

D02

F/TH/20/0518

PROPOSAL: Erection of 2No semi-detached chalet bungalows, with associated parking, amenity space, cycle and refuse store,
LOCATION: following the demolition of the existing dwelling

2 Cliff View Road RAMSGATE Kent CT12 5ED

WARD: Cliffsend And Pegwell

AGENT: Hume Planning Consultancy Ltd

APPLICANT: Mr and Ms J Hogarty and J Woodward

RECOMMENDATION: Defer & Delegate

Defer and Delegate for approval subject to the satisfactory completion of unilateral undertaking within 6 months securing the required planning obligations as set out in the report and 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 and the approved drawings numbered PL01 Revision F (received 18/09/20), PL02 Revision C (received 06/08/20), PL03 Revision E (received 18/09/20), PL04 Revision F (received 18/09/20), PL05 Revision F (received 18/09/20) and PL06 Revision E (received 18/09/20).

GROUND:

To secure the proper development of the area.

3 Prior to the construction of the external surfaces of the development hereby approved details and manufacturer's specification of the materials for the construction of the dwellings and front boundary shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

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

4 The first windows in the side elevations of the dwellings hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

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.

5 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, in accordance with the advice contained within the NPPF.

6 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:

To provide satisfactory off street parking for vehicles in accordance with Policy TP06 of the Thanet Local Plan and the advice contained within the NPPF.

7 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification 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 in accordance with Thanet Local Plan Policy HE01.

8 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.

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.

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

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 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 relates to number 2 Cliff View Road in Cliffsend. Number 2 is located on the eastern side of the road close to the junction with Canterbury Road West. At present the site has a detached hipped roof bungalow with attached single flat roof garage to its northern side. The site is rectangular in shape measuring approximately 19m (width- along the road frontage) with a depth of approximately 35m. The site is enclosed to the road frontage partially by a brick wall and hedging.

The surrounding area is residential in character with varying styles, ages and heights of properties Cliff View Road is on a gradient sloping away from Canterbury Road West.

RELEVANT PLANNING HISTORY

The site has no planning history

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of two semi-detached chalet bungalows with ancillary parking and amenity space following the demolition of the existing bungalow.

In terms of accommodation there would be a central hall, an open plan kitchen/diner/living space, bedroom, study, bathroom at ground floor and at first floor level two bedrooms (one with an en-suite) and a family bathroom. Each dwelling would be served by a garden area and off-street parking is proposed for 1no. Vehicle per dwelling at the front of the site. The proposed dwellings would be set back approximately 3.5m from the highway (closest point).

The dwelling would be finished in red facing bricks with black vertical timber cladding to upper floors, with black fibre cement roof tiles, black aluminium window frames, black composite entrance door. A concrete block paving to driveway is proposed to the frontage with soft landscaping to part of the frontage and rear. The existing boundary to the side would be retained.

Revised plans were submitted during the application to address design concerns made by officers.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

SP14 - General Housing Policy
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
SP35 - Quality Development
SP43 - Safe and Sustainable Travel
H01 - Housing Development
HO9 - Housing in Rural Settlements
HE01 - Archaeology
GI04 - Amenity Green Space and Equipped Play Areas
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
SE04 - Groundwater Protection

NOTIFICATIONS

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

Four representations were received in relation to the initial plans. The concerns can be summarised as follows:

- Loss of privacy from the balcony
- Concern regarding a telegraph pole and proximity to vehicular access
- Affect local ecology
- Close to adjoining properties
- Inadequate access
- Inadequate parking provision
- Increase in traffic
- Increase of pollution
- Loss of light
- Loss of privacy

- Out of keeping with character of area
- Traffic or Highways
- Over shadowing
- Concern about the height of the development

Following receipt of amended plans no further representations were received.

CONSULTATIONS

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

Environmental Agency: We have assessed this application as having a low environmental risk. We therefore have no comments to make.

Southern Water: Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

COMMENTS

This application is referred to the Planning Committee at the request of Cllr Marc Rattigan due to concerns that the development would be out of keeping in the area and cause neighbour amenity issues.

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.

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 2No. Semi-detached chalet bungalows within the urban confines on previously developed land (site has existing dwelling in-situ and associated residential curtilage), 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

Paragraph 127 of the NPPF states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish a strong sense of place and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create place that are safe, inclusive and accessible. Saved policy D1 of the Local Plan outlines that the design of all new proposals must respect or enhance the character and appearance of the area particularly in scale, massing, rhythm and use of materials.

The 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 19m and a depth of 35m, fronting Cliff View Road (eastern side).

The surrounding area is characterised by frontage residential development, with mainly detached chalet bungalows and bungalows located immediately next to and opposite the site. Property design varies depending on age of the property, with more recently constructed properties immediately to the north of the site (Cliff House) and opposite (no.7).

The application proposes the erection of 2No. semi-detached chalet bungalows, following the demolition of the existing bungalow.

The application property is a traditional detached bungalow, it 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.

It is appreciated that there are no semi-detached properties in close proximity to Cliff View Road to the site. There are examples at nos 10 & 12 Foads Hill to the southwest of the site. It is not considered, however, that in this instance, the introduction of a pair of semi-detached properties would harm the street scene. The layout and footprint of the proposed semi detached properties would be comparable to surrounding development and would continue the characteristic frontage development of the area. Whilst the proposed plots would be of a reduced width in comparison to immediately surrounding plots, each dwelling will be provided with external amenity space to the rear and off street parking to the front of the properties. The 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; approximately 5.9m compared to the existing at approximately 5.6 m. The eaves levels of the proposed properties would be approximately 2.4m this is the same as existing. The proposed properties will be provided with a separation distance of approximately 1.9m to the side boundaries (at the narrowest point). Cliff View Road is on a hill dropping in levels north to south. Given the characteristics of the surrounding built environment, and the moderate height of the proposed properties 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.

During the application the design of the proposed properties has been revised following officer concerns that the dwellings failed to take the opportunities available to improve the character and quality of the area. The amended proposal will comprise two gables to each property with pitched roof behind, a central pitched roof dormer within the front elevation which would serve both properties. Each property would have a pitched roof dormer within its side elevation.

The dwellings will be finished in red face brickwork with black vertical timber cladding to upper floors (front elevation) to add interest, black fibre cement tiles, and the proposed windows and doors would have black frames. The design and materiality of the proposed dwellings is considered to suitably relate and integrate with the surrounding built environment, whilst forming a more modern variant.

The properties will be provided with an enclosure to the frontage, similar to that of the existing, details of materials is not given but this can be secured via condition. The height of the boundary treatment will relate to similar boundary walls in the area.

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

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.

Policy QD03 of the Local Plan deals specifically with living conditions. This policy states that all new development should:

- 1) Be compatible with neighbouring buildings and spaces and not lead to the unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.
- 2) Be of appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in QD04.
- 3) Residential development should include the provision of private or shared external amenity space/play space, where possible.
- 4) Provide for clothes drying facilities and waste disposal or bin storage, with a collection point for storage containers no further than 15 metres from where the collection vehicle will pass.

This site is flanked to all sides by other residential properties. Firstly with regard to nos. 5 & 7 Cliff View Road, which are opposite the site. These dwellings are separated by the highway itself and there is a distance of approximately 16m between built forms. Given the relationship I consider that the proposal will not impact negatively on this property.

Cliff house is to the north of the application site and is at slightly higher ground level. This is a detached property which has a dormer window facing the site and door and three window openings at ground level on the site elevation at ground floor level. The boundary comprises concrete kick boards and a close boarded fence approximately 2m in height. Cliff House is positioned approximately 1m from the shared boundary, there would be a total distance of approximately 3m between built forms. Given the distance of separation, eaves and ridge height in comparison to the existing, difference in levels and orientation I do not consider that there would be material harm to the occupiers of this property by way of overshadowing, loss of light or sense of enclosure. With regard to overlooking, the proposed dwelling has two ground floor windows serving a study and kitchen as well as a door to the utility room and at first floor a bathroom dormer window (plans annotate that this will be fitted with obscure glass). Given the window arrangement, ground levels and existing boundary treatment I do not consider there to be material harm.

The proposed dwelling nearest Cliff House has a first floor balcony as it is set in the eaves side views are not gained. Low views across the bottom sections of gardens to those properties on Canterbury Road West would be gained but as this is the rear section and angled views, it is not considered to impact on the most private part of these gardens. On this basis, it is not considered significantly harmful to warrant a recommendation of refusal.

With regard to no. 4 Foads Hill (to the rear of the site) there is a separation distance between built forms of approximately 30m and this substantial distance would limit harm. Concern has been raised in relation to the first floor balconies serving bedroom 3 (largest bedroom) in each of the proposed dwellings. These balconies are set within the roof space and whilst you

could sit outside on the small balcony given the distance of separation I do not consider this will result in harm in terms of overlooking.

The property to the south of the site is no. 4 Cliff View Road, a hipped roof bungalow with flat roof rear extension. At present a close boarded fence encloses the side boundary, the roof is only visible above the fence line. The built forms would have a separation distance of just over 3m. As the proposed properties are handed the window arrangement is the same to both sides; two ground floor windows serving a study and kitchen as well as a door to the utility room and at first floor a bathroom dormer window. Whilst the ground level will be higher at the tops of the proposed ground floor windows and above will be visible from no. 4 I do not consider that it would be overlooked as it would be the top portion of the opening. As the side dormer would serve a bathroom and be fitted with obscure glazing I do not consider that there would be harm. As the proposed properties would be positioned closer to the boundary with no. 4 than the current property there would be an increased sense of enclosure and impact in terms of outlook, however I do not consider it to be so significant that it would create harm. In terms of loss of daylight, given the orientation (no.4 is to the south of the proposal) I don't consider that it would have a substantial impact.

The proposed development is therefore considered to be acceptable in terms of the living conditions of adjacent neighbouring properties, in accordance with Policy QD03 of the Thanet Local Plan and para 127 National Planning Policy Framework.

Doorstep playspace is required for all 2-bed units or more under Policy GI04 of the Thanet Local Plan, along with refuse storage, clothes drying and cycle storage space. The dwellings will be provided with rear gardens. 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.

In terms of the living conditions of the future occupiers of the proposed dwellings, Policy QD03 requires new development to be of an appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in Policy QD04, which are the National Described Space Standards (March 2015). Paragraph 127 of the National Planning Policy Framework requires development to provide a high standard of amenity for existing and future users, with all windows serving primary habitable rooms required to provide an acceptable level of outlook, natural light and ventilation for the rooms. The proposed dwellings meet all of these criteria in terms of the overall floor space and window provision to habitable rooms and is therefore considered policy compliant.

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.

Transportation

Paragraph 108 of the NPPF says that in assessing applications for development it should be ensured that:

Appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
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.

The erection of 2No. 3 bed semi-detached properties to replace the existing 2 bedroom bungalow is likely to result in some additional parking demand and associated vehicular movements. The proposal has an individual vehicular access for each dwelling and one parking space within its associated curtilage is proposed. Cliff View Road provides unrestricted on-street parking. Parking standards require 2 parking spaces for a 3 bed property in a village location. Whilst there is a shortfall of one space per dwelling I consider that this can be absorbed within the street without result in detriment to local highway network highway safety, in accordance with Policy TP06 of the Thanet Local Plan. The impact upon highway safety is therefore considered 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 does not include a Unilateral Undertaking to provide the required financial contribution for the 2no 3 bed residential units to mitigate the additional recreational pressure on the SPA area. However the agent has confirmed that they are willing to pay this and will be submitting a UU in due course, should Members resolve to grant permission subject to this.

Other matters

Conditions would be imposed to ensure that the development achieves a water efficiency standard of 110litres/person/day and energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes as required by policies QD01 and QD04 of the Thanet Local Plan.

Conclusion

The proposal seeks to demolish the existing detached hipped roof bungalow which is positioned on the site and replace it with a pair of semi-detached chalet bungalows. The site is located within the defined settlement boundary and would provide a continuation of residential development that fronts Cliff View Road. The principle of residential development is therefore accepted. In terms of density, layout, scale and design the proposal is considered acceptable and would not appear out of character within the varied context of Cliff View Road. Aspects relating to neighbour amenity and highway safety are considered acceptable subject to safeguarding conditions and therefore the application is recommended for defer and delegate subject to a Unilateral Undertaking to secure the SAMM contribution.

It is therefore recommended that Members defer and delegate the application subject to safeguarding conditions.

Case Officer

Gill Richardson

TITLE:

F/TH/20/0518

Project

2 Cliff View Road RAMSGATE Kent CT12 5ED

