

A01

F/TH/20/1466

PROPOSAL: Erection of a 3 storey rear extensions to provide 4 new dwellings together with the renovation and conversion of existing flats and houses and new access staircases, following the demolition of rear garages and rear ground floor flat.

LOCATION: Land On The East Side Of 119 King Street RAMSGATE Kent

WARD: Eastcliff

AGENT: Mr Chris Chambers

APPLICANT: Mr Christian Miller

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 318-003 Rev C (received 04/11/21), 318-004 Rev B (received 15/04/21), 318-005 Rev B (received 15/04/21) and 318-006 Rev A (received 17/03/21).

GROUND;

To secure the proper development of the area.

3 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.

4 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 318-003 Rev C received 04/11/21 shall be provided and thereafter maintained.

GROUND

To promote cycling as an alternative form of transport, in accordance with Policy TP03 and SP43 of the Thanet Local Plan.

5 No doors or windows shall open out over the highway.

GROUND

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

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

GROUND

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

7 The rooflights hereby approved shall be 'conservation style' rooflights, set flush with the roof plane.

GROUND

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

8 Prior the construction of the external surfaces of the development hereby approved samples of the materials 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 unless otherwise agreed in writing by the Local Planning Authority.

GROUND

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF.

9 Prior to the installation of any external windows and doors, scale joinery details of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF.

10 Prior to the installation of the rainwater goods, soffits and fascia details including the material and a sectional profile shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall be installed in accordance with the approved details.

GROUND

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE02 advice contained within the National Planning Policy Framework.

11 The refuse storage facilities as specified upon the approved drawing numbered 318-003 Rev C (received 04/11/21) shall be provided prior to the first occupation of the units 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 in accordance with Policy QD03 of the Thanet Local Plan.

12 The ground floor window to unit 117 King Street window in the rear elevation 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.

13 The proposed dwelling houses hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

GROUND

All new buildings 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.

14 The proposed dwelling houses hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

INFORMATIVES

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/>

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

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

SITE, LOCATION AND DESCRIPTION

The application site relates to a relatively square parcel of land on the corner of Artillery Road, King Street and Alma Place in Ramsgate. At present the site has a mix of single storey garages in situ; to part of the Artillery Road frontage, three and two storey flat roof (with parapet wall) buildings to the King Street frontage and three, two and single storey buildings to the Alma Place frontage. The Kings Street frontage contains shop fronts at ground floor level although the ground floor now comprises small residential flats.

In terms of land levels, this increases to the east to both Artillery Road and Alma Place, but is relatively flat to the Kings Street frontage.

The area surrounding the site has a mixed character in terms of built form with both traditional and more modern designs being evident within the three road frontages. The surrounding buildings are used for both purely residential and some buildings have commercial at ground floor with residential on the upper floors..

The site is within the confines of the Ramsgate Conservation Area. There are no nearby listed buildings in the immediate vicinity of the site.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

At present the site contains one studio flat, a one-bedroom house, two two-bedroom maisonettes, six one-bedroom flats and three storage buildings. Many of the flats are smaller than the new standards for residential accommodation and have very poor layouts, some of the habitable rooms do not have external light sources, they generally have very poor levels of residential amenity and no open space provision.

The application proposes the retention of most of existing residential units on the site, infilling and extending gaps to the street frontages, demolishing existing development to the rear of buildings fronting King Street to create a central courtyard area and carrying out new build development of three storeys in height to the Alma Place and Artillery Road frontages to reflect the mass and character of existing adjacent development.

In terms of extensions the proposal includes two new stairwells to serve the existing and proposed extended flats- these are located behind units fronting King Street. In addition extensions are proposed to 1 Artillery Road at first and second floor level (creating an additional bedroom to flats 1a and 1b, 119 King Street at first, second floor level, creating additional living space for flats a and b. A small first floor projection to the rear elevation is proposed to 1 Alma Place as well as a second floor addition. To the Alma Place frontage, where there is an existing garage a three storey unit is proposed and similarly to the Artillery Road front where there are existing garages/sheds two further three storey dwellings are proposed.

The proposal will create

6no 1 bed units

5no 2 bed units

3 no 3 bed units

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP29 - Strategic Access Management and Monitoring Plan (SAMM)

SP35 - Quality Development

SP36 - Conservation and Enhancement of Thanet's Historic Environment

SP43 - Safe and Sustainable Travel

H01 - Housing Development

GI04 - Amenity Green Space and Equipped Play Areas

QD01 - Sustainable Design

QD02 - General Design Principles

QD03 - Living Conditions

QD04 - Technical Standards

HE02 - Development in Conservation Areas

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 site and the application publicised in a local newspaper.

Three representations objecting to the proposal (2 from the same person) have been received. They can be summarised as follows:

- Affect local ecology
- Close to adjoining properties
- Development too high
- General dislike of proposal
- Inadequate access
- Inadequate parking provision
- Increase in traffic
- Increase of pollution
- Information missing from plans
- Loss of light
- Loss of parking
- Loss of privacy
- Noise nuisance
- Out of keeping with character of area
- Potentially contaminated land
- Residential Amenity
- Strain on existing community facilities
- Traffic or Highways
- Over population
- Loss of property values
- Concern about potential structural damage from the proposal

Ramsgate Town Council: No comment

CONSULTATIONS

TDC Conservation Officer: Initially questions were raised in relation to the fenestration arrangement which were addressed by the submission of revised drawings.

Regarding the application and the submission and clarification of further details I do not wish to object to the application. Overall I believe that as it currently exists the site appears a little uncomfortable and demonstrates piecemeal development, whereas this scheme looks to appropriately unify the area ultimately improving its perceived appearance within the conservation environment.

I would however recommend the following details be met with condition-

- Details of new windows and doors throughout scheme
- Sample submitted of proposed brick
- Sample submitted of roof material
- Details of rainwater goods proposed
- Details of any soffits and fascias required

COMMENTS

This application is referred to the Planning Committee at the request of Cllr Albon for Members to assess the impact of the proposed development on adjoining properties and the character and appearance of the area.

The main considerations in assessing the submitted scheme are the principle of development, the impact upon the character and appearance of the area- including its Conservation Area setting, the impact upon living conditions of neighbouring property occupiers and the impact upon highway safety.

Principle

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are a significant material consideration in this regard.

The NPPF states that housing applications should be considered in the context of the presumption of sustainable development. In determining whether housing on the site would be acceptable, the need for housing in the district will, therefore, need to be balanced against other issues such as the impact upon the countryside, sustainability of the site, character and appearance of the proposed development and highway safety.

Policy HO1 of the Thanet Local Plan states that residential development on non-allocated sites within the confines of the urban area can be granted where it meets other relevant Local Plan policies. The application site is located within the urban confines of Ramsgate and would therefore accord with Policy HO1.

The site lies within the urban confines, inside the Ramsgate Conservation Area in a sustainable location, and currently comprises a number of buildings which are used for residential purposes or association with the residential use, fronting King Street, Artillery Road and Alma Place. The site therefore comprises previously developed land.

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

Character and Appearance

The site is located within the Ramsgate Conservation Area and therefore the Council must take into account Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that in relation to conservation areas, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.'

Paragraph 197 of the National Planning Policy Framework requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to local character and distinctiveness. The NPPF (paragraph 202) requires that where a

development causes substantial harm, or less than substantial harm but where the harm is not outweighed by public benefit, permission should be refused.

Policy SP36 of the Council's Local Plan is a strategic policy which states that the council will support, value and have regard to the historic or archaeological significance of Heritage Assets. Policy HE02 relates specifically to new developments in conservation areas. It states that within conservation areas, development proposals which preserve or enhance the character or appearance of the area will be permitted and when relating to proposals to extend existing buildings within the conservation area that the character, scale and plan form of the original building are respected and the extension is subordinate to it and does not dominate principal elevations and appropriate materials and detailing are proposed and the extension would not result in the loss of features that contribute to the character or appearance of the conservation area.

Paragraph 130 of the NPPF states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish or maintain a strong sense of place, and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible. Policy QD02 of the Thanet Local Plan outlines that the primary aim of new development is to promote or reinforce local character and provide high quality and inclusive design that is sustainable in all other respects. Proposals should therefore relate to surrounding development, form and layout, be well designed, pay particular attention to context and identity of location, scale, massing, rhythm, density, layout and materials, and be compatible with neighbouring buildings and spaces. Any external spaces and landscape features should be designed as an integral part of the scheme.

The site lies within King Street where buildings are predominantly 3-storey terraced properties of a Victorian design. The site occupies a corner location, with the adjacent property on King Street/Artillery Road being a 3-storey detached property containing flats, with a flat roof set behind the parapet wall. On the corner opposite - King Street/Alma Place is a 2-storey flat roof property and to the rear is are 3-storey pitched roof buildings with rooms in the roof (Artillery Road) and more modern two storey flat roof dwellings in Alma Place.

The proposal is for various extensions to facilitate the reconfiguration of the internal layout of the units to create better internal layouts and provide occupiers with more space together with the creation of three new build dwellings and 1 flat. At present there are:

7no 1 bed units

3no 2 bed units

Total - 10

The proposal will create

6no 1 bed units

5no 2 bed units

3 no 3 bed units

Total 14 - Net gain of 4 units

In order to appear in keeping with the streetscene the building has been broken up to have the appearance of separate buildings. The buildings have variation in the roof heights, roof forms, fenestration and materials depending on the adjacent buildings to which the infill extension or new build is located. The windows are shown to be timber and where there is a pitched roof these are proposed to be slate. The joinery details and precise appearance of the slate can be controlled via condition.

Looking more specifically at the new build dwelling to Alma Place, this has a similar front elevation to that of no. 1 Alma Place; two storey with a pitched roof set behind a parapet. Window detailing has been replicated and it is proposed to render the front facade. It is considered that this design approach gives this street elevation a cohesive appearance to this group of buildings along the Alma Place frontage.

With regard to the new build dwellings front Artillery Road, again the approach has been to take reference from the adjoining building; in this case the corner property which it would be seen in conjunction with. The buildings are stepped in height, reflecting the change in levels of the site, but also adopt similar fenestration styles to the corner building and continue the banding pattern of the bricks. It is considered that following this style of building that is already in situ to the Artillery Road and King Street frontage would integrate it into the wider area. Whilst the proposed dwellings do not replicate no. 3 it is appreciated that this has a similar banding detail within the front facade that is evident in other houses along this side of the road. It is therefore considered that this design approach is acceptable.

At present, where the infill extension is proposed fronting Kings Street, sits an uncomfortable addition that is approximately two storey, but sits between two, three storey elements. The proposal addition would see this form a visual link between the two elements, bringing the height down between the two existing built forms. The fenestration arrangement replicates those of the King Street properties. It is considered by adding this infill extension it will enhance the King street frontage by creating a building that is more in character with the established building heights.

In terms of the rear stairway extension, the one adjacent to the Artillery Road frontage would be visible from public vantage points, however, it continues the existing building and in officers view would not appear out of context when viewed against the surrounding built form. The internal staircase (within the courtyard) extension would not be overly dominant and is considered to be appropriately designed.

In terms of layout, the proposed buildings lead straight onto the highway with limited defensible space, but this is characteristic of historic buildings within the Conservation Area. Access to the units is to the street frontages and rear via the proposed extensions containing the stairwells, which are onto an internal courtyard area. To the rear cycle racks are proposed, along with the refuse storage and a small amenity space with patio areas and landscaped areas for the flat units.

The Conservation Officer has raised no objections to the proposed development detailing that the scheme looks to appropriately unify the area.

In summary officers consider that the proposed development maintains the vertical emphasis that is a key characteristic of buildings within the Conservation Area, and gives a more cohesive appearance to the site than currently exists. It will also utilise materials and design features found in the conservation area and provide a more unified development for the application site which relates well to the the characters of King Street, Alma Place and Artillery Road.

Overall the proposal is considered to preserve and enhance the historic character of the conservation area, whilst providing a design that compliments the streetscene. The proposal is therefore considered to be in accordance with Policies QD02 and HE02 of the Thanet Local Plan.

Living Conditions

Paragraph 119 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.

Local Plan policies QD03 and QD04 are also relevant to this application. 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.

Given the nature of the application site the only shared boundaries with immediately adjoining buildings are to its eastern side (rear). The boundaries to all other sides are separated by existing roads, and would therefore not have any significant impact.

With regard to the relationship of the application site and no 7 Alma Place, it is confirmed that the flank wall of this dwelling does not contain any openings, furthermore the adjoining single storey building adjacent to the boundary is the development brick bin storage area. Given this relationship I do not consider that the new dwelling to Alma Road or any of the extensions/alterations proposed would have a material impact upon the occupiers of no. 7 Alma Place.

In terms of the impact of house 2, which is adjacent to the boundary with no. 3 Artillery Road, which has its amenity space located to its western side. This property has one ground window within its side elevation, facing the site. There is a separation distance of

approximately between 9.5m and 10m between the existing/proposed built form. The proposed dwelling has no windows within its side elevation. Whilst this property will have a change of outlook; there are only single storey buildings located here at present, given the expiration distance, change in levels and orientation I do not consider that the proposal will be harmful in terms of overlooking, loss of light or overshadowing.

In regard to those properties on the opposite side of Artillery Road, which would face the development, given that the proposal would be separated by a road it is not considered that the proposal would result in material harm.

The proposal is therefore considered to be acceptable with regards to residential amenity in regard to existing residents, and in terms of space standards and provision of gardens for future residents. in accordance with Policy QD03 and QD04 of the Thanet Local Plan and the National Planning Policy Framework.

Doorstep playspace is required for all 2-bed units or more under Policy GI04 of the Thanet Local Plan, along with refuse storage, clothes drying and cycle storage space. Each of the proposed dwelling houses has an enclosed doorstep playspace.

With regard to the flat units a rear internal courtyard is formed whilst this is modest in nature, a comparison of the existing is taken; the plans indicate that only two units have an external courtyard area. Taking this into account the proposal creates for the future occupiers of the development an amenity area to the rear, with space for refuse storage, clothes drying and cycle storage, which whilst small is similar to the size of amenity spaces found in other units within the town centre.

In terms of the living conditions of the future occupiers of the proposed dwellings, Policy QD03 requires new development to be of an appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in Policy QD04, which are the National Described Space Standards (March 2015). Paragraph 134 of the National Planning Policy Framework requires development to provide a high standard of amenity for existing and future users, with all windows serving primary habitable rooms required to provide an acceptable level of outlook, natural light and ventilation for the rooms.

In regard to flat 117 King Street, this is a studio flat presently, the main living accommodation being at the front and the kitchen and bathroom at the rear. At present the kitchen does not have a window, the proposal will see one installed, which is considered to be of benefit to the occupier. The agent has annotated on the plans that this will be fitted with obscure glazing to maintain privacy and to avoid people using the communal courtyard looking directly in.

Where other ground floor windows face into the communal courtyard privacy is given with the provision of small landscaped beds.

In all other regards the accommodation provided as a result of the scheme, is considered to be an improvement to the existing accommodation.

The impact upon the living conditions of both existing and future occupiers is therefore considered to be acceptable and in accordance with Policy QD03 of the Thanet local Plan, and the NPPF.

Transportation

Paragraph 110 of the NPPF states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that amongst other aims: a) appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location and b) safe and suitable access to the site can be achieved for all users. Paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual impacts on the road network would be severe. Paragraph 112 goes on to highlight that within this context, applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use; b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Policy SP37 of the Local Plan states that new development must take account of the need to respond to climate change: 1) by minimising vulnerability and providing resilience to the impacts of climate change through the use of up to date technologies, efficient design and appropriate siting and positioning of buildings; 2) mitigating against climate change by reducing emissions and energy demands through the use of up to date technologies; 3) realise and make best use of available opportunities to reduce the impact of climate change on biodiversity and the natural environment by providing space for habitats and species to move through the landscape and for the operation of natural processes, particularly at the coast. Policy SP43 of the Local Plan states that the Council will work with developers, transport service providers, and the local community to manage travel demand, by promoting and facilitating walking, cycling and use of public transport as safe and convenient means of transport. Development applications will be expected to take account of the need to promote safe and sustainable travel. New developments must provide safe and attractive cycling and walking opportunities to reduce the need to travel by car. Whilst policy SP44 states development generating a significant number of trips will be expected to be located where a range of services are or will be conveniently accessible on foot, by cycle or public Transport.

Under Policy QD01, all developments are required to: 1) Achieve a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes (subject to HE05 where applicable), 2) Make the best use of solar energy passive heating and cooling, natural light, natural ventilation and landscaping, 3) Provide safe and attractive cycling and walking

opportunities to reduce the need to travel by car. Policy QD02 relates to general design principles and states amongst other principles that developments must incorporate a high degree of permeability for pedestrians and cyclists, provide safe and satisfactory access for pedestrians, public transport and other vehicles, ensuring provision for disabled access and Improve people's quality of life by creating safe and accessible environments, and promoting public safety and security by designing out crime. Policy TP01 states that new development will be expected to be designed so as to facilitate safe and convenient movement by pedestrians including people with limited mobility, elderly people and people with young children, whilst Policy TP03 states new development will be expected to consider the need for the safety of cyclists and incorporate facilities for cyclists into the design of new and improved roads, junction improvements and traffic management proposals.

No off-street parking spaces are achievable given the limited size of the site. Being in the Conservation Area location, the provision of parking is not considered to be essential where it would impact upon the character of the conservation area. In this case the site is on the edge of the town centre and on a bus route, and is, therefore, sustainably located.

Cycle parking is located to the rear of the site, providing space for cycle parking for all units.

Overall the impact upon highway safety is considered to be acceptable and in accordance with the NPPF.

The impact upon highway safety is therefore considered to be acceptable.

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.

This application includes a Unilateral Undertaking which provides the required financial contribution for the residential units - £1474 to mitigate the additional recreational pressure on the SPA area.

Conclusion

The application site lies within Ramsgate and so the principle of developing this site for residential accommodation is acceptable.

The key issues for consideration by members of the Committee are the impact of the proposed development on the form and character of the area; the Conservation Area; and the impact of the proposal upon the amenities of the adjoining neighbours. It is your officer's opinion that the scheme is acceptable, creating adequately sized residential units on this site and on a prominent site. The proposal continues the established development to either side of the site. As such, it is considered that the proposed development will cause no harm to the form and character of the area. The buildings/extensions have been designed to reflect the local vernacular by using appropriate materials, design and proportions. It is your officer's opinion that the scale of the proposed building will result in no material harm to the amenities of any neighbouring residents.

It is therefore recommended that Members approve the application subject to safeguarding conditions.

Case Officer

Gill Richardson

TITLE: F/TH/20/1466

Project Land On The East Side Of 119 King Street RAMSGATE Kent

