

COMMITTEE REPORT

A02

F/TH/20/0969

PROPOSAL: Erection of 5No. 3 storey 3 bed and 1No. 3 storey 4 bed terraced dwellings following demolition of existing offices, stores and laundry

LOCATION: Addington House Business Centre Addington Place
RAMSGATE Kent CT11 9JG

WARD: Central Harbour

AGENT: Mr Jason Drew

APPLICANT: Mr J Gold

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 04577_NB109 Rev B received 03 March 2021, 04577_NB103 Rev C, 04577_NB104 Rev D, 04577_NB105 Rev D and 04577_NB106 Rev C received 09 December 2020.

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of the development hereby permitted, a scheme to address the issue of noise and odour which may affect residents and will minimise the effects shall be submitted to, and approved in writing by the Local Planning Authority. The proposal shall include:

- Acoustic glazing to all front facade windows and the rear elevation windows to Plot 6.
- Air conditioning details to be agreed - unit to be acoustically treated, details to be agreed.

GROUND:

In the interest of residential amenity for future occupants and in pursuance of Policy QD03 of the Thanet Local Plan.

- 4 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and

should be carried out in accordance with the approved details.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage
- (f) Measures to control noise affecting nearby residents
- (g) Dust control measures
- (h) Access arrangements

GROUND:

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

- 5 The external surfaces of the development hereby approved shall be finished in accordance with the material schedule as annotated and illustrated on the approved plans numbered 04577_NB103 Rev C and 4577_NB105 Rev D received 09 December 2020.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 6 Prior to the construction of the external surfaces of the development hereby approved samples of the proposed buff stock bricks and contrasting red bricks and slate roof tiles to be used shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 7 Prior to the construction of the external surfaces of the development hereby approved a sample panel or sample area of the knapped flint walling to the ground floor front elevations of the dwelling hereby approved shall be submitted to, or inspected on site by the Conservation Officer 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:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 8 Prior to the construction of the external surfaces of the development hereby

approved the manufacturers details of the proposed aluminium framed windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 9 All new window and door openings shall be set within a reveal of not less than 100mm.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 10 Prior to the first occupation of the dwellings hereby approved, full details of both hard and soft landscape works, to include

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted.
- o the treatment proposed for all hard surfaced areas beyond the limits of the highway.
- o walls, fences, other means of enclosure proposed.

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

GROUND:

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

- 11 The first and second floor front elevation windows of Plots 1-5 of the terraced 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.

- 12 The refuse storage facilities and cycle storage facilities as specified upon the approved drawings 04577_NB103 Rev C received 09 December 2020 and 04577_NB109 Rev B received 03 March 2021 and shall be provided prior to the first

occupation of the development hereby approved and shall be kept available for that use at all times.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties and in the interest of promoting cycling in accordance with Policies QD03 and TP03 of the Thanet Local Plan.

- 13 The area shown on the approved plan numbered 04577_NB109 Rev B received 03 March 2021 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

- 14 Prior to the commencement of the development hereby approved, details including materials, levels and precise width/s of the proposed footway as shown on approved plan numbered 04577_NB109 Rev B and the relocation of the existing 2No. street lights and their proposed revised location shall be submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Development shall be carried out in accordance with the approved details and the footway shall be thereafter retained in perpetually.

GROUND:

In the interests of pedestrian and highway safety and amenity in accordance with advice contained within the NPPF.

- 15 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure 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 in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

- 16 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.

- 17 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.

- 18 All dwellings hereby permitted shall be provided with the ability for connection to Superfast Fibre Optic Broadband 'fibre to the premises', where there is adequate capacity.

GROUND:

To serve the future occupants of the development in accordance with Thanet Local Plan Policy SP41 and the guidance within the National Planning Policy Framework.

INFORMATIVES

For the avoidance of doubt, the provision of contributions as set out in the unilateral undertaking made on 09 December 2020 submitted with this planning application, and hereby approved, shall be provided in accordance with The Schedule of the aforementioned deed.

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.

It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site

SITE, LOCATION AND DESCRIPTION

The application site is located within the Ramsgate Conservation Area and contains a simple L shaped two storey building accommodating commercial/industrial uses which fronts the internal courtyard to the rear of commercial buildings which front Addington Place. The building's rear elevation is sited hard up against the north western boundary, abutting Hertford Place. The surrounding area comprises a high density built environment with both commercial and residential uses.

The immediate area surrounding the application site is characterised by predominantly Victorian two and three storey with basement level terraced houses to the south west of the application site. To the north of the site is a modern courtyard development of three storey terraced houses. Immediately to the east and south east are two and single storey commercial and garage buildings. Further to the south east is the Listed Georgian terrace, Nelson Crescent of four storey terraced houses with basement levels.

The rear elevation of the existing building comprises a predominantly blank two storey rear elevation which is constructed of a variety of flint, brickwork of varying ages and rendered elements.

PROPOSED DEVELOPMENT

The application proposes the demolition of the L shaped commercial/light industrial building to the north west, adjacent to Hertford Place and the erection of 6No. three storey terraced houses in its place. The terrace is proposed to front Hertford Place to the north west, with modest rear gardens to the south east. Access is proposed to be retained from Addington Place, and separates the rear gardens from the adjacent commercial buildings to the south. 2 parking spaces are proposed to serve Plot 6, sited to the rear of the terrace, accessed via Addington Place. A single storey refuse store is proposed to the south east of the site, abutting Addington Place.

The terrace proposed through the original scheme comprised a full three storeys with roof above, of a height of approximately 7m to the eaves and 9.5m to the ridge. The dwellings proposed a simple design, with part flint feature, part render to the ground floor, brick to the upper elevations, a grey tiled gabled roof and black UPVC windows and doors. The end of terrace dwelling to the north east, Plot 6, is an increased width to the remaining terraced dwellings, comprising an extra approximately 3m in width, designed with a double frontage.

The proposal has been amended through the course of the application and the terraced dwellings have been reduced in height to 2 storeys to the eaves to the front elevation addressing Hertford Place, with the second floor of accommodation provided in the roof served by a modest central dormer window and rooflight to the side. The eaves level will now be a reduced height of 5.2m, and 8.1m to the ridge. The rear elevation will extend a full three storeys, set under a parapet roof which is set down from the ridge by approximately 0.5m. The additional width of the end of terrace unit to Plot 6 has been set back from the front elevation by approximately 1m, and set down from the ridge.

The design, proportions and material finish of the windows have been amended to vertically proportioned aluminium sash windows with stone cills to the front elevation, and aluminium casement windows with brick cills to the rear. The ground floor front elevation will be finished in knapped flint work with stock brickwork and contrasting red feature brickwork to the first floor, and a natural slate tiled roof.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP01 - General Housing Policy
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
HO1 - Housing Development
HE01 - Archaeology
HE02 - Development in Conservation Areas
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.

6 letters of objection have been received in response to the amended scheme. The letters raise the following concerns:

- Concern regarding lack of parking. The development is likely to have an additional 10 extra cars in an already built up area with existing parking pressure.
- Only 2 parking spaces are proposed which is not enough to serve the development.
- The proposal will result in additional traffic in the local area which will result in additional disturbance and fumes.
- The proposal will result in a loss of light to neighbouring properties.
- The proposal will result in loss of privacy due to the closeness of the development to adjacent properties.
- The proposal contains inadequate refuse storage.
- The proposal is overdevelopment on a restricted site.
- The proposal will result in the loss of the existing flint wall which will remove an existing historical feature, and result in harm to the character of this part of the Conservation Area.
- If permission is granted the developer should have to incorporate flint into each buildings facade to show the original height of the wall and maintain as much of the wall as possible.
- The proposal is too high and will overshadow the neighbours.
- The area is already densely populated and a development like this will increase overcrowding.

14 letters of objection were received in response to the original scheme. These objections raised the following concerns:

- There are significant parking issues in the area that this development will dramatically worsen. Particularly as the nearest free parking on Nelson Crescent was converted to residents bays without offering Addington Street and other local residents the opportunity to buy permits.
- Each new house needs one dedicated parking space as a minimum.
- There is no space for loading/turning of delivery vehicles and similar.
- The proposal will result in increased traffic in this restricted area.
- The proposal does not contain footpath access resulting in hazards.
- The proposal is overdevelopment.
- The proposal is out of character with the area.
- The proposal seeks to maximise bedrooms/properties to the detriment of the existing community.
- The proposal disregards existing residents for the benefit of the developer.
- The proposal uses inappropriate materials such as plastic UPVC windows.
- The additional height of the proposed properties will overcrowd the street given the narrow width of Hertford Place.
- The proposal will result in a loss of light to adjacent properties.
- The proposal should retain the historic flint wall.
- The proposal contains minimal provision for open or green spaces.

1 letter of support has been received which raises the following points:

Overall this project will be an improvement from where I overlook it, provided the new owners don't block the current parking access.

Ramsgate Town Council - Ramsgate Town Council objects to this application due to the loss of a historic flint wall in the Conservation Area.

CONSULTATIONS

Conservation Officer -

Amended Comment 16/03/2021:

Following further discussion, amendments and adaptations to the proposed plan for the site I would like to make the following comment.

The overall proposed scale of the scheme has been reduced to sufficiently reduce my concerns regarding the impact of the proposed to the surrounding environment. Further amendments have also been made to the design of the scheme, which now appear more like 'cottages', utilising flint as a feature adding character to the proposed. I do feel like an opportunity for an industrial scheme has been missed with this site, however I do not believe that the proposed will appear negatively within the surrounding context of the site and the integrity of the character and appearance of Ramsgate Conservation Area is preserved. An appropriate material palette for use within the conservation area is being proposed and therefore I now believe that this application meets with local and national guidance, and I no longer object to the proposed development.

Original Comment 25/09/2020:

Addington House Business Centre is located a short distance from the main commercial centre of Ramsgate whilst also being within Ramsgate Conservation Area. Currently existing on the site are varying outbuildings and small warehouses whose historic value should be considered as part of this application.

Thanets recently adopted Local Plan, policy HE02, states within Section 7 the 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.

Guidance under the National Design Guide Section C2, Paragraph 45 highlights that when determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape and paragraph 47 which states Well-designed places and buildings are influenced positively by the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of facades, characteristic materials and details.

Reviewing this application I have some concerns regarding the information that has been provided as part of this proposal as well as the scheme itself being proposed for the site. It states within the design and access statement that it is important to evaluate the historic significance of the site which was also stated at the pre application stage. Unfortunately this is not something that appears to have been provided as part of the information provided. Overall little consideration appears to have been given to the surrounding historic environment with no further analysis being made or included in this report as to why certain decisions have been made. No elevations have been included of the buildings proposed for demolition nor any further analysis, structural or not, provided as to why the decision was made to demolish them in the first place.

Included in the demolition amongst the site is the proposal to demolish a flint wall which is a historic feature that still exists. It has been stated that this wall is no longer structurally sound and therefore it should be demolished to further enable site development. No structural survey has been provided nor have any further details or images of the wall in question. I can acknowledge that flint work has been proposed as a material feature to the scheme, however with little other justification as to the development of this proposal I do not believe that enough information has been provided.

Regarding the design of the scheme I have issues with the odd and uncomfortable window proportions which result in a development which struggles with its identity. It's unfortunate that the industrial heritage of the site has not been reincorporated here and that what is proposed is neither obviously contemporary and unique nor a pastiche of the surrounding environment. I can appreciate that flint has been incorporated into the scheme, as an attempt to establish a sense of heritage and taken as an influence from the existing environment, however with little cohesion to the other design choices which have been made.

Following the proposed demolition of the existing outbuilding, it is then proposed to reinstate the new scheme at a taller scale. No context has been included in the proposed elevations and therefore this becomes difficult to appreciate given the surrounding environment. That being said the increase in height will be notable perceivable from the surrounding environment which includes a Grade II listed terrace adjacent to the site, which is listed within its entirety and overlooking the site.

Regarding the proposed materiality of the scheme I have concerns with that of the installation of UPVC. I can appreciate that an effort has been made to suggest this to be of a historic style however we do not encourage the use of UPVC within the conservation environment as it is a non traditional stark material which appears stark and obviously amongst other more traditional features present to the area. Again, this will be easily read within the context of the nearby listed buildings.

Overall I find it disappointing that the site's industrial past has not been utilised as part of this design and fear that it has been a missed opportunity for the space. Not only would this approach complement the site's commercial and utilitarian past but also the surrounding existing historic environment. The application as a whole appears to also be lacking in overall justification as to why certain design choices have been made as well as reasoning behind quite substantial demolition within a conservation area and the impacts this will have to the surrounding environment. As it stands I would look to refuse this application should amendments not be proposed and overall object to the work proposed for the above reasons.

TDC Environmental Health -

Initial Comment 29/09/20:

I have reviewed our complaints history for the area and note that they were issues regarding odour and noise from car repair activities from the neighbouring site. No further complaints have been received. Given the application proposes more suitable dwellings than existing use EH will not object to the application providing mitigation is incorporated within the scheme to protect occupants of plot 6 from noise, odour and fumes should they arise from the neighbouring existing use.

SENSITIVE RECEPTOR

MITIGATION

Prior to the commencement of the development hereby permitted, a scheme to address the issue of noise and odour which may affect residents and will minimise the effects shall be submitted to, and approved in writing by the Local Planning Authority. The proposal shall include:

Acoustic glazing to all front facade windows

Air conditioning details to be agreed - unit to be acoustically treated, details to be agreed.

Additional Comment 29 September 2020:

Acoustic glazing should be provided to the front and rear of Plot 6, nearest the workshop.

KCC Highways -

Amended Comment 02/03/21:

I refer to the amended plans submitted for the above on 9th December 2020. Whilst visibility at the existing access in Addington Place is below current standards, the proposals are unlikely to generate a material increase in use of the access. I would prefer to see more than 2 parking spaces provided for the proposed 6 dwellings, however the site is located close to the town centre, is readily accessible by public transport, and parking restrictions are in place on the highway as necessary.

However, I note that the front doors of the proposed dwellings open onto Hertford Place where there is no footway and therefore no protection for residents from passing vehicles as they step out. I would therefore wish to see some form of protected space/footway along the Hertford Place frontage and it appears from the site plan and application red line that this is achievable. This footway should be as wide as possible but with a minimum width of 1.2 metres.

Original Comment 25/08/2020:

I refer to the above planning application and have no objection in principle to the proposals. Whilst visibility at the existing access in Addington Place is below current standards, the proposals are unlikely to generate a material increase in use of the access. I would prefer to see more than 2 parking spaces provided for the proposed 6 dwellings, however the site is located close to the town centre, is readily accessible by public transport, and parking restrictions are in place on the highway as necessary.

However, I note that the front doors of the proposed dwellings open onto Hertford Place where there is no footway and therefore no protection for residents from passing vehicles as they step out. I would therefore wish to see some form of protected space/footway along the Hertford Place frontage and it appears from the site plan and application red line that this is achievable.

This footway should be as wide as possible with an ideal minimum width of 1.2 metres. If possible I would also wish to see a minimum of 1 secure, covered cycle parking space for each bedroom.

Southern Water - Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or the developer.

COMMENTS

This application has been called to Planning Committee by Councillor Wing due to concerns relating to overdevelopment, highway amenity and safety concerns, loss of heritage and overshadowing.

The main considerations with regard to this application is the principle of development, the impact of the proposed development on the character and appearance of the Conservation Area, the impact upon residential amenity, and the impact upon highway safety.

Principle

Policy HO1 of the Thanet Local Plan permits new housing development on non-allocated sites within the confines of the urban area and villages, subject to meeting other relevant Local Plan policies, including General Housing Policy SP14. Within the Thanet Local Plan there is an allowance for 2,025 units of the required housing supply over the plan period to be provided through windfall sites, which usually consist of previously developed non-allocated sites.

The application site is located within the urban confines of Ramsgate and is currently occupied by light industrial/commercial premises within two storey buildings and associated hardstanding. The application proposes the erection of 6No. 3 storey terraced dwellings, following the demolition of the existing buildings. The proposed development would therefore accord with Policy HO1.

The proposal would involve the loss of existing commercial premises. There are no policies which protect the existing employment use in this location.

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

Character and Appearance

As the site is located within a Conservation Area the Local Planning Authority must have regard for Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 which requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of the area.

The proposed development proposes the demolition of the existing commercial building and its replacement with a residential terrace. The surrounding area is a high density urban environment containing predominantly period residential and some commercial development, the majority of which are set within modest or moderate linear plots.

The layout of the proposed terrace would follow the prevailing street frontage pattern of development, continuing the street frontage of the adjacent building to the west which addresses Hertford Place, and comprises a similar footprint to the existing building. The application proposes terraced dwellings which is the predominant typology in the locality, with modest gardens to the rear which is common in this area. The access to the rear will be retained beyond the rear gardens of the proposed terrace and 2No. Off street parking spaces and a modest single storey refuse store will be provided adjacent to Addington Place. This will largely retain the existing configuration to the rear, and the proposed refuse store will relate to the numerous similar outbuildings and garages which front Addington Place. This layout is therefore considered to integrate well with the surrounding built environment and pattern of development and would maintain the characteristic enclosure to Hertford Place.

The vicinity of the application site consists of a combination of single storey commercial development, two storey (with pitched roofs) and three storey (flat roof) development. The proposed reduced height of the terrace, and the two storey configuration to the eaves to the front elevation is considered to be suitably proportional to, and compatible with the surrounding height and scale of development, and will not be unduly overbearing to Hertford Place.

The majority of surrounding properties are of Georgian/Victorian origin, and have strong vertical proportions and emphasis to their design, form and pattern of fenestration. The proposed revised scale and form of the terraced dwellings is considered to suitably relate to this vertical emphasis to the front, with the gabled roof relating well to the form of surrounding development. The terrace will have a staggered configuration as the ground level falls from west to east, which will further break up the terrace and highlight its vertical proportions.

The proposed rear elevation will comprise an alternative design and form, of a full three storeys set under a parapet which is set down slightly from the ridgeline. This alternative design and form is considered to be suitable for the commercial/subsidiary road/access it addresses, and relates to the rear projections and flat roofs and parapets common in the locality.

The wider unit to the end of the terrace to the east has been amended to include a meaningful set back of 1m to the additional approximately 3m width and a modest set down from the ridge. This configuration shall break up the built form of this unit, providing a subservient side projection which will relate well to the remaining terrace, and retain the regular proportions of the terrace.

The proposed revised design will provide a traditional, cottage-like appearance to the front elevation, with sash windows with vertical proportions which will relate well to the surrounding Georgian and Victorian terraces. The proposed material palette utilises characteristic and common material finishes in the area, retaining the partial flint materiality of the existing building through knapped flintwork to the ground floor front elevations. The remainder of the elevations will be finished in buff stock bricks, with contrasting red stock brickwork detailing and window/doors surrounds, aluminium windows and doors, stone cills, natural slate roof and lead cladding to the dormer.

These material finishes are considered to be appropriate for the position of the site within a Conservation Area, provide detail and interest to the elevations, and will identify and integrate well with the surrounding locality. Sample materials will be secured by condition to ensure all external materials are of a suitable quality for this sensitive location.

The existing property contains elements of flintwork to the east of the rear elevation. The historic character and appearance of this flintwork element to the existing building is recognised. The application proposes to demolish the existing building, including this flintwork section. The loss of the flint element is regrettable, however this is concentrated to a sporadic, modest portion of the wall, and is not straightforward to integrate the existing wall into a new development. The proposed scheme will retain the flintwork materiality as a feature to the front elevation of the new dwellings, which will have regard to the contribution made by the current wall to the Conservation area.

Overall, the revised proposed development is considered to provide a terrace of dwellings which are compatible and proportional to its surrounding built environment, integrating with the prevailing designs, proportions and material finishes present. The Conservation Officer has raised no objections to the revised scheme, considering the proposal to preserve the

integrity and character and appearance of the Conservation Area. Whilst the loss of the modest flintwork section to the existing building is regrettable, the proposal successfully retains this materiality, and the development is considered to form an overall improvement upon the existing building, which will enhance the character and appearance of the application site within the Conservation Area.

The development is therefore considered to be acceptable in terms of its impact upon the special character and appearance of the Conservation Area and will accord with Policies HEO2 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The existing building is a 1.5 storey L shaped building which extends along Hertford Place and adjacent to the adjacent commercial building to the east. The building has a depth of approximately 4.5m/5m to its main body, with a single storey rear projection to the west, which extends a further approximately 7.8m depth.

The proposed development will be sited in a comparable location to the existing building, extending along and following the existing street frontage of Hertford Place. The development will align with the position of the adjacent residential neighbour to the west and extend a comparable depth of approximately 7m, extending beyond the rear elevation of this neighbour by approximately 2m. The terraced dwellings have been reduced in height and will now extend two storeys to the eaves to the front, with the second floor accommodation provided within the roof space.

Given the position of the proposed terrace and its relationship and modest depth beyond the adjacent neighbours to the west, the proposal is not considered to result in harm to the residential amenity of these neighbours deriving from its built form. The terrace will be sited adjacent to the commercial building to the east, in the position of existing built form and is therefore not considered to result in harm to residential amenity. No residential development fronts Hertford Place opposite the proposed terrace, with the blank side elevations of the modern terraced development opposite facing the proposal. Given this arrangement and the reduced height of the proposed terrace, the development is not considered to be overbearing or result in harm to the development opposite to the north.

To the rear of the site is a cluster of commercial/garage buildings and a dwelling. The proposed development will extend a moderate additional height and scale to the existing building, with an approximately 10.5m separation distance to this cluster to the rear, which is not considered to result in harm to residential amenity deriving from the built form.

The development opposite to the north is sited side on to the proposed terrace, with its gardens to the rear. The first and second floor windows of the proposed terrace serve the bathroom, landing and en-suite, which do not constitute primary habitable spaces and shall be obscure glazed to Plots 1-5 which face towards/have sight of these gardens, which will prevent harmful overlooking to the adjacent neighbours rear gardens opposite.

The bedrooms of the dwelling are served by first and second floor windows to the rear. The existing building contains ground and first floor windows and there is existing mutual overlooking between the development opposite and the existing building, and the area is a high density urban environment where a degree of overlooking is present. Given the existing arrangement and characteristics of this environment, the development is not considered to result in harmful overlooking to the adjacent properties and dwelling to the rear.

In terms of the living conditions for future occupiers, the proposed terraced dwellings meets and exceeds the applicable Nationally Described Space Standards for 3 or 4 bed three

storey dwellings respectively. All primary habitable rooms shall be served by front or rear windows which will provide suitable light, outlook and ventilation.

All dwellings will be provided with a modest rear garden which is capable of providing sufficient doorstep play space and cycle storage in accordance with Policy GI04 and TP03. A refuse store is provided adjacent to Addington Place which will provide sufficient accessible refuse storage provision to serve the proposed development.

The development is sited in close proximity to existing commercial development including car repair activities. Environmental Health have commented that complaints have been received relating to odour and noise from this neighbouring use, and that it is necessary that mitigation is incorporated into the scheme to protect occupants of Plot 6 to protect future occupants from noise, odour and fumes. A condition requiring a scheme to address the issue of noise and odour and will minimise the effects to Plot 6 including acoustic glazing and air conditioning details to be agreed shall be attached to the consent should permission be granted to address this.

In order to manage and minimise disturbance to surrounding adjacent neighbours during the construction process, it is considered necessary to secure a construction management plan by condition, which will be attached to the consent should permission be granted.

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 application proposes the replacement of the existing commercial building within 6No. Terraced dwellings. Two allocated parking spaces are proposed to serve Unit 6 which is considered to provide a suitable level of parking for this 4 bed unit. No further parking provision is proposed.

The application site is located within close proximity to Ramsgate Town Centre which provides a range of services, facilities and good public transport links and is therefore considered to be sustainably located. There is limited unrestricted and restricted on street parking in the surrounding area.

KCC Highways have reviewed the proposed scheme and noted that whilst they would prefer more than 2No. parking spaces, given the close proximity of the site to the town centre, the parking restrictions in place on the highway and its good accessibility by public transport, no objections are raised to the proposed parking provision. It is considered that given these factors and taking into account the parking generated by the existing commercial use, that the level of off-street parking in this location for the 6 dwellings is considered acceptable.

KCC Highways state that the proposal is unlikely to result in a material increase in use of the access to Addington Place. The associated increased vehicular movements associated with the proposed development, given the limited number of units proposed, is considered to be modest within the context of this edge of town centre location and is not considered to result in harm to the surrounding area.

KCC Highways have requested footpath provision for the proposed terraced units onto Hertford Place so the dwellings do not enter and exit the dwellings directly into the road. A public footpath to the front of the proposed terraced dwellings onto Hertford Place has been provided of a width of 0.9m. Whilst this falls slightly below the requested width of 1.2m, this

is considered to provide sufficient space and footpath provision given the surrounding constraints within this high density environment, and the limited vehicular movements upon this narrow road.

All units will be provided with cycle storage provision within their rear gardens.

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

Archaeology

The application site is located in an area which is considered likely to have potential for archaeological remains, with Roman and prehistoric findings in the nearby area. As such, it is considered necessary to secure a watching brief during development through a planning condition. The agent has agreed to the requested condition, which shall be attached to the decision in the event planning permission is granted. Subject to this safeguarding condition, the impact upon archaeology is considered to be acceptable and in accordance with 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 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 and an appropriate assessment has been carried out on this basis.

This application includes a valid Unilateral Undertaking to provide the required financial contribution of £2,650.00 for the proposed 5No. 3 bed and 1No. 4 bed dwellings to mitigate the additional recreational pressure on the SPA area.

Conclusion

The site is sustainably located within the urban confines and is previously developed land. The proposal for the erection of 6no. dwellings is considered to be in accordance with Policy HO1 of the Thanet Local Plan. The amended scheme is considered to be a suitably compatible form of development within the Conservation Area, which has an acceptable impact upon the living conditions of adjacent neighbours, highway safety and amenity, and provides a satisfactory standard of amenity for future occupiers.

The Council is also currently in presumption in favour of sustainable development as the Housing delivery test 2020 has not been met. Paragraph 11 of the NPPF states that for decision taking this means that the Council should grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF as a whole. In this instance the benefits of

providing the development in the amended form are considered to outweigh any adverse impacts.

The proposed amended development is therefore considered to be acceptable and in accordance with the relevant Thanet Local Plan policies and the National Planning Policy Framework

Case Officer

Jenny Suttle

TITLE: F/TH/20/0969

Project Addington House Business Centre Addington Place RAMSGATE Kent CT11 9JG



