

D03

F/TH/21/0753

PROPOSAL: Change of use from single dwelling to 2No 2 bed semi-detached dwellings together with the erection of a 3 storey rear extension and the insertion of 2 dormers windows to the rear.

LOCATION: Beach Lodge Old Boundary Road Westgate On Sea Kent CT8 8AA

WARD: Westgate-on-Sea

AGENT: Mr Jason Drew

APPLICANT: Mrs C Martin

RECOMMENDATION: Defer & Delegate

Defer and delegate for 6 months for receipt of satisfactory legal agreement securing planning obligation and 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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 04765_MH03 Rev D and 04765_MH05 Rev B received 12th November, 2021 and 04765_MH04 Rev E received 30th November 2021.

GROUND;

To secure the proper development of the area.

3 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, unless otherwise agreed in writing by the Local Planning Authority.

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.

4 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 /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

5 The external materials and external finishes to be used in the development hereby approved shall be of the same colour, finish and texture as those on the existing property.

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.

6 No further dormer windows whether approved by Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy QD02 of the Thanet Local Plan.

7 The obscure secondary glazing to the ground floor windows in the front elevation shall be installed prior to the first occupation of the development hereby permitted and permanently retained thereafter.

GROUND:

To safeguard the residential amenities of the future occupiers of the proposed development in accordance with Policy QD03 of the Thanet Local Plan.

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

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/>

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

SITE, LOCATION AND DESCRIPTION

Beach Lodge is a detached two storey dwelling with basement located on Old Boundary Road, Westgate.

It is surrounded to its north, south and west by residential development, to its east lies Westgate Tennis Courts and The Knot and its car park to the north west.

RELEVANT PLANNING HISTORY

None.

PROPOSED DEVELOPMENT

Planning permission is sought for the change of use from a single dwelling to 2No 2 bed semi-detached dwellings together with the erection of a 3 storey rear extension and the insertion of 2 dormers windows to the rear.

Each dwelling would comprise a lounge at basement level with an open plan kitchen/dining area and bathroom at ground floor level and 2 bedrooms and a WC at 1st floor level. Both dwellings would be served by a rear garden.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

SP13 - Housing Provision
SP14 - General Housing
SP26 - Landscape Character Areas
SP27 - Green Infrastructure
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
SP35 - Quality Development
SP36 - Conservation and Enhancement of Thanet's Historic Environment
H01 - Housing Development
GI04 - Amenity Green Space and Equipped Play Areas
QD01 - Sustainable Development
QD02 - General Design Principles
QD03 - Living Conditions
QD04 - Technical Standards
HE02 - Development in Conservation Areas
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

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

Five representations have been received objecting to the application with some people making more than one objection. Their comments are summarised below.

- Loss of parking;
- Not enough information given in the application;
- Out of keeping with the character of the area;
- Overdevelopment;
- Close to adjoining properties;
- Development too high;
- General dislike of the proposal;
- Inadequate access;
- Increase in traffic;
- Loss of light,
- What parking provision is being made for the residents of the new dwelling?
- Old Boundary Road is very narrow and cars park half on the pavement;
- Development would compound the ingress and egress problems from Beach Road, Beach Rise and Old Boundary Road;
- The house is an important local heritage asset and within a Conservation Area;
- The proposals would interfere with the front entrance of the property;
- The proposed obscure windows to each of the double fronted ground floor windows to provide bathrooms will detract from the appearance of the buildings;
- Bike and bin storage would be to the front of each dwelling, detracting from the street scene and doubling the amount of household services to the front of the property;
- There is a large market demand for detached family homes in Westgate on Sea. There is no need for this development;
- The original footprint is for one dwelling, The application is for up to 3 homes;
- Impact of the proposal on the sewerage system in the area;
- Would create a means of enclosure to my house;
- Overlooking from the proposed development and the loss of the quiet enjoyment of my house which I am entitled to; and
- Effect on local ecology.

1 additional objection to the amended plans has been received. Its comments are summarised below.

- Application needs to be accompanied by a Design and Access Statement to explain the proposal;
- No cycle storage shown on the plans;
- Bins are likely to be left on the street at the front rather than returned to any storage area;
- Likely that other rooms will be turned into bedrooms within the property leading to the same demand for additional car parking as before the application was amended; and
- There is a need for large single dwellings such as Beach Lodge in this area.

Westgate Town Council: Objection with material planning considerations including highway issues with parking concerns, overdevelopment of the site and surrounding area, loss of heritage and impact on Conservation Area. Impact on surrounding trees and hedges, a tree report should be sought as well as Advice of Conservation Officer.

CONSULTATIONS

Environment Agency: Have assessed this application as having a low environmental risk, therefore, have no comments to make.

Southern Water: Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

The design of the proposed basements and on-site drainage system should consider the possibility of surcharging within the public sewerage system in order to provide the protection from the risk of flooding.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

TDC Conservation Officer: "Beach Lodge is a traditionally constructed detached property which stands alone on Boundary Road Westgate within Westgate on Sea East Conservation Area.

Thanets recently adopted Local Plan, policy HE02, states within Section 7 'The character, scale and plan form of the original building are respected and the development is subordinate to it and does not dominate principal elevations.' As well as Section 8 which states 'Appropriate materials and detailing are proposed and the development would not result in the loss of features that contribute to the character or appearance of the conservation area. New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted.'

NPPF Section 16, Paragraph 192 states, In determining applications, local planning authorities should take account of (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Also 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 façades, characteristic materials and details.

The property is embellished with a plaque suggesting its construction was circa 1850 and therefore is of a significant age and stature within the conservation area. Previously this property has been flagged on multiple draft local lists as well and would therefore now be considered a non-designated heritage asset. The age of the property, pleasant symmetrical design and appropriate material palette are positive contributing factors to the character of the conservation area and likely the reasoning behind its recognised appeal.

I can acknowledge and accept that through the design proposed the approach has somewhat remained traditional upon the principle frontage but has evolved more contemporary to the rear of the site. This somewhat reduces the perceivable change to the surrounding environment however does not strike me as necessary, proposed changes could have been in keeping with the principle elevations of the site keeping a consistent and cohesive design approach.

Justification as to why these design choices are required as part of the scheme or have been made would be expected to be present in a design access and heritage statement which has unfortunately not been included as part of the documentation provided with the application. This would have been an opportunity to explain the sense of disparity in design across the scheme and why this approach has been taken. Even more so given that although the rear is less prominent, it is still very much visible, and therefore should be considered.

No information regarding any retained features have been provided, nor have any internal photographs, showing a disregard for the internal fabric of the property which again, I would very much consider relevant given the age of the property and its visible traditional construction.

Overall I find this application disappointing that further consideration has not been made to protect the perceivable historic character of the site or its retained traditional construction and remaining features, regardless of its official status. Negative implications to the conservation area have not been considered, justified or explored, demonstrated through the lack of design and access statement, therefore I do not believe it to meet with the aforementioned local and national legislation. Subsequently I object to the application and believe that the appropriate conversion of this building is possible but not to the detriment of the property and should largely be reconsidered.

Further comment following amendment-

Following my previous comment amendments have been made to remove the rear dormers from the proposed scheme however I believe this to alleviate very little of my above stated concerns and that no further attempt has been made to further justify the works proposed to the historic building. Therefore I still very much object to the application proposed and suggest that it is appropriately reconsidered."

COMMENTS

This application has been called to Planning Committee at the request of Cllr Bambridge for members to assess the impact of the proposal on the character and appearance of the area, heritage, trees and hedges and highways including parking.

Principle

This application seeks planning consent for the subdivision of a dwelling into 2 dwellings.

Policy SP22 (Type and Size of Dwellings) of the Local Plan states, amongst other things, that development proposals involving the net loss of single family dwelling houses will only be permitted where the subdivision or redevelopment of the site continues to provide accommodation suitable for occupation by families.

This application would see the dwelling subdivided into the 2 dwellings each with 2 bedrooms which would provide accommodation suitable for occupation by families.

On the basis of the above, it is not considered that there is any in principle objection to the proposed development.

Character and Appearance

Beach Lodge sits within the Westgate Conservation area and, whilst not a listed building, it is considered to be of architectural and historic importance, contributing to the significance of the designated heritage asset.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset; great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The NPPF goes on to state that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.

Policy 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 states that within conservation areas, development proposals which preserve or enhance the character or appearance of the area will be permitted and states that where proposals are for extensions that they will be granted where "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," 8) 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. For particular relevance for this application, the policy states that "New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted."

Paragraph 126 of the National Planning Policy Framework states that "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". Paragraph 130 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. Paragraph 134 highlights that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Policy SP35 relates to the quality of development and states that new development will be required to be of high quality and inclusive design. Policy QD01 relates to sustainable design and sets out that all new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gasses and have resilience to function in a changing climate. 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.

As stated above, Beach Lodge is not a listed building, but has architectural and historic merit and lies within the Westgate Conservation Area. The application as originally submitted contained a third bedroom with the roof of each of the proposed dwelling which included large dormers with a horizontal emphasis within the roofspace. The dormers and the third bedroom were removed from the proposal following officer concerns. The works now proposed to facilitate its subdivision are fairly limited in nature, with the main elements being to the rear of the property with the proposed extension and additional dormer windows. The extension would essentially square the building off resulting in a flush rear elevation for two dwellings and, similar to the dormer windows proposed, are not considered to be highly visible from public vantage points. The main views of the alteration would be from the car park serving The Knot and the gap in Beach Road between The Knot and no. 18 Beach Road. The views from these areas will be largely of the upper floors of the building and the extension and dormers would be seen against the existing building and adjoining properties in Sandy Villas.

The concerns raised by the Conservation Officer about the contemporary treatment of the rear elevation of the building are noted and it is recognised that features such as french

doors would not be traditionally found on a building of Beach Lodge's age. It is, however, considered that following the removal of the third bedroom and the dormers from the scheme that most of the contemporary elements are located to the basement/ground floor of the proposed development which are not readily visible from public vantage points. As such, it is not considered that they would have an adverse impact on the character or appearance of the building's conservation area setting.

It is noted that there is a mix of materials utilised in buildings in the surrounding area, both traditional and contemporary, and it is also noted that the existing building whilst traditional in design does have some elements of upvc fenestration within in. The applicants are proposing to match the materials within the existing building to create the extension to the rear. This approach is secured via a planning condition to ensure that new materials used match those of the existing building.

To the front the building remains largely the same with the large feature porch element retained and serving as the entrance to the two dwellings via separate internal doors beyond. One concern raised by officers to the applicant was the positioning of the bathroom to the front of each dwelling and the fact that given this, these windows would need to be obscured. The agent has advised that in this instance rather than fitting the window with new obscure glazing that they will retain the original glass and add obscure secondary glazing. This is considered an acceptable means of ensuring the privacy to future occupiers whilst maintaining the appearance of the front elevation of Beach Lodge.

It is noted that each of the dwellings would be provided with an outbuilding (shed/cycle store). They are traditional in terms of design and scale and it is common in the area for outbuildings to be located with garden areas.

Given the above, it is considered that the proposed development would not have an adverse impact on the character or appearance of the host building or the conservation area, subject to safeguarding conditions. Therefore the proposal would be in accordance with Policies HE02 and QD02 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.

It falls to consider whether the proposed development would have an adverse impact on the residential amenities of adjoining occupiers and also whether the proposed development would provide a good standard of accommodation for future occupiers. These will be assessed in turn.

The Old Boat House sits to the south of Beach Lodge and there is a distance of some 13 metres between the flank wall of that property and the shared boundary with Beach Lodge and some 14 metres to the flank wall of Beach Lodge. Given the distances between the two properties and that there are no extensions proposed to the left hand side of Beach Lodge as part of this subdivision, it is not considered that there would be an adverse impact on the occupiers of the Old Boat House from the proposed development.

The Knot and part of the land associated with it sits to the west of Beach Lodge with the closest part of The Knot building being some 26 metres from the flank wall of the Beach Lodge (as proposed to be extended). It is noted that the car park for The Knot separates the two buildings and whilst the northern part of Beach Lodge will move closer to The Knot and there would be changes in fenestration to the rear of Beach Lodge, given the distances involved and the intervening car park use, it is not considered that there would be any adverse impact in regard to overlooking or sense of enclosure on the uses within The Knot from this proposed development.

Three new dwellings (Sandy Villas) have been erected recently to the north of Beach Lodge. The closest one (number 3 Sandy Villas) shares a common boundary with Beach Lodge. It is noted that on that side, Beach Lodge abuts the common boundary, but there is some 3 metres between the common boundary and the flank elevation of no. 3. The relationship between Beach Lodge and these new dwellings were assessed in 2016 when planning consent was granted for them (F/TH/16/0423 refers) and was found to be acceptable. It is noted that the flank wall of Beach Lodge facing no. 3 Sandy Villas is currently free of fenestration and this does not change in this proposal. It is noted that the right hand side of Beach Lodge will be extended to the rear - essentially squaring off the building - but no 3 Sandy Villas extends approximately 1.75 beyond the proposed extension. Whilst windows in the rear elevation would move forward from their current position on this side, it is not considered that the size of the proposed extension is significant and, given the protrusion of no. 3 beyond the extended Beach Lodge, it is considered that the windows in the rear elevation will look towards the car park of The Knot. Given this relationship, it is not considered that there would be any adverse impact from this development on the residential amenities of occupier/future occupiers of no. 3 Sandy Villas.

The existing building would essentially be split centrally to create dwellings on the left and right hand side with small extensions mainly to the right hand side of the property to square it off. They would both be 2 bedroom dwellings, would meet the nationally described space standards for that type of dwelling and it is considered that all rooms would have a good

standard of natural light and ventilation. Each dwelling would be served by a private amenity area to the rear with space for bin and cycle storage, clothes drying and general amenity purposes. It is also noted that each of the dwellings would have a small front garden separated from the highway by a low wall. Concerns have been raised about how the occupiers of the dwelling on the right hand side would bring their bins forward to the road for collection. It is noted that both properties have access through the existing side access (on the left hand side) to their rear gardens and bins, cycles and so forth could be brought in and out through this access without having to go through the property. Given the above, it is considered that the two dwellings proposed would provide a good standard of accommodation for future occupiers.

Whilst it is acknowledged that two households would be created within what is currently a single unit, it is not considered that there would be any noise and disturbance associated with this above and beyond what might be generated by a large family using the Beach Lodge as a single dwelling. Whilst some of the uses within The Knot are commercial in nature, it is not considered that they are of a scale that would cause an adverse impact on the residential amenities of future occupiers of Beach Lodge, especially given the existing residential use of Beach Lodge and that the uses associated with The Knot are compatible with residential uses.

Given the above, it is considered that the proposed development would not have an adverse impact on the residential amenities of the occupiers of The Old Boat House or no 3 Sandy Villas or on the uses within The Knot and it is considered that the proposal would provide a good standard of accommodation for future occupiers. It is, therefore, considered to comply with policies QD03 and QD04 of the Local Plan and the guidance within the NPPF.

Transportation

The application site is in a fairly sustainable location within walking distances of some services and facilities and close to public transport links. Old Boundary road leads to a Council owned car park, which provides visitor parking for those visiting the beach and using the tennis courts opposite the site etc.

Concerns have been raised by local residents about the impact of the proposal on on-street parking within the area. It is, however, noted that the Beach Lodge currently is a large dwelling which could house a number of people and it is not considered that its subdivision together with the limited extensions proposed would result in significantly more traffic movements when considered with those that could be generated currently from a 4+ bed dwelling. It is also noted that, whilst the road is narrow, there would be some on-street parking available in Old Boundary Road for narrower vehicles, with on-street parking available on several of the surrounding roads.

Given the above, with weight given to the extant use of the site and potential generated movements, it is not considered that there would be an adverse impact from the proposed development on highways or parking to warrant refusal.

Habitat Regulations

European sites are afforded protection under the Conservation and Habitats and Species Regulations 2010 (as amended the Habitat Regulations) and there is a duty placed upon the competent authority (in this case TDC) to have regard to the potential impact that any project may have on those sites. Projects (therefore planning applications and prior approval) can only be permitted having ascertained that there will be no adverse effect on the integrity of the protected area, either alone or in combination with other projects or plans.

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) an appropriate assessment for every application proposing an increase in residential units must be undertaken and a financial contribution is required for all additional residential development to contribute to the district wide mitigation strategy (which forms part of the Local Plan). This mitigation has meant residential developments would accord with the Habitat Regulations. This requirement is set out in Policy SP29 of the Local Plan.

The Council has carried out an appropriate assessment on the development in accordance with the Conservation of protected species and Habitat Regulations.

Given that there is already a dwelling on site, which has the potential to place recreational pressure on the protected areas, it is considered appropriate to only require a SAMM contribution for the additional residential unit that would be created through this development. Both units proposed would be 2 bed and, given this, the required contribution is £320 in accordance with the published tariff.

The applicants have agreed to pay this contribution and this would be secured through an undertaking to accompany any permission.

Other matters

The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out when Design and Access Statements are required. It states that are required for major developments or when within a designated area (such as a conservation area or a property appearing on the World Heritage List) for development consisting of (i) the provision of one or more dwelling houses or (ii) the provision of a building or buildings where the floor space created by the development is 100 square metres or more, but excludes changes of use. On this basis, as the application consists primarily of a change of use of the existing building, a Design and Access Statement is not required for this application. It is, however,

noted that a joint Design and Access Statement and Flood Risk Assessment was submitted with this application.

It is noted that there is a Holm Oak in the garden of The Old Boat House which is the subject of a Tree Preservation Order (8 of 2010). Given the location of the tree (some 4 metres away from the boundary with Beach Lodge and to its rear), it is not considered that there would be any adverse impact on the tree from the proposed development.

Conclusion

This application seeks planning consent for the subdivision of a large dwelling into 2 smaller dwellings. The dwelling is not listed, but has architectural and historic importance and lies within the Westgate Conservation Area.

The proposed subdivision would result in the creation of an additional family dwelling unit and is not considered to result in an adverse impact on the architectural and historic importance of the host building or its conservation area setting. There would be no significant adverse impact on the highway safety or parking with the area nor on the residential amenities of surrounding occupiers. The new dwelling(s) would provide a good standard of accommodation for future occupiers. and the applicants have confirmed that they will enter into a planning obligation to pay the required contribution to the SAMM to mitigate the impact of new residential development on the designated sites..

It is, therefore, recommended that Members defer and delegate the application to officers for approval subject to the receipt of a satisfactory legal agreement to secure the contribution to the SAMMs plan within 6 months of this resolution.

Case Officer

Annabel Hemmings

TITLE:

F/TH/21/0753

Project

Beach Lodge Old Boundary Road Westgate On Sea Kent CT8 8AA

