% of the units on site, this would support our current regeneration programme in the area, of re-balancing the tenure in the area.

KCC Economic Development - The County Council has assessed the implications of this proposal in terms of the delivery of its community services and is of the opinion that it will have an additional impact on the delivery of its services, which will require mitigation either through the direct provision of infrastructure or the payment of an appropriate financial contribution.

Contributions would be required to the following areas; Secondary Education, Community Learning, Youth Services, Library Bookstock, Social Care and waste services. A condition is also required to ensure provision of Broadband services. Subject to these contributions and conditions being secure no objection would be raised to the application.

Kent Police - Applicants/agents should consult us as local Designing out Crime Officers to address CPTED. We use details of the site, relevant crime levels/type and intelligence information to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behavior (ASB), Nuisance and Conflict.

Secured by Design (SBD) www.securedbydesign.com is the UK Police flagship initiative combining three differing levels of security. SBD Homes 2019 is appropriate for this site. To meet SBD physical security requirements, SBD require doorsets and windows to be certified by an approved independent third-party certification body e.g. (UKAS) in the name of the final manufacturer/fabricator. This requirement exceeds the requirements of Building Reg ADQ. Products that are independently certificated to recognised security standards have been responsible for consistently high reductions in crime as verified by numerous independent academic research studies.

If this application is to be approved we strongly request a Condition be included to address the points below and show a clear audit trail for Design for Crime Prevention and Community Safety to meet our and Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998.

Having reviewed the application in the on-line planning portal the following issues are of concern and need to be addressed:

- Parking is at a premium in this area and conflict and nuisance can occur. We are concerned that this number of units would exacerbate the local on street parking problems.
- Defensible space
- Boundary Security
- Lighting and CCTV
- Access Control
- Doorsets and Window standards to meet PAS 24:2016 certified

We have additional questions concerning the basement and ground floor usage that are relevant to our response. The lack of a DAS (Design and Access Statement) that we appreciate is not a requirement but can be helpful and a Planning Statement on the portal preventing us from making a detailed response at this stage.

KCC Highways - I note that the existing approved use of the site as a residential institution provides up to 60 bedrooms, whereas these proposals are for conversion to 14 flats. In consequence of this, I am of the view that likely on-street parking demand will decrease and provision has even been made for some off-street parking, although this largely offsets spaces lost to the creation of a vehicle crossover. Consequently there is unlikely to be a severe impact that would warrant a recommendation for refusal on highway grounds.

In light of the above, provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

Submission of a Construction Management Plan before the commencement of any development on site

Before and after construction of the development, highway condition surveys for highway access routes should be undertaken and a commitment provided to fund the repair of any damage caused by vehicles related to the development.

Use of a bound surface for the first 5 metres of the access from the edge of the highway.

Provision of measures to prevent the discharge of surface water onto the highway.

Garage door to be set back a minimum of 5 metres from the edge of the carriageway.

Provision and maintenance of 2 metres x 2 metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level, prior to the use of the site commencing.

Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.

Provision and permanent retention of the cycle parking facilities shown on the submitted plans prior to the use of the site commencing.

Provision and permanent retention of electric vehicle charging facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.

Southern Water - A formal application for a connection to the public foul sewer is required for this development.

COMMENTS

This application has been brought to committee by Cllr Heather Keen for members to consider the number of family homes provided, the lack of affordable housing, harm to highway safety and the proposed use of the ground floor.

Principle

Thanet Local Policy H1 relates to housing development and supports development on previously developed land and where there is no conflict with other local plan policies. The site is within existing built up confines of Cliftonville West where policy H10 applies, and has been previously used as a residential training centre and hotel. Policy H10 supports the redevelopment of existing buildings to accommodate residential uses. There is no policy requiring the retention of this use. Draft policy H08 of the Thanet Local Plan states that Proposals to provide residential accommodation in those parts of Cliftonville West and Margate Central (as identified on the Policies Map) will be expected to:

- 1) provide high quality homes in accordance with good design principles;
 - 2) Increase the number of family homes.
 - 3) Contribute to the creation of mixed settled communities in which families and individuals will want to live.
 - 4) Make a positive contribution to the street scene and environmental quality of the area.
- Therefore this proposal is acceptable in principle, subject to other material considerations such as the impact on the character and appearance of the area, impact on the Conservation Area, neighbouring and proposed living conditions and transportation.

The site is also located within the Cliftonville Development Plan area and is therefore subject to the relevant policies within the Cliftonville Development Plan Document. Policies CV3 and CV5 are considered to be relevant. Policy CV3 relates to the provision of family housing in new developments. This policy states that "...flats of any size will not be permitted unless it can be clearly demonstrated that there are overriding design or townscape reasons for allowing such development and that no acceptable design solution can be found to accommodate individual family dwellings." In this case the building subject of the application is substantial in size, being a former hotel and then residential training centre. It had over the upper floors 60 bedrooms, all with ensuite facilities, as well as various ancillary rooms and accommodation. It is not considered that this size of property would lend itself to use as a single dwellinghouse, nor be suitable to be divided into a number of single dwellinghouses due to the height and depth of the built form on the site. Given this, it is considered in this instance, given the size of the subject property this policy should be relaxed.

Character and Appearance

The site is located within the Norfolk Road, Warwick Road and Surrey Road Conservation Area and therefore the Council must take into account Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that in relation to conservation areas, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.'

The original plan proposed Juliet balconies to the front elevation, however these have been removed following the submission of amended plans. The only remaining change to the front elevation is the alteration of the third floor dormer roof from a flat roof to a pitched roof with a gable end fronting Norfolk Road. This alteration is considered to improve the appearance of this dormer and due to its location would not be highly prominent within the street scene.

New windows and doors would be installed in the modern extension fronting Cumberland Road. At ground floor level these doors and windows would follow the pattern and design of windows within the original section of the building and would help to break up the large sections of brick work that are currently visible. A garage door is proposed in the rearmost section of the main building and a pedestrian gate would be installed in the new wall that extends to the rear boundary of the site (This wall will be discussed in detail later in this section). Four modern windows would be removed from the first and second floor side

elevation and one new window would be installed in the second floor. This is considered to improve the appearance of this section of the building as the new windows would reflect the traditional arrangement of the remaining original windows visible around the building. The windows in the first, second and third floor side elevations of the modern extension would be altered to allow for the internal changes with windows proposed on the side and rear corner of this section of the building. Given the existing modern windows in this section of the building this change is considered to have a neutral impact and preserve the character and appearance of the conservation area.

The metal fire escape and the single storey rear extension that occupies most of the rear section of the site would be removed. These features are clearly visible from Cumberland Road and are considered to be detrimental to the character and appearance of the conservation area. The removal of these features is therefore considered to improve the contribution of this building to the conservation area.

A first and second floor extension is proposed between the northern and central three storey rear projections and two angled bays are proposed at second floor level between the central and southern three storey rear projection. Due to the location of these alterations between the existing large rear projections they are not considered to be highly prominent in the street scene.

An amended plan has been submitted during the application process removing the balconies and terraces from the rear elevation. Minor alterations are proposed to the existing openings to allow for the internal changes, however due to the rear location and the existing openings these changes are not considered to be highly prominent or result in any significant harm to the character and appearance of the conservation area.

The existing windows around the property are primarily UPVC with some timber doors and windows visible. A mixture of UPVC and timber is proposed for this development. Large scale details of all new doors and windows would be requested by conditions to ensure their acceptability, however given the extent of the UPVC windows visible around the property it is considered that the proposed materials would preserve the character and appearance of the conservation area.

A new wall would be formed at the rear of the site extending from the new rear elevation to the rear boundary of the site. This wall would be in a similar location and of a similar scale to the existing rear extension and is therefore considered to result in a limited visual change. A parking area and bin store is proposed between the proposed wall and the boundary of the site with Cumberland Avenue. Full details of the bin store would be requested by condition to confirm its acceptability, however given the existing development on this section of the site the proposed changes are not considered to result in any significant harm to the conservation area.

The Conservation Officer has reviewed the application and following the submission of the amended plans and subject to the condition requesting details of the new doors and windows has raised no objection to the proposal.

Overall it is considered that the physical alterations to the building are limited in nature and the proposed development would represent a modest improvement to the character and appearance of the conservation area and would therefore comply with saved policy D1 of the Thanet Local Plan, draft policies QD01, QD02 and H08 and the National Planning Policy Framework.

Living Conditions

This application proposed to remove a large section of the single storey extension that currently occupies the rear section of the site. A wall would be formed through this area to divide the parking area from the proposed amenity space. This wall would have a similar height to the existing rear extension and have a limited width when viewed from the properties fronting Warwick Road. This wall is therefore not considered to result in any significant loss of light or sense of enclosure to the neighbouring residential properties.

No additional windows are proposed in the front elevation. Some enlarged windows are proposed in the Cumberland Road side elevation, however these would replace existing windows in similar locations. These altered windows would face towards the front elevation of Cumberland Lodge and the side elevation of 49 Norfolk Road. Whilst there is only a separation distance of 12m to these properties, due to the extent of built development on these neighbouring sites, it is considered that the new dwelling would not result in any significant overlooking to these neighbouring properties.

An amended plan has been submitted during the application process removing the balconies and terraces that were originally proposed in the rear elevations due to concerns regarding overlooking. Some alterations are proposed to the designs of the existing windows in the rear elevations and two additional openings are proposed between the four storey rear projections. Given the number of existing openings in the rear of the property and the existing use of the building it is not considered that these alterations and additional windows would result in any significant increase in overlooking to the neighbouring properties to warrant refusal of the application.

This amended plan has also removed the first and second floor extension proposed on the southern boundary of the site. The existing bedroom windows on the southern elevation would be used to serve the bedrooms for the proposed flats. The bathroom windows proposed in this side elevation would be conditioned to be obscure glazed and fixed shut to a height of 1.7m above the internal floor level. Therefore it is considered that there would not be any significant increase in overlooking to the southern neighbours. A first and second floor extension is proposed between the northern and central three storey rear projections and two angled bays are proposed at second floor level between the central and southern three storey rear projection. Due to the location of these alterations between the existing large rear projections and the existing rear windows they are not considered to result in any significant loss of light, sense of enclosure or overlooking to the neighbouring dwellings.

A bin store and cycle store are proposed at the rear of the site. An alleyway separates the rear boundary of the site from the rear boundaries of the properties on Warwick Road and given the existing built development on the site these stores are not considered to result in any significant harm to the living amenity of the neighbouring property occupiers.

The National space standards indicate that a two bedroom dwelling should have a minimum size of 61m². The proposed units would vary in size from 65m² up to 124m² and all but three of the units would exceed 70m². All habitable rooms would receive natural light and ventilation. Saved policy SR5 of the Thanet Local Plan defines family dwellings as having two bedrooms or more. All of the proposed units have two bedrooms and would therefore meet the Council's definition of family dwellings. It is therefore considered that the proposed flats would provide a good standard of accommodation with a variety of different sized units available, in accordance with draft policies QD04 and H08

A communal amenity space and play area is proposed at the rear of the site which is considered to be suitable doorstep playspace for the proposed flats in accordance with policy SR5 of the Thanet Local Plan.

Given the existing use of the site the proposed use as residential dwellings is not considered to result in any significant increase in noise and disturbance to the neighbouring properties or pollution to warrant refusal of the application.

The 2019 application (Reference F/TH/19/0772) for the change of use of the ground floor was considered in the context of the existing residential use remaining on the upper floors. Safeguarding conditions were imposed restricting the hours and of use and to ensure that sufficient sound was installed. The Council's Environmental Health team have been consulted as part of this application and have raised no objection due to the conditions imposed as part of the previous application.

In light of the above it is considered that the proposed development would have no significant impact upon the living conditions of the neighbouring property occupiers and would provide an acceptable standard of accommodation for the future occupiers, in line with saved policy D1 of the Thanet Local Plan, draft policies QD03, QD04 and QD05 and the National Planning Policy Framework.

Transportation

The site is in a highly sustainable location with numerous facilities and public transport links located on Northdown Road to the south and public open spaces and beaches to the north, all within a short walk.

The existing use of the site has the potential to generate a significant number of vehicular movements and currently does not have any off street parking. Currently there are 60 bedrooms within the property for residents and the existing use would likely generate a number of additional movements through staff and visitors. Whilst the site has been vacant for a period of time, the existing use could recommence at any time and therefore this fallback is afforded significant weight when assessing the impact on surrounding highways from parking associated with the proposed use. Two visitor parking bays are proposed and the garage space shown would be for use in association with the ground floor. Given the existing use of the site, it is considered that the proposed change of use to 14 flats on the upper floors, in combination with the approved ground floor use, would not generate a significant demand for additional on street parking when compared to the existing lawful use.

In terms of Policy CV5 (Cycle storage) this would be provided at the rear of the site as shown on the proposed plan.

The KCC Highways Officer has raised no objection to the proposed development, subject to conditions ensuring that the proposed parking is provided and the access is completed to a suitable standard so that no harm to highway safety results. The provision of the proposed parking and access would be conditioned, however the access to the site in the same location was considered as part of the application for the ground floor (Application reference F/TH/19/0772) and no visibility splays or restrictions were put on the location of the garage door as part of this application, therefore it is not considered reasonable to impose these conditions in this instance. Similarly any damage to the highway as a result of the construction works would be a civil matter and therefore it is not considered reasonable to impose conditions regarding the highway condition survey.

The proposal is therefore not considered detrimental to highway safety and accords with the aims of saved Thanet Local Plan Policies TR12 and TR16, draft policies TP02, TP03 AND TP06 and CV5 of the Cliftonville Development Plan Document.

Financial 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.

The applicant has submitted a legal agreement which secures the required contribution of £4480 towards the Strategic Access Management and Monitoring (SAMM) plan to offset the potential impact on protected birds at European designated sites from increased visitors from the district to these areas. This approach has been considered by the Council and Natural England as acceptable for new residential development, as necessary to deal with the potential effects of increased disturbance to both summer and winter birds, in accordance with the Habitats Regulations.

KCC Economic Development have been consulted as part of this application and have requested contributions towards Secondary Education, Community Learning, Youth Services, Library Bookstock, Social Care and waste services. A condition is also required to ensure provision of Broadband services. The submitted legal agreement also secures the required contributions and the provision of broadband services would be conditioned. A total

of £14,406 is proposed towards a new secondary school, £229.88 towards additional equipment for Margate Adult Education Centre, £917 towards additional equipment for Margate Youth Centre, £776.30 towards additional library bookstock, £2056.32 towards specialist care accommodation and £3325.56 towards waste services.

The submitted S106 has been reviewed and is satisfactory providing an acceptable means of securing mitigation for the impact of the additional dwellings on the Special Protection Area and on Secondary Education, community learning, youth services, social care and waste services.

Other Matters

Saved policy H14 of the Thanet Local Plan 2006 states that affordable housing will be requested on applications that propose 15 or more residential units or sites of 0.5 hectares or more irrespective of the number of dwellings proposed. This application site is some 0.13 Hectares and 14 residential units are proposed. Given this, no affordable housing has been requested for this proposal.

The proposed change of use of the upper floors of the site to residential is not considered to result in any significant increase in security risks to the existing neighbouring dwellings or litter when compared to the existing use of the site.

Concerns have been raised regarding the retention of the existing front extension. This extension has been in place for a number of years and benefits from planning permission. This extension is therefore a lawful feature within the street scene and the Council cannot require its removal.

Conclusion

The proposed development would provide an additional 14 units to the district's housing supply which brings economic, social and environmental benefits, with a good standard of accommodation provided for the future occupiers and no adverse impacts on the residential amenities of the adjoining occupiers. The amended plans have addressed Officers concerns regarding the impact of the development upon the Conservation Area and its special character is considered to be preserved. The development is not considered to have any significant impact on highway safety above that of the existing use and any impacts upon community facilities or the special protection area around the Thanet coast would be mitigated by the contributions secured through the section 106 agreement.

The proposed development is therefore considered to accord with Thanet Local Plan Saved Policies and the advice and guidance of the National Planning Policy Framework and it is recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Duncan Fitt

TITLE:

F/TH/19/1740

Project

51 - 59 Norfolk Road MARGATE Kent CT9 2HX

