

A06

F/TH/21/0082

PROPOSAL: Retrospective application for the change of use from single dwelling to a house in multiple occupation for up to 6 people
LOCATION: (Use Class C4).

47 Grange Road RAMSGATE Kent CT11 9LR

WARD: Central Harbour

AGENT: Mr Ian Titherington

APPLICANT: Mrs Sarah Ene

RECOMMENDATION: Approve

Subject to the following conditions:

1 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered named Ground, First and Second Floor plans received, 29 March 2021 and 05 received 08 April 2021.

GROUND;

To secure the proper development of the area.

2 No more than six persons shall occupy the property as principal or main residence at any one time.

GROUND:

In the interests of neighbouring amenity, in accordance with Policy QD02 and HO19 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

SITE, LOCATION AND DESCRIPTION

47 Grange Road is a three storey mid-terrace building located close to the junction with St Mildreds Road and Willsons Road. The property has a flat roof bay window at ground floor level and pairs of sliding sash windows on the upper floors. The lower ground floor has been separated from the upper three floors as part of application F/TH/19/1213 and is in use as a 1 bedroom flat.

RELEVANT PLANNING HISTORY

FH/TH/20/1294 - Retrospective application for the erection of external staircase following demolition of existing and the erection of a single storey rear extension, together with the addition of cladding to the rear elevation and alterations to fenestration. Granted 24 November 2020.

F/TH/20/0673 - Erection of a third floor roof terrace, with associated 1.2m high metal railings to front and rear and 1.8m screening to sides together with extension of existing basement accommodation to front with formation of vehicular crossover and off road parking above. Granted 04 August 2020.

F/TH/19/1213 - Change of use from single dwelling to 1no. 1-bed self-contained flat and 1no. 6-bed dwelling together with replacement of existing timber windows with UPVC and alterations to fenestration. Granted 12 December 2019.

PROPOSED DEVELOPMENT

This is a retrospective application for the change of use from a 4 bed dwelling to 6 bed House of Multiple Occupancy (HMO). No external changes are proposed to facilitate the change of use and the maximum number of proposed occupants is six.

This application only relates to the ground, first and second floors of the property and does not include the lower ground floor which is currently in use as a one bedroom flat.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

HO19 - House in Multiple Occupation

QD02 - General Design Principles

QD03 - Living Conditions

TP02 - Walking

TP03 - Cycling

TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site.

One letter has been received raising no objection to the proposed use but raising concerns about parking in the area.

Ramsgate Town Council - Opposes this application on the grounds that it is considered to be overdevelopment and out of keeping with the area.

Ramsgate Heritage and Design Forum - No objection.

CONSULTATIONS

TDC Private Sector Housing - 1. The TDC Amenity Guidelines suggest that 11 square metres is needed for any double room where a living room (shared or private) is available and 7 square metres for any single person room. Therefore, rooms 3 and 4 are large enough to accommodate 2 persons and all other bedrooms may be occupied by one person.

2. We expect to see one shared kitchen, one shared bathroom and one separate WC per five occupants. However, I am aware that additional cooking and washing appliances have been provided to the shared kitchen on the ground floor, and so on that basis, the maximum number of persons that we would permit would be six.

I am not aware of any licensed HMOs within 100m of the property. I have no information as to whether there are any smaller HMOs with shared accommodation (up to four persons) in the vicinity. As such smaller HMOs are not licensable, we have no records as to their whereabouts.

COMMENTS

This application has been brought to committee by Cllr Albon for members to consider the impact of the use and upon the area.

Principle

The site is located within the urban confines of Ramsgate and comprises an existing residential dwelling.

Policy HO19 states that proposals for Houses in Multiple Occupation (HMO's), either through conversion of existing buildings or new built development, will not be permitted in those parts of the Cliftonville and Margate Central Wards as illustrated on the policies map.

Elsewhere proposals will be permitted where the development:

- 1) Does not give rise to an unacceptable impact on the living conditions of neighbouring residents through noise or general disturbance;
- 2) Does not result in an intensification or concentration of such uses which is detrimental to the amenity and character of the neighbourhood (having regard to the criteria set out in para 11.34 by way of guidance)
- 3) Provides suitable arrangements for car parking, or adequate on-street parking is available within the vicinity of the site and
- 4) Provides suitable arrangements for the storage and collection of waste

The principle of development is therefore considered acceptable subject to all other material considerations.

Character and Appearance

The proposed development makes no changes to the external appearance of the property.

The Council's Housing Officer has confirmed that there are no licensed HMOs within 100m of the property. There is planning history for HMOs at 68 Grange Road (F/TH/93/0052) and 97 West Cliff Road (F/TH/91/0867), however both of these properties are more than 50m away from the application site. Furthermore a certificate of lawful development was granted for the use of 97 West Cliff Road as 3 self contained flats in 2011 (CU/TH/10/0980).

The existing property has four bedrooms, one on the first floor and two at second floor level. The two rooms on the first and second floor at the front of the property have been subdivided to provide the additional bedrooms. These rooms could be subdivided for use in association with the existing dwelling without the benefit of planning permission and therefore the existing property could accommodate a greater number of residents than the 6 proposed as part of this application.

Bin storage is accommodated within the curtilage of the existing dwelling and collected similar to the existing arrangements.

Given that there are no external changes and the limited number of proposed residents, it is considered that the development would have no significant impact upon the character and appearance of the area, in line with policy QD02 and HO19 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

Whilst the HMO can accommodate up to 6 unrelated people, there is no reason to assume that the occupants would cause more noise and disturbance or anti-social behaviour than people living in the property as a single household.

The Council's Housing Licensing Officer has confirmed that the property meets the requirements for a HMO for up to 6 people. All habitable rooms benefit from natural light and ventilation and there is an amenity area at the rear that would be accessible for all residents.

It is, therefore, considered that the development does not have a significant impact upon the living conditions of the neighbouring residential property occupiers and provides an acceptable standard of accommodation for the residents in line with policy QD03 and HO19 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The site is located in a highly sustainable location with a number of local facilities located opposite the site and within a short distance along Grange Road. Grange Road is also served by a regular bus service and is within walking distance of Ramsgate town centre. The existing property has four bedrooms and the proposed HMO would accommodate up to 6 people. One off road parking space is available at the front of the property and it is considered that due to the number of residents within the property, the properties existing

capacity and the location of the site, there would be no significant increase in demand for parking or harm to highway safety as a result of the proposed development.

Financial Contributions

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to contribute to the district wide mitigation strategy. This mitigation has meant that the Council accords with the Habitat Regulations.

Whilst the proposed HMO increases the number of bedrooms in the property from four to six, the HMO would be restricted to a maximum of six residents at any one time. Furthermore the existing bedrooms could be subdivided without the need for planning permission if the property was to remain as a single dwelling. It is therefore considered that given the size and number of bedrooms within the existing property, the permitted development fallback position, and the restriction of 6 residents within the HMO, that there would not be an increase in the number of people accommodated by the dwelling. A contribution to mitigate against increased recreational pressure upon the special protection area has therefore not been requested in this instance.

Conclusion

Following consideration of the relevant local plan policies and all relevant material planning consideration, it is recommended that planning permission is approved.

Case Officer

Duncan Fitt

TITLE: F/TH/21/0082

Project 47 Grange Road RAMSGATE Kent CT11 9LR

