

A02

F/TH/20/1068

PROPOSAL: Erection of 1No 4bed detached dwelling with associated parking

LOCATION: 1 Sevenscore Farm Cottages Ebbsfleet Lane North Ramsgate
Kent CT12 5DN

WARD: Thanet Villages

AGENT: Mr David Dorman

APPLICANT: Mr Patrick Wilkes

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 15SFC-P02A, 15SFC-P04A received 20 October 2020 and the submitted drawings numbered 15SFC-P01 received 17 August 2020 and 15SFC-P03 received 27 August 2020.

GROUND;

To secure the proper development of the area.

3 The external surfaces of the dwelling hereby approved shall be finished in accordance with the material schedule as annotated and illustrated on approved plan 15SFC-P04A received 20 October 2020.

GROUND

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

4 Prior the construction of the external surfaces of the development hereby approved samples of the materials to be used to the elevations and roof of the dwelling hereby approved, 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.

5 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,

- o ecological enhancements to be provided within the site.

shall be submitted to, and approved in writing by, the Local Planning Authority. The hard and soft landscaping shall be implemented in accordance with the approved details.

GROUND

In the interests of the visual amenities of the area and to make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

6 The area shown on the approved plan numbered 15SFC-P01 received 17 August 2020 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 Prior to the first occupation of the dwelling hereby approved visibility splays of 2m x 2m shall be provided to the access on to Ebbsfleet Lane North with no obstructions over 0.6m above carriageway level within the splays, which shall thereafter be maintained.

GROUND

In the interest of highway safety in accordance with the advice contained within the NPPF.

8 The 2No. First floor windows to the south side elevation and the 1No. Second floor window to the north side elevation of the dwelling 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 fitted with restriction hinges, as annotated on the approved plan numbered 15SFC-P04A received 20 October 2020.

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 to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

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.

10 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

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 application site lies outside the urban and village confines and within the countryside, as established by the Thanet Local Plan proposals map, located within the hamlet of Sevenscore. The application site currently forms part of the side/rear garden of 1 Sevenscore Farm Cottages and is sited within a row of semi detached and detached two storey dwellings set within large plots, with a good degree of separation from one another.

1 Sevenscore Farm Cottages and the dwellings to the south of the application site comprise 3 pairs of relatively modest semi-detached dwellings of a common form, design and siting, which front directly onto the highway. To the north is a pair of semi-detached dwellings and a detached dwelling set considerably back from the highway, with generous front gardens. The application site forms the side and rear garden between the dwellings set in line with the footway, and these set back dwellings. Beyond this row of dwellings to the north are buildings associated with Dyas Farm.

The site lies within the Wantsum North Slopes Landscape Character Area, which is characterised by an open landscape with few features, which provides wide and long views of the former Wantsum Channel Area.

PROPOSED DEVELOPMENT

The application proposes the erection of a two storey four bedroom detached dwelling with second floor accommodation provided within the roof slope. The development proposes the development of the side/rear garden of 1 Sevenscore Farm Cottages and seeks to subdivide the existing large plot into 2 No. moderate rectangular plots.

The proposed dwelling will be located towards the centre of the plot, set back from the footway by approximately 12.5m, with a parking area to the frontage. The proposed dwelling is 2-storey, with a standard gabled form to the main body of the property, and a two storey gabled front projection to the south of the front elevation, with a recessed single storey porch and canopy to the north.

The design of the dwelling will be relatively traditional, with contemporary influences to the fenestration, particularly the large triangular window to the first floor of the front projection. The sill height of this window has been amended through the course of the application, and has been raised to be comparable to the sill height of the first floor window to the north of the front elevation. The dwelling will be finished in light oak timber effect horizontal cladding to the first floor and side gables, cream render to the ground floor, with a brick plinth, red/brown roof tiles and dark oak composite double glazed windows and doors.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP01 - Strategy Housing
SP24 - Development in the Countryside
SP26 - Landscape Character Areas
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
E16 - Best and Most Versatile Agricultural Land
HO1 - Housing Development
GI04 - Amenity Space/Equipped Play
QD02 - General Design Principles
QD03 - Living Conditions
QD04 - Technical Standards
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. One letter of support has been received from the general public which states 'we support this application'.

Minster Parish Council - No objection.

CONSULTATIONS

Southern Water - There is no public foul sewer in the vicinity of the site. The applicant is advised to examine alternative means of foul sewage disposal. The Environment Agency

should be consulted directly by the applicant regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation.

KCC Highways - It would appear that this development does not meet the criteria to warrant involvement from the Highway Authority. Request informatives are attached to the consent should permission be granted.

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

COMMENTS

This application has been taken to Planning Committee as it is a departure from Policy HO1 of the Thanet Local Plan.

The main consideration with regard to this application is the principle of development, the impact of the proposed development on the character and appearance of the area, the impact upon residential amenity, 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 E16 seeks to prevent the irreversible loss of the best and most versatile agricultural land unless certain circumstances apply. The application site is garden land to an existing dwelling, and as such, the proposal would not result in the loss of agricultural land.

The application site lies within an area designated as countryside as defined by the Thanet Local Plan. Policy H01 of the Thanet Local Plan states that permission for new housing development will be granted on non-allocated sites within the confines of the urban area and villages. Furthermore, Policy SP01 of the Thanet Local Plan states that the primary focus for new housing development in Thanet is the urban area as identified on the Policies Map. The proposal falls outside of the village confines, and is therefore contrary to Policy H01 of the Thanet Local Plan, whilst also failing to comply with the objective of Policy SP01.

The NPPF states that housing applications should be considered in the context of the presumption of sustainable development. In determining whether housing on the site would be acceptable, the social and economic benefits of the housing need to be balanced against the environmental issues, including the impact upon the countryside and landscape character area.

It is confirmed that a full allocation of housing for the plan period has been identified within the Thanet Local Plan, which in addition to the properties built, granted planning permission,

empty properties to be brought back into use, and windfall sites, will exceed the Council's requirement of 17,140 of residential units during the plan period up until 2031. The Thanet Local Plan has been through examination and full consultation, and was recently adopted. The Thanet Local Plan 2020 can therefore be given substantial weight in decision making, with the Council's position being that we have a 5 year housing supply equating to 5.77 years (with a 20% buffer)."

Policy SP24 of the Thanet Local Plan considers development within the countryside, and provides a list of development within the countryside that is permitted through the policy. The proposed development does not fall within the list of development permitted; nor is it considered to fall under the isolated development criteria within the policy, given its location within a row of existing dwellings. The proposal is therefore not supported by Policy SP24 of the Thanet Local Plan.

The application site is located approximately 1.3km from the centre of Cliffsend which has very limited services and amenities, comprising a village hall and a petrol station and approximately 2km from Minster, which has a greater range of amenities and services. There is a limited bus service which serves Cliffsend and buses and trains serve Minster. Ebbsfleet Lane North is unlit and there is a short length of public footpath to the front of the application site to Dyas Farm. Beyond this, there is no pavement linking the site to surrounding villages and their amenities which are accessed via narrow, unlit rural roads with a high speed limit, which are highly unlikely to be attractive for pedestrians or encourage cycling, particularly in the winter months. Therefore occupiers of the proposed dwelling would, in practice, be very or wholly reliant on the private car for access to amenities.

Due to the lack of overarching need for the proposed dwelling, there are only limited economic and social benefits that can be attributed to the provision of this single dwelling, which needs to be weighed against any environmental harm resulting from the proposal.

Character and Appearance

Paragraph 127 of the National Planning Policy Framework states that development should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, be sympathetic to local character and establish or maintain a strong sense of place. Paragraph 170 of the National Planning Policy states that the planning decisions should protect and enhance valued landscapes, and recognise the intrinsic character and beauty of the countryside.

Policy SP26 seeks to conserve and enhance Thanets Landscape Character Areas local distinctiveness. In this case, the application is set within the Wantsum North Slopes Landscape Character Area, which is characterised by an open landscape with few features, which provides wide and long views of the former Wantsum Channel Area.

The application site is located to the centre of a row of dwellings to the south of the farm buildings associated with Dyers Farm, which collectively form the small Hamlet of Sevenscore. The dwellings within this row are of a moderate scale, set within large plots, with a good degree of separation to one another. The farm buildings vary in size, and form a

more sporadic pattern of development to the north of this cluster. The surrounding area around these buildings comprises fields and undeveloped, open land and is considered to be overtly rural in character.

The application site is unique in respect of the size and shape of the garden which extends considerably to the rear, with a large area to the side. The proposed development seeks to subdivide this existing large plot into 2No. moderate rectangular shaped plots. The proposed plots will be a reduced, but comparable shape and size to the adjacent plots to the north, and will be provided with a greater proportion of open space to built form, which reflects the characteristics of the surrounding plots.

The proposed dwelling shall be sited approximately mid way between 1 Sevenscore Farm Cottages to the south which directly fronts the highway, and 2 Orchard View to the north, which is generously set back from the highway, with a large front garden. This location is considered to provide a transitional siting in relation to each adjacent neighbour either side.

The proposed dwelling will be provided with relatively modest separation distances to each neighbour, in comparison to the existing layout of development in the locality, of approximately 2.5m to 2 Orchard View and 6m to 1 Sevenscore Farm Cottages respectively. Whilst this will provide a closer arrangement and layout, the siting of the proposed dwelling mid-way between these two adjacent neighbours shall break up the presence of this additional built form and maintain a sense of openness and separation between these dwellings, which shall reflect the rural setting and characteristics of the area.

The proposed dwelling is moderate in scale, forming a comparable, albeit slightly larger size and footprint of development, to the surrounding dwellings. The built form of the dwelling will be broken up through the gabled front projection and porch. The dwelling comprises a relatively traditional design, with contemporary influences which is considered to provide a good quality, cohesive design which suitably relates to the design and form of the existing dwellings in the locality. The proposed material palette shall add interest to the dwelling and is considered to suitably relate to the surrounding material finishes.

The dwelling will be provided with a large predominantly hard surfaced front garden, providing off street parking for several cars, together with some landscaping provision to part of the front and side boundary. Parking areas to frontages of properties is an established feature of this row of properties and is therefore not considered to be out of character with the locality. The proposed landscaping shall soften the proposed hardstanding and integrate the development into its environment. Further details of the proposed landscaping shall be secured by condition, should consent be granted.

Overall, the proposed dwelling is considered to be compatible with the surrounding built environment and suitably relates to the character, appearance and pattern of development. The dwelling, through its siting, scale, form and design is considered to form a comfortable infill development between existing development, and would not result in a physical or visual incursion into the countryside. The development is therefore not considered to result in material harm to the intrinsic character and beauty of the countryside, or the characteristics of the Landscape Character Area.

The proposed development is therefore considered to be acceptable in terms of its visual impact upon the countryside, and the character and appearance of the area, in accordance with Policies SP26 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed dwelling will be arranged so the recessed front elevation is sited adjacent to 2 The Orchards to the north, with the two storey front projection sited to the south of the front elevation, adjacent to 1 Sevenscore Farm Cottages.

The two storey built form of the dwelling shall be set forward of the adjacent dwelling to the north 2 The Orchards by approximately 3m, with an approximately 2.5m separation distance. This moderate depth forward of the existing dwelling, the separation distance, and arrangement of the proposed dwelling, with the single storey and two storey built form set in from this neighbour in a staggered arrangement, is not considered to result in significant harm to the residential amenity of this neighbour, deriving from the built form.

There will be an approximately 9m separation distance from the proposed dwelling to the adjacent neighbour to the south, which shall provide sufficient separation to prevent harm to the living conditions of this neighbour deriving from the built form.

In terms of overlooking, the proposed dwelling first floor front elevation window to the front projection will be set back approximately 3m from the rear elevation of the adjacent neighbour. Given the siting, separation distance and relationship of this window with the adjacent neighbour, only restricted, oblique views will be afforded, which are not considered to be significantly harmful. Views from the northern window will be obscured by the two storey front projection.

The proposed rear elevation windows will provide oblique views to the adjacent neighbours to the side rear gardens, which are not considered to be significantly harmful.

The dwelling will contain 2No. First floor side elevation windows to the south side elevation serving a bathroom and en-suite and 1No. Second floor window to the north side elevation, serving the stairwell. These windows will be obscure glazed, with restriction hinges, which will prevent harmful overlooking to the adjacent neighbours.

In terms of living conditions of the future occupiers, the proposed dwelling will exceed the Nationally Described Space Standard for a 4 bedroom, 3 storey dwelling. All primary habitable rooms will be served by either front or rear facing windows, which will provide a good standard of light, outlook and ventilation. The proposed dwelling will be provided with a good sized front and rear garden which is capable of providing adequate doorstep play space, refuse storage and cycle storage.

The proposed development is therefore considered to be acceptable in terms of residential amenity of the adjacent neighbours and the future occupiers of the proposed dwelling in accordance with Policy QD03, QD04 and GI04 of the Thanet Local Plan, and the National Planning Policy Framework.

Highways

The proposed dwelling will be provided with a parking area to the frontage, with space for several cars, which is considered to provide sufficient off street parking to serve the proposed dwelling. The proposed development appears to provide sufficient visibility splays, and this will be secured by condition should consent be granted.

Ebbsfleet Lane North is a rural road with a fairly low number of dwellings and other uses. The addition of one dwelling would be unlikely to cause significant harm to the highway network through additional vehicular movements.

The proposed dwelling will be provided with a good sized rear garden which is capable of providing sufficient cycle storage.

The proposed development is therefore considered to be acceptable in terms of highway amenity and highway safety, in accordance with Policies TP03 and TP06 of the Thanet Local Plan and the National Planning Policy Framework.

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.

A Unilateral Undertaking for the required financial contribution of £530 for the proposed additional 1No. 4 bed dwelling to mitigate the additional recreational pressure on the SPA area has been received which provides the appropriate mitigation for the proposal.

Conclusion

Overall, the proposed dwelling is considered to be a compatible form of development, which shall be set comfortably within the existing row of dwellings, forming a suitable infill development which shall not result in material harm to the countryside or landscape character area. The development would have an acceptable impact upon the living conditions of adjacent neighbours, highway safety and amenity, and provides a satisfactory standard of amenity for future occupiers.

It is therefore considered that whilst there are only limited social and economic benefits associated with the proposed dwelling, these would, on balance, outweigh the limited environmental harm resulting from the relatively remote location and subsequent reliance of private transportation, forming an acceptable departure to Policy HO1 of the Thanet Local Plan.

It is therefore recommended that members approve this application, subject to safeguarding conditions and reference to the submitted unilateral undertaking.

Case Officer

Jenny Suttle

TITLE: F/TH/20/1068

Project 1 Sevenscore Farm Cottages Ebbsfleet Lane North Ramsgate Kent CT12
5DN

