

In the interests of highway safety and neighbouring amenity, in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

4 The front elevation of the 4No. Terraced dwellings hereby approved shall incorporate the design details and contrasting materials as shown on the approved plan numbered 682C/P/009 received 25 August 2020.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

5 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 unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

6 All new window and door openings shall be set within a reveal of not less than 100mm as shown on the approved plan numbered 682C/P/009 received 25 August 2020.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

7 Prior to the first occupation of the dwellings 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. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation of the dwelling hereby approved. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policy QD02 of the Thanet Local Plan.

8 The refuse storage areas shall be provided to the frontage of the central two units, and within the rear gardens of the end of terrace units, and cycle storage areas shall be provided within the rear gardens, as annotated on the approved plan numbered 682C/P/006

Rev A received 05 August 2020. These areas shall be provided prior to the first occupation of the dwellings hereby approved and shall be kept available for that use at all times.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

9 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND:

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

10 The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes.

GROUND:

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.

INFORMATIVES

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.

For the avoidance of doubt, the provision of contributions to as set out in the unilateral undertaking made on 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 site is within an area of mixed character, which is mainly traditional in design, and which includes 2-storey terraced dwellings, 2-storey detached dwellings, and detached bungalows. The site itself is occupied by a single detached dwelling, with an attached garage to the side and a side garden area. Opposite the site are 2-storey terraced dwellings.

RELEVANT PLANNING HISTORY

There is no relevant planning history for the site

PROPOSED DEVELOPMENT

The application is for the demolition of the existing detached bungalow, and the erection of 4no. 2-bed terraced dwellings. The buildings are of traditional design, with yellow multi stock brick, and red lintels. Each dwelling is provided with a small rear garden area of approximately 4-5m deep.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP14 - General Housing Policy
SP22 - Type and Size of Dwellings
SP27 - Green Infrastructure
SP28 - Protection of International and European Designated Sites
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
SP30 - Biodiversity and Geodiversity Assets
SP35 - Quality Development
SP37 - Climate Change
SP43 - Safe and Sustainable Travel
H01 - Housing Development
HE01 - Archaeology
QD01 - Sustainable Design
QD02 - General design Principles
QD03 - Living Conditions
QD04 - Technical Standards
QD05 - Accessible and Adaptable Accommodation
SE05 - Air Quality
SE08 - Light Pollution
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to the neighbouring occupiers and a site notice was posted near the site. Five letters of objection, and one letter of representation have been received.

The letters of objection raise the following concerns:

- This part of Ellington Avenue is narrow and only contains pavement on the eastern side of the road adjacent to Clovelly. Numbers 12-15 opposite houses open directly onto the road. Having an additional 4 houses built on this plot will be overbearing given how narrow the road is.
- The proposed development would be overdevelopment.
- The proposal would result in a loss of outlook to the houses opposite.

- The proposal will result in a loss of light to the houses opposite. We have had a right to light for over 20 years.
- The proposed development would result in a loss of sunlight to the rear of the gardens adjacent to the application site.
- The proposed development would be detrimental to the houses opposite, and would adversely affect their privacy, and increase the noise and disturbance associated with the application site by virtue of the increased activity.
- There is currently just enough room for residents of the area to park on the surrounding roads. The proposal could result in up to 8 extra cars, and no off street parking is proposed. As such, the proposal is likely to result in additional parking pressure.
- Additional parking demand and pressure could result in highway safety issues, with cars parked on grass verges etc. affecting visibility.
- It is considered that the houses are too small, and are being squeezed onto an area too small for them. The number of houses should be reduced.
- Concern regarding the disruption the demolition and re-building will cause.
- The demolition and construction works will result in noise and dust pollution for many months which would be unacceptable to the houses opposite.
- The proposed houses will be a different style to those in the surrounding area, negatively impacting the appearance of our road.
- Ellington Avenue is a narrow road in a poor state with pot holes and cracks which will be exacerbated by the proposed development.
- The proposed dwellings will not include enough garden space.
- The plans state there are no trees or bushes on the application site, however there is existing soft landscaping and a tree present.

The letter of representation provides a photo of the application site and view beyond.

CONSULTATIONS

KCC Highways - It would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. Request informatives are attached to the consent should planning permission be granted.

Southern Water - Requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. Request informatives are attached to the consent should planning permission be granted.

COMMENTS

The application has been called in by Cllr Dennis to consider the impact on the character and appearance of the area.

The main considerations with regard to this planning application will be the consideration of the principle of development, the impact of the proposed development on the character and

appearance of the Conservation Area and the residential amenity of neighbouring property occupiers.

Principle

Policy HO1 of the Thanet Local Plan states that residential development on non-allocated sites within the confines of the urban area can be granted where it meets other relevant Local Plan policies.

The application proposes the erection of 4No. two storey terraced dwellings within the urban confines on previously developed land, and therefore accords with this policy.

The principle of the development is therefore considered to be acceptable, subject to the consideration of all other material planning considerations.

Character and Appearance

The existing property is a single storey detached bungalow of a traditional design and appearance, set under a hipped pitched roof, which occupies a rectangular application site with a width of approximately 25 and a depth of 13m, fronting Ellington Avenue.

The surrounding area is characterised by frontage residential development, with modest two storey terraced dwellings located immediately opposite the site and larger two storey terraced and semi-detached dwellings to the north and south. The majority of properties in the vicinity occupy long, relatively narrow plots with the exception of the application site and its adjacent neighbour to the south, Avenue House; both of which occupy plots with a wide frontage and limited depth.

The application proposes the erection of 4No. two storey terraced dwellings, following the demolition of the existing bungalow.

The application property, whilst forming an attractive and traditional detached bungalow, is not a listed building, not located within a conservation area, and not considered to be a non-designated heritage asset, and as such, no objection is raised to its demolition and the redevelopment of the site.

The layout and footprint of the proposed terraced dwellings would be comparable to the adjacent terrace opposite and would continue the characteristic frontage development of the area. Whilst the proposed plots would be of a reduced overall size and depth in comparison to surrounding plots, each dwelling will be provided with external amenity space to the rear and this reduced size is not considered to be significantly out of character or detrimental to the surrounding built environment. As such, the proposed layout of the development is considered to adequately relate to the surrounding pattern of development.

The proposed development will increase the height and built form upon the application site in comparison to the existing bungalow, and the road is relatively narrow at this point. The proposed terraced dwellings will be provided with a separation distance of approximately 9m to the terrace opposite, and will be of moderate height, extending approximately 5.1m to

their eaves, and 6.8m to their ridge, with a shallow hipped pitched roof that hips away from the terraced dwellings opposite. The ridge height of the existing bungalow is approximately 6m high, and as such, the overall height of the proposed dwellings shall not significantly exceed the existing dwelling.

The surrounding area contains relatively high density two storey terraced houses with moderate separation distances across roads. Given the characteristics of the surrounding built environment, and the moderate height of the proposed terraced houses relative to the existing bungalow, the proposed development is not considered to be out of character or result in an unduly cramped form of development within its context.

The design of the proposed dwellings have been revised. The proposed terraced dwellings will comprise a simple design, with a traditional pattern of fenestration with vertical proportions, set under a shallow hipped pitched roof, with modest flat roof rear projections. The dwellings will be finished in yellow stock bricks, with red stockbricks to the decorative lintels, which will provide a contrast and add interest to the elevations; slate/synthetic slate tiles; and the proposed windows and doors will be set within 100mm reveals. The design and materiality of the proposed dwellings is considered to suitably relate and integrate with the surrounding built environment, and will reflect the traditional, vertically proportioned dwellings which characterise the surrounding area, whilst forming a modern variant.

The dwellings will be provided with an approximately 1.1m high front brick boundary wall, which is considered to form a suitable boundary treatment which will relate to similar boundary walls in the area, and will largely conceal the refuse storage for the central two units.

The proposed development is therefore considered to be suitably compatible with the character and appearance of the area, in accordance with Policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed development will increase the height and built form of built development upon the application site, with an approximately 9m separation distance to the adjacent terrace opposite. The proposed dwellings will extend approximately 5.1m high to their eaves, and 6.8m to their ridge, with a shallow hipped pitched roof which will hip away from the terraced dwellings opposite. The ridge height of the existing bungalow is approximately 6m high, and as such, the overall height of the proposed dwellings shall not significantly exceed the existing dwelling. The terrace dwellings opposite the proposed frontage faces east, and as such, the proposed development will not affect the evening sunlight to this terrace. It is acknowledged that the proposed development will result in some loss of light and outlook and a sense of enclosure to the front facing windows of the dwellings opposite; however, given the moderate height of the proposed terraced dwellings, which exceed the ridge height of the existing bungalow by only a modest amount, the pitching away of the roof, and the separation distance, it is considered that, on balance, the proposed development will not result in significant harm to the residential amenity of the adjacent neighbours opposite to warrant refusal of the application on these grounds.

Given the arrangement and presence of existing extensions and garages to the adjacent neighbours to the north and south, it is considered that sufficient separation and restrictions will be present to prevent harm to the residential amenity of these neighbours deriving from the built form of the proposed development. Significant separation will be retained to the adjacent neighbours to the rear which will prevent harm to their residential amenity.

In terms of overlooking, the proposed development will not contain any side elevation windows. The majority of rear elevation windows to the proposed terrace will face the rear elevation of properties fronting Brooke Avenue, with an approximately 48m separation distance at the closest point, significantly exceeding the 21m guidance distance that has historically been used to assess impacts of overlooking. It is therefore considered that the proposed development will not result in a significant loss of privacy for neighbouring occupiers.

The rear bedroom window of proposed unit 1 will partially face the rear portion of the adjacent neighbours gardens, which front Crow Hill Road to the north. This area does not form the most private amenity space of these rear gardens. Given the location of the proposed terrace and its relationship and separation to these neighbours rear gardens, it is not considered that this window would result in direct or significantly harmful overlooking to these neighbours.

Concern has been raised regarding the disruption the demolition and redevelopment will cause, alongside the associated noise and dust implications and their impact upon the adjacent terrace opposite. The road is narrow adjacent to the application site, and there is a moderate separation distance to the adjacent terrace opposite. As such, in order to safeguard the residential amenity of these neighbours and for the benefit of highway safety, a construction management plan will be secured by condition to ensure the demolition and construction works, and its associated impacts, are appropriately managed.

In terms of the living conditions for the future occupiers of the proposed dwellings, the proposed dwellings exceed the Nationally Described Space Standards for a two bedroom, two storey, three person dwelling, and are considered to provide a suitable layout and internal space.

All primary habitable rooms will be served by front or rear facing windows, which will provide a satisfactory standard of light, outlook and ventilation. The proposed dwellings will be set back from the front boundary by approximately 1m, and set behind a low front boundary wall, which will screen the refuse storage for the proposed units. The two end of terrace units have the option for refuse storage to be contained within their side access area or rear garden areas.

The dwellings will be provided with modest rear gardens. Whilst the rear gardens are limited in size, these gardens are considered to provide adequate doorstep play space and amenity space to serve these modest dwellings in accordance with Policy GI04, and are capable of accommodating cycle storage.

The proposed development is therefore considered to be acceptable in terms of the residential amenity of the adjacent neighbouring properties and the future occupiers of the

proposed residential units, in accordance with Policies QD03 and QD04 of the Thanet Local Plan and the National Planning Policy Framework.

Highways

The erection of 4No. 2 bed terraced dwellings to replace the existing 2 bedroom bungalow is likely to result in some additional parking demand and associated vehicular movements. No parking is proposed within the development.

The application site is located a short distance from High Street Garlinge, which provides some services and amenities and is located within walking distance of Canterbury Road which provides access to several bus routes. Ellington Road provides unrestricted on-street parking, and there is on-street parking available in surrounding roads. The site is considered to be sustainably located, and given the proposed development is unlikely to result in a significant increase in vehicular movements, and given the proximity to nearby on-street parking, it is considered that the proposed development is unlikely to result in significant material harm to the local highway network or highway safety, in accordance with Policy TP06 of the Thanet Local Plan.

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 means that the Council accords with the Habitat Regulations and an appropriate assessment has been undertaken.

This application includes a signed Unilateral Undertaking to secure the required financial contribution of £960 for the additional 3No. 2 bed residential units to mitigate the additional recreational pressure on the SPA area.

Other Matters

Comments have been received in relation to errors within the application form regarding trees. There are existing bushes and a tree to the frontage of the application site. This tree is modest in size, and is not considered to be worthy of a TPO, and the existing soft landscaping is not considered to be substantial. The removal of this vegetation and tree is not considered to result in an unacceptable loss of amenity to the surrounding area. Landscaping details will be secured by condition, should planning permission be granted.

Conclusion

The site is sustainably located within the urban confines and is previously developed land. The proposal for the erection of 4no. dwellings is considered to be in accordance with Policy HO1 of the Thanet Local Plan. The proposed dwellings are of a good design, in keeping with the surrounding character and pattern of development; and the impact upon both neighbouring amenity and highway safety is considered to be acceptable. A signed unilateral undertaking has been submitted securing the mitigation required to the SPA. It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Jenny Suttle

TITLE: F/TH/20/0558

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