

**A02**

**F/TH/19/1088**

PROPOSAL: Use of land for the permanent siting of two mobile homes for permanent residential occupation

LOCATION:

Land On The South East Side Of Canterbury Road Sarre CT7  
OLF BIRCHINGTON

WARD: Thanet Villages

AGENT: Mr John Elvidge

APPLICANT: Mr C Taylor

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered unnumbered plan received 4th December 2020.

**GROUND;**

To secure the proper development of the area.

2 Any structures sited on the land shall not exceed single storey in height

**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.

3 The area shown on the approved plan for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land.

**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 National Planning Policy Framework.

**INFORMATIVES**

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting

bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

## SITE, LOCATION AND DESCRIPTION

The application site is roughly rectangular in size and sits to the south side of Canterbury Road, to the south of Granary Cottage and north west of Bramble Cottage to the north east of the main part of Sarre.

Two mobile homes are located on the site. Access to the site is from Canterbury Road and the site boundaries are heavily landscaped.

## RELEVANT PLANNING HISTORY

F/TH/15/1181 - Retrospective application for the change of use of land for the siting of 2no. mobile homes for residential use for a period of three years. Refused by officer on 11th August 2016 on the following grounds:

"The site is outside of the built up area boundary of any settlement and, as such, represents an unsustainable and isolated form of development within the countryside, for which there is no justification, contrary to Policies CC1 and CC5 of the Thanet Local Plan and Paragraphs 49 and 55 of the National Planning Policy Framework."

A planning appeal was submitted in relation to the refusal and a served enforcement notice for the unauthorised change of use of the land for the siting of 2 no. mobile homes, with the requirement to remove the mobile homes. The planning appeal was allowed with the notice upheld and varied, allowing the temporary permission of use of the land on 11th July 2018 for three years. The appeal decision is appended to this report at Annex 1.

## PROPOSED DEVELOPMENT

Planning permission was granted for the siting of the two mobile homes for a period of 3 years by the Planning Inspectorate in July 2018. This application seeks consent for the permanent siting of the mobile homes on the site for residential occupation.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan 2020**

- SP01 - Spatial Strategy - Housing
- SP13 - Housing Provision
- SP14 - General Housing Policy
- SP24 - Development in the Countryside
- SP26 - Landscape Character Areas
- SP27 - Green Infrastructure
- SP29 - Strategic Access Management and Monitoring Plan

SP35 - Quality Development  
SP36 - Conservation and Enhancement of Thanet's Historic Environment  
SP43 - Safe and Sustainable Travel  
SP44 - Accessible Locations  
H01 - Housing Development  
GI04 - Amenity Green Space and Equipped Play Area  
QD02 - General Design Principles  
QD03 - Living Conditions  
QD04 - Technical Standards  
HE03 - Heritage Assets  
CC02 - Surface Water Management  
TP02 - Walking  
TP03 - Cycling  
TP06 - Car Parking

## NOTIFICATIONS

Letters were sent to adjoining occupiers, a site notice posted close to the application site and the application publicised in a local newspaper.

Two representations have been received objecting to the proposal. Their comments are summarised below:

- The appeal only allowed temporary siting of the mobile homes and gave a date for them to be removed - was it always the intention for them to be permanent?
- Can anyone request to have a mobile/static caravan on their land for permanent residential use rather than build a dwelling to live in?
- Affect local ecology;
- Increase danger of flooding; and
- Strain on existing community facilities.

**St Nicholas at Wade with Sarre Parish Council:** Object to the application on the basis that the vehicular access is inadequate, the site is close to a listed building and not in keeping with the surroundings. It is noted that the previous application was dismissed.

## CONSULTATIONS

**KCC Biodiversity:** No ecological information has been submitted with the application. Advise that the proposed development has limited potential to result in ecological impacts and are satisfied that there is no requirement for an ecological survey to be carried out.

The majority of the site is bare ground or short managed vegetation. There is, however, a small section of the site (south west corner) which is vegetated and is adjacent to an area where reptiles were recorded and as such, it is a possibility that protected species may be located on the site. If any vegetation were to be cleared within that area it must be carried out under a precautionary mitigation approach. Recommend a condition to that effect is attached to any grant of planning permission.

**TDC Environmental Health:** No concerns from an Environmental Health perspective.

**KCC Highways:** There is a previous permission granted on appeal for the temporary siting of the mobile homes for three years. The access and parking were not reasons for refusal, neither were they raised by the appeal Inspector. The access itself was presumably considered acceptable when planning permission was granted for it. There are no recorded personal injury crashes at the access in the 5 years to end of 2019. Therefore, subject to the provision of suitable parking and turning facilities, I don't see any grounds to reasonably refuse in highway terms.

**TDC Conservation Officer:** This site is located nearby to the Grade II listed Sarre Windmill and Mill and therefore considerations have to be made for any impacts imposed by this application to the setting of the listed property. The site is not located within the Sarre Conservation Area. Previous application, F/TH/15/1181 for this site refused permission for the mobile homes to stay in this location and it was asked that they be removed by the enforcement team.

Thanets recently adopted Local Plan, policy HE02, states within Section 7 'The character, scale and plan form of the original building are respected and the development is subordinate to it and does not dominate principal elevations.' As well as 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.'

Within the NPPF Section 16, 192 questions 'the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability' and 'the desirability of new development making a positive contribution to a local character and distinctiveness'. Additionally under the Listed Buildings and Conservation Areas Act 1990, Section 72 Paragraph 1, which describes, in respect to any buildings special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Previously in the past, through other multiple application submissions, the land adjacent to Sarre Windmill has been considered to be listed via its proximity to the windmill itself and therefore listed through association via curtilage. The small out buildings that are included within the setting of the windmill have a relationship through their various functions in the past and are therefore Grade II listed through that curtilage and presence in the context of the windmill.

Listed building consents have been submitted in the past for works that affect anywhere within this complex as they are considered to affect the sitting of the Windmill and the associated granary building. Granted, the buildings have evolved over time, but in most cases done so through the listed building consent process and in a way deemed appropriate towards the setting and character of the area and not detrimental to its aesthetic appearance.

The permanent siting of the two mobile homes is inappropriate for this area as they would not contribute positively to the setting of the two Grade II listed structures or other buildings within the surrounding complex. This is largely through their clunky and contemporary appearance amongst other much older properties which have been cited to the site for a considerable amount of time, as well as also at some point contributing to the functionality of the complex. Mobile homes, through their use as typically a non permanent or transportable structure, are viewed as just that, temporary structure, and in my opinion do not appear as though they should be permanently sited within this complex. When compared to other outbuildings on the site these are again, what they claim to be, outbuilding and small scale structures which permanent structure siting mean to last a more substantial portion of time.

I would have concerns that the mobile home structures, should they be allowed on a permanent basis, would in fact degrade much sooner than a typical outbuilding, appearing less maintained and less functional on a much shorter time frame than a typical out building. I can acknowledge that there is a mixture of other outbuildings and small structures present on the site which contribute varying amounts to the site's significance and historical standing.

In summary I believe their presence would have a detrimental impact on the perceivable character and appearance of the surrounding environment and the overall aesthetic of the site as traditional farmland as well as nearby listed and curtilage listed structures. Previously their presence was allowed on the basis that it was a temporary solution and following the designated time period should now be removed as not to contradict Local Plan Policy HE02 or other national legislation included above. For the combination of the reasoning presented above I therefore object to the application proposed.

## COMMENTS

This application is reported to Planning Committee as a departure from Policy H01 of the Thanet Local Plan as the proposed is for residential development outside of the defined village confines on the policies map.

### **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.

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.

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).

In addition to this, the Thanet Local Plan does not allocate any housing in the village of Sarre. In the preamble to Policy SP01, the rationale provided is that the village has "very limited services and facilities required to meet the day-to-day needs of their residents" and therefore new development is limited to proposals which "fall within the confines of the village, and is expected to be small in scale, consistent with their form and character".

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 surrounded by residential and other development. The proposal is therefore considered to be contrary to the criteria of Policy SP24 of the Thanet Local Plan.

The village of Sarre has limited facilities with only a public house by way of services. In the previous appeal decision, the Inspector considered that the application site is, however, well connected by public bus services to the Thanet Towns to the east and towards Canterbury to the west, whilst facilities and services in St Nicholas at Wade can be reached by bus and is a reasonable cycling distance from the site. This is placed within the overriding context of the principles of Policy SP01, and as acknowledged in the appeal decision, the proposal would therefore result in harm to the sustainability objectives of the plan, however this is considered to be minor due to the number of units proposed in this particular location and the relationship between Sarre, St Nicholas-on- Wade and public transport links.

Notwithstanding the lack of overarching need for the proposed dwellings, there are limited economic and social benefits that can be attributed to the provision of these two units from the continued permanent use of the site. These will be considered in the recommendation to members.

### **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 of the Local Plan seeks to conserve and enhance Thanet's 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 abuts existing buildings and dwellings associated with Sarre Windmill, and that group is itself closely adjoined by houses fronting onto Ramsgate Road (A253). It is considered that in this instance, the application site extends an existing developed cluster rather than being separated from other development.

The mobile homes have a natural low profile and the established natural screening around the site, limiting all but very occasional glimpsed views of the mobile homes, it is not considered that the development has an adverse impact on the character or appearance of the surrounding area, nor the Landscape Character Area. These factors together with the intervening buildings and structures between the site and the listed buildings also mean that any impact on them and their setting is minimised.

As outlined in the Inspector's decision, the use of the land results in the loss of the previous undeveloped character of the site, meaning some harm to the general countryside protection (implicit within Policy SP24). However this is extremely limited given the location of the development in relation to surrounding and adjacent built form, with substantial screening around the site.

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.

### **Impact on Heritage Assets**

Sarre Windmill and The Granary are grade II listed buildings. Under the Planning (Listed Building and Conservation Area) Act there is a duty on Local Planning Authorities in considering whether to grant listed building consent for development which affects a listed building or its setting to "have special regard to the desirability of preserving the building or its setting...". If there is considered to be harm to a listed building as a result of the proposed works, there is a presumption under the Act to refuse listed building consent. The site is also within the Sarre Conservation Area with which special attention should be paid to the desirability of preserving or enhancing the character or appearance of the designated area (Planning (Listed buildings and Conservation Areas) Act 1990). The National Planning Policy Framework (NPPF) 2018 states that when considering the impact of a proposed development on the significance of a designated heritage asset; great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 193). The NPPF goes on to state in paragraph 196 states that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.

Policy HE03 of the Local Plan states that proposals that affect both designated and non-designated heritage assets, will be assessed by reference to the scale of harm, both direct

and indirect, or loss to, the significance of the heritage asset in accordance with the criteria in the National Planning Policy Framework.

The concerns raised by the Conservation Officer are noted and outlined above. These specifically relate to the nature of development in this locality, in regard to the appearance of the type of accommodation provided within the curtilage of the Sarre Windmill. The applicant contends that the development does not form a functional relationship with the land and buildings associated with the Windmill. In the supporting statement the applicant states that:

*" The Granary, Bramble Cottage and the former store have previously been acknowledged as listed, and curtilage listed, respectively, through their listing, proximity to, and functional relationship with, the listed mill. This arose from the fact that the three buildings were directly associated with the mill, in terms of their use, during the late 19th and early 20th centuries, as confirmed by historic maps. The later maps of 1939 and 1961-1970 show that there was a wider area associated with Bramble Cottage, which was occupied by pig pens at the time when the building was used as a slaughterhouse in connection with the nearby meat processing factory. However, these maps confirm that the curtilage of the application site lay outside of this area and did not form part of this particular aspect of the use. As such, this site has at no time enjoyed any functional or physical relationship with the listed mill and cannot be regarded as part of the curtilage listing. The application site has not, and does not, therefore possess any functional, physical or visual relationship with the listed mill or Granary, or its curtilage listed structures, the latter of which it must be remembered are not listed in their own right."*

Having regard to the differing views of the applicant and Conservation officer, it is contended that the development must be considered in the context of the listed structures and Conservation area, with particular regard to the visual character of the type of accommodation that would be permanently permitted on the site in the event of approval. It is acknowledged that the mobiles are wholly self-contained within their own curtilage, and well screened on all sides from public points of view, such that from both Canterbury Road and the public footpath to the north. Therefore it is agreed that the homes are not read visually in the context or setting of any heritage building from outside the application site or when in the immediate vicinity of the Windmill. Whilst the impact on the designated heritage assets was temporary from the previous approval, the previous decisions by both the Council and the Planning Inspector did not raised any impact on the designated heritage assets.

In regard to concerns about degradation, the current condition of the site does not result in a negative impact on the setting of the designated asset, and if degradation were to occur in the future then the Council has the ability under Section 215 of the Planning Act to serve a notice on the owner if the condition of buildings or land is adversely affecting the amenity of the area.

Great weight is afforded to the conservation of the designated Grade II Sarre Mill and Mill Shop and the curtilage listed structures in the consideration of the impact from this proposal. The impact on the designated heritage assets is considered to be less than substantial, and whilst this impact is given weight in the determination of the application, the impact is minimised due to the low level scale of the structures and their physical and visual

separation from the listed structures, with no detrimental impact on Sarre Conservation area to the south west of the site.

## **Living Conditions**

Paragraph 117 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 127 states that planning decisions should ensure that all developments (a) function well and add to the overall quality of the area for the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, (c) are sympathetic to local character and history including the surrounding built environment and landscape setting, (d) establish or maintain a strong sense of place, (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and (f) create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users.

Policy QD02 - General Design Policies states that the primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects. Policy QD03 (Living Conditions) 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. Policy QD04, which are the National Described Space Standards (March 2015). Policy GI04 states that new family dwellings (those with 2 or more bedrooms) will be expected to incorporate garden space in order to provide a safe "doorstep play area for young children. With doorstep playspace being defined as playspace for young children which is immediately adjacent to, closely visible and safely accessible from the dwellings served.

The mobile homes are situated some distance away from surrounding properties with the site surrounded by established natural screening. As such it is not considered that there is any adverse impact from them on the residential amenities of adjoining residents.

The mobile homes are of a good size with all facilities required for independent occupation. It is, however, noted that they would not meet the space standards as required by policy QD04, but it is not considered appropriate that these are applied in this instance as the application relates to mobile homes and not buildings. Amenity space, parking, bin and cycle storage all available within the site. Given the above, it is considered that development offers a good standard of accommodation for its residents.

## **Highways**

It is accepted that Sarre has limited facilities with only a public house by way of services. The application site is, however, well connected by public bus services to the Thanet Towns to the east and towards Canterbury to the west. St Nicholas at Wade has a larger range of services and facilities and can be reached by bus and is a reasonable cycling distance from the site. There is space within the site for vehicular parking and cycle storage.

Concerns have been raised that the access to the site is inadequate. No concerns were raised about the access to the site by the Inspector when allowing the appeal. Given the limited traffic generation from two mobile homes, it is not considered that there would be any adverse effect on highway safety.

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.

### **Flooding/Drainage**

Concerns have been raised by local residents that the proposed development would result in an increased risk of flooding.

Paragraph 155 of the NPPF refers that inappropriate development in areas at risk of flooding should be avoided. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

Policy CC02 states that all new development is required to manage surface water resulting from the development using sustainable drainage systems (SuDs) wherever possible.

The site is located within flood zone 1 (Land having a less than 1 in 1,000 annual probability of river or sea flooding) as shown on the Environment Agency's Flood Risk Maps and given that the site is less than a hectare in size there is no requirement for the applicants to submit a Flood risk Assessment. The two mobile homes occupy a relatively small part of the application site leaving the area around the site (bare ground or maintained vegetation) free to absorb water. Given the above, it is not considered that the proposed development would cause flooding on site or in the surrounding area.

### **Ecology and Biodiversity**

The NPPF states at paragraph 170 states that the "planning system should contribute to and enhance the natural and local environment by ... minimising impacts on biodiversity and providing net gains in biodiversity where possible ..." The NPPF continues at paragraph 175 that "if significant harm resulting from the development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Policy SP27 states that all development proposals should, where possible, safeguard Thanet's Green Infrastructure network and enhance it by integrating new multifunctional Green Infrastructure by integrating Green Infrastructure provision in the design of developments. Opportunities to improve Thanet's Green Infrastructure network by protecting and enhancing existing Green Infrastructure assets and the connections between and providing new Green Infrastructure

assets should be included early in the design process for major developments, together with consideration of how they will be managed and maintained in the long term.

No ecological information was submitted with the application. Kent County Council's Ecology Team have reviewed the application and advice that given the majority of the site is bare ground or short managed vegetation with limited potential for protected species, there is no requirement for ecological information to be submitted with the planning application. They note, however, that a small section of the site (south west corner) which is vegetated and is adjacent to an area where reptiles were recorded and as such, it is a possibility that protected species may be located on the site. They advise that if any vegetation were to be cleared within that area it must be carried out under a precautionary mitigation approach.

Given the size of the site and scale and nature of the proposed development it is considered that it is unlikely to have a significant impact on ecology in the area. It is considered appropriate to add an informative relating to vegetation clearance.

### **Other Matters**

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 requires the payment of this contribution. The applicant has agreed to pay the contribution and has submitted an undertaking to that effect.

### **Conclusion**

In officer's view, this is a very balanced case when considering the relevant material planning considerations from the planning history of the site, the impact on the countryside and sustainability, and the impact on designated heritage assets.

It has been acknowledged that the site is currently situated outside a defined settlement boundary, and therefore for all intents and purposes rural policies of restraint apply. It has been demonstrated that they would be harm to the sustainability objectives of the Local Plan, albeit limited due to the number of units proposed and the provision of public transport to and from services in nearby villages.

In terms of the economic dimension of sustainable development, the permanent retention of the 2 mobile homes would help support local facilities and services which will be of benefit, albeit limited, to the local economy.

In terms of the social dimension to sustainable development, the scheme brings forward some limited benefits with the retention of the 2 dwellings, continuing social interaction between the occupiers of the mobile homes and surrounding residents. All of these benefits are limited in the context of the Council having an up-to-date adopted local plan providing the full need of housing on allocated site or capacity within the identified urban and village confines.

In terms of the environmental dimension of sustainable development, the environmental issues are assessed in earlier sections of this report but to summarise, it is not considered that the proposal would have an adverse impact on the character and appearance of the Sarre conservation area, the Landscape Character Area or the intrinsic beauty of the countryside, due to the scale and location of the proposal. Whilst weight must be afforded to the specific concerns of the Conservation officer and the presence of mobile homes within the area surrounding the listed structures at Sarre Windmill, paragraph 196 of the NPPF requires weighing the less-than-substantial harm against the public benefits, in this instance the economic and social benefits outlined above.

The development is considered to be a compatible with surrounding uses, which shall be set comfortably within the existing group of buildings, 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.

Overall it is considered that the social and economic benefits would, on balance, outweigh the environmental harm in regard to the designated heritage assets and sustainability objectives, forming an acceptable departure to Policies HO1 and SP24 of the Thanet Local Plan.

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

**Case Officer**

Annabel Hemmings

TITLE:

F/TH/19/1088

Project

Land On The South East Side Of Canterbury Road Sarre CT7 0LF  
BIRCHINGTON

