

A01

F/TH/21/0463

PROPOSAL: Erection of single storey, part first floor and part two storey rear extensions, alterations to fenestration, formation of parking and

LOCATION: garden to rear, together with internal alterations, following partial demolition of 1-3 Alma Road

Foresters Arms 48 Boundary Road RAMSGATE Kent CT11
7NW

WARD: Eastcliff

AGENT: Mr John Lowden

APPLICANT: Mr S Fury

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 drawing numbered BDG 539-3C received 12 July 2021.

GROUND:

To secure the proper development of the area.

3 The external surfaces of the development hereby approved shall be finished in:

Elevations - Painted render to match the colour, finish and texture of the existing elevations
Roof to part two storey part first floor rear extension - Slate tiles to match the colour, finish and texture of the existing roof tiles

Infilled door to western side elevation of side/rear extension - Flintwork to match the colour, finish and texture of the adjacent flintwork section.

Windows and doors - UPVC double glazed

Double doors to front elevation - Composite doors

As annotated and illustrated on the approved plan numbered BDG 539-3C received 12 July 2021 and outlined in the submitted application form received 26 March 2021.

GROUND:

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

4 Prior to the construction of the external surfaces of the development hereby approved details of the proposed flint work section to the infilled door opening to the ground floor western side elevation hereby approved to match the adjacent flint work section, 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 in the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

5 The off-street parking and hardstanding to the rear shall be finished in water permeable block pavers, as stated on the submitted application form received 26 March 2021.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan.

6 The double doors to the ground floor front elevation hereby approved shall be set within a reveal of not less than 100mm as confirmed in the email correspondence from the agent received 12 July 2021.

GROUND:

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

7 The use of the rear garden associated with the Public House hereby approved shall cease, and the gated access to the garden locked, daily at 21:30, as annotated on the approved plan numbered BDG 539-3C received 12 July 2021.

GROUND:

To ensure that noise and activity is minimised in the interest of the residential amenities of the area, in accordance with Policies QD02 and SE06 of the Thanet Local Plan.

8 Prior to the first use of the parking spaces to the rear hereby permitted, the associated vehicular crossover onto the highway, as shown on the approved plan numbered BDG 539-3C received 12 July 2021, shall be completed and made operational.

GROUND:

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

9 The parking spaces hereby approved shall be a minimum of 4.8m long x 2.5m wide as shown on the approved plan numbered BDG 539-3C received 12 July 2021.

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.

INFORMATIVES

Please ensure that you check the above conditions when planning to implement the approved development. You must clear all pre-commencement conditions before development starts on site. Processing of conditions submissions can take up to 8 weeks and this must be factored into development timescales. The information on the submission process is available here:

<https://www.thanet.gov.uk/info-pages/planning-conditions/>

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

The permission hereby granted does not include the installation of any external extraction equipment, and therefore should external extraction equipment be required, further planning permission will be required.

SITE, LOCATION AND DESCRIPTION

Foresters Arms is a two storey period end of terrace Public House which is currently vacant. The application property comprises a simple, traditional design with a symmetrical pattern of fenestration to the front elevation, a double pitched roof to the main body and single storey side and rear extensions, set under flat roofs. The application site also includes 1-3 Alma Road to the rear, which currently contains a single storey flat roofed attached building with a garage door to the frontage, which contains a vacant workshop/garage.

The property is sited on a corner plot and fronts Boundary Road to the south and abuts Alma Road to the west. The surrounding area is characterised by modest, compact traditional two storey Victorian terraces of a regular form and design.

PROPOSED DEVELOPMENT

This application follows a series of applications for this application property which sought to change the use and extend the property to 2No. residential dwellings.

This application proposes to retain the existing Public House use, and proposes the erection of single storey and part two storey, part first floor rear extensions, alterations to fenestration

and the formation of parking and garden to rear, following the removal of the roof and partial demolition of 1-3 Alma Road to the rear.

The proposed alterations to fenestration will introduce double doors to the front elevation. The proposed single storey rear extension will alter and enlarge the existing single storey rear/side extension to the west. The proposed first floor rear extension has been amended to a part two storey part first floor extension to omit the overhang between the two existing rear extensions and will be set under a hipped pitched roof and extend a depth of approximately 3.5m, a width of approximately 6m, and set in from the two storey side elevation of the application property by approximately 2m.

The application proposes to remove the roof and partially demolish the existing single storey garage/workshop building at 1-3 Alma Road. The concrete base is proposed to be retained to provide parking spaces for the owners of the Public House, and a garden area which will be finished in astroturf and bounded by 2m high fences, accessed via a gate via the existing courtyard.

The application has been amended during the course of the application. The proposed double doors to the frontage have been re-positioned to the single storey side extension, retaining the symmetrical pattern of fenestration to the main front elevation. The first floor rear extension has been set down from the ridgeline by approximately 0.7m. The owners parking spaces have been enlarged and reduced to 2No. Spaces. The Public House kitchen at ground level has been omitted, and the garden is proposed to be closed daily at 21:30pm, with the gate access to the garden shut and locked.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

QD02 - General Design Principles
QD03 - Living Conditions
CM01 - Provision of New Community Facilities
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. One letter of objection has been received. The letter raises the following concerns:

Alma Road is a bottleneck narrow road, which is subject to parking pressure and dangerous parking including parking over double yellow lines and on the pavement.

Ambulance and refuse trucks have in the past not been able to get down the road.

The parking at the rear is not suitable and is going to cause more problems.

Ramsgate Town Council - No comment.

CONSULTATIONS

Environmental Health - I note the premises will be trading under the name 'Fury's Bar' and the proposed site plan shows the addition of an external garden area to the rear. Whilst the premises is on a main road the rear of the property is surrounded by noise sensitive properties and I am therefore concerned over possible noise nuisance caused in this area particularly as external noise is difficult to control. With this in mind I would suggest that the times of use of this area are restricted by condition and I would recommend that the garden area be closed daily at 9.30pm.

The plan also shows the inclusion of a kitchen on the ground floor level however there are no further details or specifications concerning any extraction system. I would have concerns over possible odour from cooking processes and noise from any system that they may consider installing. Can the applicant provide any further information relating to this so that I can give further consideration?

KCC Highways –

- *Final Comment 09/07/2021*

I refer to the amended plan submitted for the above on 9th July and confirm my previous objections have been overcome. The southernmost parking space has been removed and the remaining two spaces have been increased in length. I therefore now have no objection subject to the following being secured by condition:

Completion of the necessary vehicle crossing in the footway prior to the use of the widened access commencing.

Parking spaces to be a minimum of 4.8 metres long x 2.5 metres wide.

- *Updated Comment 09/07/2021:*

I refer to the additional information on proposed parking and request for comment on the same, received on 9th July.

Whilst Alma Road is relatively narrow and is subject to on-street parking, the section serving the proposed parking spaces is in the first section of the road from the junction with Boundary Road, which has parking restrictions on both sides. Access to the proposed parking spaces can therefore be reasonably achieved. However, the proposed parking spaces are below the minimum length required of 4.8 metres, meaning that parked vehicles will overhang and obstruct the highway footway. In addition, a vehicle parked in the southernmost space has very little visibility to vehicles approaching northbound in Alma Road.

As the proposals stand they do not provide safe access and create hazards for users of the highway, and are therefore contrary to the NPPF. I would therefore recommend refusal on this basis.

- *Initial Comment 08/04/2021*

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority.

RELEVANT PLANNING HISTORY

F/TH/18/1352 - Change of use from Public House (Use Class A4) to 2no. 2-bed dwellings (Use Class C3) together with the erection of a first floor side extension and extensions and alterations to existing single storey rear extensions - Refused 26/11/2018

F/TH/19/0309 - Change of use from Public House (Use Class A4) to 2no. 2-bed dwellings (Use Class C3) together with the erection of a first floor side extension and extensions and alterations to existing single storey rear extensions - Refused 07/05/2019

F/TH/20/1349 - Change of use from Public House (Use Class Sui Generis) to 1no. 3-bed and 1no. 2-bed dwellings (Use Class C3) together with the erection of a two storey rear extension and extensions and alterations to existing single storey rear extensions - Granted 24/02/2021

COMMENTS

This application has been called to Planning Committee by Councillor Albon due to highway safety and amenity concerns relating to the proposed parking area to the rear and its impact upon adjacent properties in Alma Road.

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 area, the impact upon residential amenity, and the impact upon highway safety.

Principle

The application does not propose to alter the existing use of 48 Boundary Road as a Public House, which constitutes a community facility. Policy CM01 of the Thanet Local Plan supports the expansion of existing community facilities where it meets a range of criteria, including good accessibility to the local community, good parking provision, where it is in keeping with the character of the area, or where it does not impact upon neighbouring amenity. The principle of the community facility expansion is therefore considered to be acceptable in principle, subject to the material considerations referred to within the policy.

The proposal will involve the removal of the roof and the partial demolition of the existing vacant garage/workshop building to the rear to provide off street parking and a garden area to serve the Public House. There are no policies which require the retention of commercial uses/buildings in this location.

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

Character and Appearance

The National Planning Policy Framework states that development should be sympathetic to local character and the surrounding built environment, establish and maintain a strong sense of place. Policy QD02 of the Thanet Local Plan outlines that the design of all new proposals must respect or enhance the character or appearance of the area particularly in scale, massing, rhythm and use of materials.

The proposed amended alterations to fenestration to the front elevation has relocated the proposed double doors so they are sited centrally within the existing single storey side projection, replacing the existing single door. This will retain the symmetrical pattern of fenestration to the front elevation of the main body of the property, which is considered to be a positive feature of the property. The proposed double doors will be appropriately located within the side projection, and will suitably relate to the existing fenestration. The doors will be finished in a composite material and will be set within reveals of no less than 100mm, which will relate to the existing materiality and treatment of fenestration.

The proposed single storey rear extension will increase the width of the existing rear extension to the west from 2.5m to 3.5m at its narrowest point, and will include a series of windows to the eastern elevation of this extension. The existing door/windows to the western side elevation will be infilled and replaced with flintwork to match the existing flintwork section to the western side elevation. The extensions and alterations to increase the width and alter the fenestration will have limited visibility from the public realm given their location and position in relation to existing built form, and will consolidate and formalise this side elevation.

The replacement of the door with flintwork to the western side elevation is considered to be a minor alteration, and the replacement finish will integrate well with the existing side elevation, providing a further feature to the side elevation. Details of the finish of this flintwork section will be secured by condition should consent be granted.

The proposed alterations to the rear will involve the removal of the existing roof and the partial demolition of 1-3 Alma Road, retaining the existing concrete base, to provide a parking area and garden area to serve the Public House. The existing building is a single storey commercial/garage building of no architectural merit and as such, no objections are raised to its removal and conversion to a parking/garden area.

The removal of the built form associated with 1-3 Alma Road will provide greater openness in this relatively densely developed area. The use of the front portion of this site for hardstanding to provide 2No. parking spaces are considered to be a neutral alteration, given the existing appearance and presence of the existing building. This hardstanding is proposed to be finished in water permeable block pavers, which will be secured by condition. The 2m high timber close boarded fence will enclose the rear garden which is a common arrangement, and is comparable to similar boundary treatments in the wider locality.

The proposed part first floor part two storey rear extension is a moderate scale, and its amended design and form, which will be set down from the ridge of the main roof, and will

extend as a full two storey extension between the two single storey rear extensions, will appear as a relatively subservient and suitably integrated rear projection to the existing property, which is a common feature in the surrounding built environment. This extension will be set in from the two storey body of the application property, which will limit its prominence and presence within the street scene and aid its assimilation into the existing property. The existing rear and side elevation is finished in smooth painted render, and the extension will be finished in render to match, and will therefore appear as a cohesive addition.

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

Living Conditions

The proposed part first floor, part two storey rear extension will align with the rear elevation of the adjoined neighbour to the east No. 44-46 Boundary Road, which does not contain any side elevation windows facing the proposed extension, and will therefore not result in harm to the residential amenity of this neighbour.

The part first floor, part two storey rear extension will be set in from the two storey side elevation of the application property by 2m and will retain a separation distance of approximately 10.5m to the adjacent properties fronting Alma Road to the west. Given the moderate depth of this rear extension, the existing relationship between the application property and these adjacent neighbours and the separation distance provided, this extension is not considered to result in significant harm to the residential amenities of these neighbours.

The proposed first floor/two storey rear extension will extend the existing first floor rear elevation windows forward by approximately 3.5m. Views from these windows to adjacent neighbours to the side will be oblique, which is not considered to be significantly harmful. These windows will be an addition to an existing arrangement and relationship, and will face the blank side elevation of the adjacent neighbour to the north and will therefore not result in harmful overlooking.

The existing single storey rear extensions currently extend to the rear boundaries of 48 Boundary Road and the proposed alterations and extensions to these existing extensions, which predominantly enlarges the western extensions depth to the centre of the site, together with the layout of surrounding built development, is not considered to significantly alter the existing situation or result in unacceptable harm to the living conditions of surrounding adjacent neighbours deriving from the built form. The proposed alterations to fenestration to the sides of these extensions will face each other, and no side elevation windows are proposed to the eastern side elevation, resulting in no impacts of overlooking to surrounding adjacent neighbours.

The proposal will introduce a garden area to the rear. The application property is an existing Public House located upon a main road, which whilst currently vacant, has an established degree of associated noise and activity relating to its existing use, which closed in 2018. There would have also been associated noise and activity associated with the

garage/workshop use at 1-3 Alma Road which is proposed to be partially demolished for this proposal.

The proposed provision of a garden associated with the public house is likely to result in some increased noise, disturbance and activity, and the site is located in close proximity to residential properties. Environmental Health have reviewed the proposal and consider it necessary that the use of the garden ceases daily at 21:30. The agent has agreed to this requirement, and the use of the garden will cease and the gate will be locked daily at 21:30. This restriction, given the existing use and characteristics of the Public House garage/workshop building, together with its location and relationship with surrounding adjacent neighbours, is not considered to result in significant harm to the residential amenities of surrounding adjacent neighbours. The required closure of the garden will be secured by condition.

The proposed 2No. off street parking spaces will be for the owners use and are likely to have limited associated vehicular movements, which together with the characteristics of the area, are not considered to be harmful to residential amenity of surrounding adjacent neighbours.

The proposed kitchen for the Public House has been omitted from the proposal. Should any part of the building be used as a commercial kitchen requiring a ventilation system and/or external extraction, separate planning permission for the extraction equipment will be required.

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 has been amended and now proposes the formation of 2No. Off-street parking spaces to the rear.

Concerns have been raised regarding the narrow width of Alma Road and existing parking pressure with regards to these off-street parking spaces in relation to highway safety and amenity.

The application does not propose to alter the existing use of the Public House, and the proposed parking spaces are for the use of the owners of the Public House. The associated vehicular movements associated with these two parking spaces are likely to be limited, and will not materially alter or increase the existing vehicular movements and traffic in the surrounding area.

KCC Highways have reviewed the proposal and commented that whilst Alma Road is relatively narrow and subject to on-street parking, the proposed parking spaces are within the first section of the road from the junction with Boundary Road, which has parking restrictors on both sides and provides reasonable access to the proposed parking spaces.

The parking spaces have been amended and enlarged to meet KCC Highways requirements and will now measure 2.5m in width x 4.8m in depth, thereby providing suitably sized parking spaces. KCC Highways have raised no objections to the revised proposal, provided the proposal is conditioned to secure the size of these spaces, and the necessary vehicular crossing is completed prior to the use of the widened access, which will be secured by condition.

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

Conclusion

Overall the amended scheme is considered to be a suitably compatible form of development within the area, which has an acceptable impact upon the living conditions of adjacent neighbours, highway safety and amenity. The proposed development (as amended), as a community facility expansion, is therefore considered to be acceptable and in accordance with the relevant Thanet Local Plan policies and the National Planning Policy Framework.

It is therefore recommended that members approve this application, subject to safeguarding conditions.

Case Officer
Jenny Suttle

TITLE: F/TH/21/0463

Project Foresters Arms 48 Boundary Road RAMSGATE Kent CT11 7NW

Scale:

